

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

**JUNE 30, 2016**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda, Chair  
Timothy McCann, Vice-Chair  
Randolph Bloom, Clerk  
Robyn Conroy  
Karl Bjork, Alternate

**Commission Members Absent:** Devon Kurtz  
Cheryll Holley, Alternate

**Staff Members Present:** Stephen S. Rolle, Division of Planning & Regulatory Services  
Deborah Steele, Division of Planning & Regulatory Services  
Michael Antonellis, Division of Planning & Regulatory Services

**Approval of Minutes**

April 7, 2016 & May 26, 2016, June 9, 2016-**Forthcoming**

Upon a motion by Commissioner Bjork and seconded by Vice-Chair McCann the Commission voted 5-0 to approve the minutes of April 7, 2016.

Upon a motion by Commissioner Bloom and seconded by Commissioner Bjork the Commission voted 5-0 to approve the minutes of May 26, 2016.

June 9, 2016-Were not available.

**Old Business**

**1. 5 Salem Square – HC-2016-028**

Petition:	Building Demolition Delay Waiver
Petitioner:	City Square II Development Co., LLC
Present Use:	Church
Year Built:	1929
Historic Status:	MACRIS Listed, (fka) Notre Dame des Canadiens Roman Catholic Church
Petition Purpose:	Demolish entire building

Chair Shveda stated that the Commission had received a letter from the applicant who stated that they would not appear at the meeting and would not be providing any further information.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 0-5 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was denied.

Exhibit A: Application for Building Demolition Delay Waiver received April 15, 2016 and dated April 15, 2016.

Exhibit B: Postponement form dated May 19, 2016 and received May 19, 2016.

Exhibit C: Article from Boston Inc. dated April 2, 2015.

Exhibit D: Photos from interior of church received May 19, 2016.

Exhibit E: Article from Paragon Properties dated May 17, 2016.

Exhibit F: Photos from Washington D.C. not dated.

Exhibit G: Letter from City Square II Development Co., LLC dated June 9, 2016 and received June 9, 2016.

## **2. 164 Russell Street- HC-2016-039**

Petition:	Building Demolition Delay Waiver
Petitioner:	Robert P. Lynch, Jr.
Present Use:	Three family residence
Year Built:	1925
Historic Status:	MACRIS Listed
Petition Purpose:	Remove and replace siding

Timothy Fitzgerald and Robert Lynch appeared on behalf of the application.

Mr. Fitzgerald stated that they would like to side the home with vinyl siding.

Chair Shveda asked what was the siding currently. Mr. Fitzgerald stated that it a combination of wood, clapboard and stucco.

Vice-Chair McCann asked why applicant wanted to side it. Mr. Lynch stated that the paint is peeling and if he repaints it peels readily.

Commissioner Conroy asked when was the last time home was painted. Mr. Lynch stated about ten years ago.

Vice-Chair McCann asked how much did it cost to paint ten years ago. Mr. Fitzgerald stated that he would estimate between \$10,000 and \$15,000.

Chair Shveda asked if this was a rental property. Mr. Fitzgerald stated that it was.

Commissioner Bloom asked if the vinyl was allowed would it cover entire building. Mr. Fitzgerald stated yes. Commissioner Bloom stated that the look of the home would be gone if vinyl sided.

Vice-Chair McCann stated that it would be a significant architectural lost by putting up vinyl siding and would take value away from the home. Mr. Lynch stated that other homes in the area have vinyl siding and they are beautiful and he understands the Commission rationale but the paint doesn't hold anymore.

Commissioner Bloom stated that would be subjective whether vinyl is more attractive than paint.

Commissioner Bloom asked what would be the estimated cost to put the vinyl on. Mr. Lynch stated \$44,000.

Chair Shveda stated that the paint will last longer and will last life of the home.

Mr. Lynch stated that the vinyl would last longer.

Commissioner Bjork stated that it would be helpful to see both costs as he is just hearing estimates. Mr. Lynch stated that he did not have the cost of the paint with him.

Mr. Fitzgerald stated that it the ability of the home to hold paint is in question. Chair Shveda stated that it depends on type of paint bought and how applied and a good paint job can last fifteen years ago and the installation of the vinyl siding is very damaging to the material underneath and nails will be placed through 60% of the siding and splitting the cedar shakes and hurting the stucco so in a way this is a demolition of material.

Vice-Chair McCann stated the property for not being painted in 10 years does not look bad and this a multi-family property which is in incredible shape and it is a beautiful house and it has been maintained for this long and by putting on vinyl siding you will lose all the detail and vinyl does not look wood and he would have a time allowing the vinyl and does not see it is an economic hardship as it would be \$44,000 for vinyl siding and half of that to paint.

Commissioner Bloom stated that it is a particularly handsome house and with putting up vinyl siding the details will be lost.

Vice-Chair McCann stated that the property is not in a historic district but is right across from Elm Park and there are three deckers in the area that have been so well maintained and add to the area and the streetscape.

Commissioner Conroy stated that she would prefer not to see the vinyl siding.

Commissioner Bjork stated that he would prefer to see the property painted.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 0-5 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was denied.

Exhibit A: Application for Building Demolition Delay Waiver received May 16, 2016 and dated May 13, 2016.

Recess-6:00-6:03 p.m.

### **New Business**

#### **3. 35 Cedar Street – HC-2016-042**

Petition:	Building Demolition Delay Waiver
Petitioner:	Bruna Loja
Present Use:	Two family residence
Year Built:	1880
Historic Status:	MACRIS Listed, National Register District (NR), National Multiple Resource Area (NRMRA), (fka Meltiah B. Green House)
Petition Purpose:	Remove and replace roof

Exhibit A: Application for building Demolition Delay Waiver received May 18, 2016 and dated May 18, 2016.

Bruna Loja and Krise Canalses from Worcester Common Ground appeared on behalf of the application.

Ms. Loja stated that she would like to replace the roof with shingles.

Chair Shveda stated that the material is not the original roofing material.

Vice-Chair McCann stated that it is a straight forward application.

Chair Shveda asked if the pitch roof was only portion being done. Ms. Loja stated yes.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

**4. 46 Holden Street – HC-2016-045**

Petition: Building Demolition Delay Waiver  
Petitioner: Patricia A. Gibb, Trustee  
Present Use: Single family residence  
Year Built: 1914  
Historic Status: MACRIS Listed, (fka Arthur B. Holmes Home).  
Petition Purpose: Remove and replace windows

Jonathan Cook appeared on behalf of the application.

Mr. Cook stated that this is for a window replacement and in 2013 19 windows had been replaced and he needs to do the remaining 15 windows in order to complete the job.

Vice-Chair McCann asked if the windows being replaced with the same product as the other windows. Mr. Cook stated that they would be identical.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for Building Demolition Delay Waiver received June 1, 2016 and dated May 19, 2016.

**6. 185 Salisbury Street – HC-2016-047**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: American Antiquarian Society  
Present Use: Museum  
Year Built: 1909  
Historic Status: MACRIS Listed, National Register Individual Property (NRIND), National Historic Landmark and part of the Massachusetts Avenue Historic District

Petition Purpose:

- Minimal demolition to existing façade to create a connection to the new third level addition

Ellen Dunlap and Sam Anderson appeared on behalf of the application.

Ms. Dunlap stated that the society is undertaking an addition and renovation that will allow an expansion of its public program and an upgrade of its collections maintenance systems. The addition of a 7,000 SF two story cellar wing facing Park Avenue will house a multi-purpose educational and public events space, a state of the art conservation studio for books on paper and a mechanical room.

Mr. Anderson reviewed the proposal and stated that façade addition is clad in pre-patinated copper panels which are set in a running bond pattern. Both the materiality and the formal execution of the panels relate to the existing language of the Antiquarian Hall, using copper, which is featured in the roof of the Hall and other historic buildings while simulatenously introducing into the fabric of the existing architecture. An extension that is reflective of continued growth.

Mr. Anderson stated that a multi-purpose room will be used for lectures, workshops, classes, and temporary exhibitions. The new conservation studio will replace the older and out of date existing facility with a modern one, allowing conservation staff to provide better and concurrent treatments for a wider range of materials.

Mr. Anderson stated that there will also be a new mechanical room which will accommodate new air handlers and controls providing high quality climate control for 35,000 SF of existing collection stacks which until now have not had stable temperature or relative humidity.

Chair Shveda stated that he likes the proposal but his only problem is the difference in the patenree of the copper.

Ms. Dunlap stated that if they use raw copper it would reflect too much on Park Avenue.

Vice-Chair McCann asked if the proposed steps on the addition would be granite. Mr. Anderson stated either granite or cement and they would be below grade coming up so from the street you would only see grass.

Vice-Chair McCann asked what was the reasoning for having the left section at such an angle. Mr. Anderson stated to add an interesting element and it is fairly subtle angle and from the inside you can look out from both levels and see the façade.

Commissioner Conroy stated that she likes the proposal and likes the fact that people can see in.

Commissioner Bjork stated that the building is very attractive and supports the proposal.

Vice-Chair McCann asked how this addition would join with the existing building. Mr. Anderson stated the structure will be an independent structure and the connection will be an expansion joint.

Vice-Chair McCann asked with regard to the doors how would they penetrate the building. Mr. Anderson stated that they leave the two jams and the head and then go down to the floor level.

Ms. Dunlap stated that they will also be adding an elevator and three public bathrooms.

Chair Shveda stated that the building demolition is minimal and existing openings are being used as much as possible but there is a loss of a tree and asked if tree would be replaced. Mr. Anderson stated where the new addition is they will add landscaping.

Deborah Packard, Preservation Worcester express support for the project.

Julie Darwin stated that she likes the project but the color she finds really distracting.

Susan Ceccaci stated that she likes the overall effect but her only concern would be that the cross shaped building she has a problem with the copper screen that comes out and hides the corner of the building that faces Park Avenue.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Upon a motion by Vice-Chair McCann, and seconded by Commissioner Bjork, the Commission voted 5-0 that the demolition of the building is appropriate and compatible with the preservation and protection of the Massachusetts Local Historic District as it relates to the historic and architectural value and significance of the site and structure and approved the Certificate of Appropriateness:

Exhibit A: Application for Building Demolition Delay Waiver and Certificate of Appropriateness received June 2, 2016 and dated May 31, 2016.

**7. 8 Stoneland Street – HC-2016-046**

Petition: Building Demolition Delay Waiver  
Petitioner: Mercedes Familia  
Present Use: Multi family residence  
Year Built: 1915  
Historic Status: MACRIS Listed  
Petition Purpose:

- Remove and replace decking on first floor
- Demo wall frame
- Remove and replace aluminum siding
- Dig and pour diameter piers
- Frame new floor and wall

Ms. Steele stated that she reached the applicant by phone and they forgot the meeting was tonight and requested to postpone.

Upon a motion the Commission voted 5-0 to postpone the item until the July 21, 2016 Historical Commission meeting and to extend the constructive grant deadline until July 25, 2016.

Exhibit A: application for Building Demolition Delay Waiver received June 1, 2016 and dated May 26, 2016.

**8. 418-426 Main Street (aka 5&7 Pleasant Street) – HC-2016-044**

Petition: Building Demolition Delay Waiver  
Petitioner: 5-7 Pleasant Street, LLC  
Present Use: Office Building  
Year Built: 1869  
Historic Status: MACRIS Listed, (fka Rogers Block)  
Petition Purpose:

- Remove and replace roof
- Remove and replace windows

Harry Avery and Steve O'Connor appeared on behalf of the application.

Vice-Chair McCann asked if the roof work was just on the top of the roof. Mr. Avery stated yes as it is leaking and the mansard portion of the roof is slate and the windows are not original to the building as was renovated after a fire.

Vice-Chair McCann asked if the replacement windows would be the same as what is existing. Mr. Avery stated yes.

Julie Darwin stated that she like to thank the owner for taking care of the building.

Upon a motion by Commissioner Conroy and seconded by Vice-Chair McCann the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for a Building Demolition Delay Waiver received May 30, 2016 and dated May 31, 2016.

**8. 66-70 Franklin Street – HC-2016-048**

Petition: Building Demolition Delay Waiver  
Petitioner: Worcester Park Plaza, LLC  
Present Use: Former movie theatre  
Year Built: 1926  
Historic Status: MACRIS Listed, (fka Paris Cinema and Capitol Theatre)  
Petition Purpose:

- Demolish the building

Mike Kearns, Hugh Meehan and Cindy Lee appeared on behalf of the application.



Ms. Lee reviewed the condition of the building. She stated that the Paris Cinema was formerly known as the as the Capitol Theatre and opened in 1926. It closed in 2006 after the building was cited for code violations as well as health and safety issues.

Ms. Lee stated that the theatre has been extensively altered from its original, distinctive design and materials and the face is not particularly significant as the sign is no longer there. She stated that engineers have found the exterior brick of the building to be in poor condition and building has been structurally comprised with significant deterioration from water infiltration and lack of maintenance for decades. She stated that the Mayo Group had purchased the property in 2006 and was already in badly deteriorating condition and anything that may have had value in the building was stripped from it by the time the current owner purchased the property.

Mr. Kearns stated that there is concern that the cinema could be a hazard to the properties that they own next door.

Vice-Chair McCann asked what was to prevent the applicant from knocking down the building and just putting a parking lot in its place.

Mr. Rolle stated that there is partial protection to prevent that from happening under the new Commercial Corridor District which was approved last year.

Commissioner Bloom stated that he would still be uncomfortable with having the building knock down and creating a hole in the street scape and the two criteria when Commission has looked at completion demolitions in the past is 1. Knowing what is going up once building is demolished and 2. Specific information be provided by the applicant that financial information as to why the building is not economical viable to be rehabilitated.

Commissioner Bjork stated that in favor in having the building demolished as soon as possible with understanding that plan for another venue would begin as soon as possible and stated that he personally doesn't see any reason why they should delay on this proposal.

Vice-Chair McCann stated that the building is important structure as represents early 20<sup>th</sup> century cinema architecture and the restoration of this building would be in the inside and believes this building is historically important and he hasn't heard anything that building is not historically important.

Vice-Chair McCann asked if there was any thought into selling the property to another developer. Mr. Kearns stated no as they own all the other buildings in area and this would complete the block.

Vice-Chair McCann stated that another developer could restore the cinema and could complete the block.

Chair Shveda asked if applicant was asking for the Commission to review economic hardship.

Mr. Kearns stated that they did not look at economic hardship as they were under impression that there was no architectural significance left to the property and that the building is so deteriorated that it should just come down.

Commissioner Conroy stated that she would consider it a loss historically but she would be willing to consider an economic hardship if she had more information from the applicant.

Jo Hart spoke in opposition to the building being demolished.

Deborah Packard, Preservation Worcester, stated that their board voted to put this on their most endangered buildings in Worcester and people feel strongly that is an example of demolition by neglect and the significance of the building is the inside.

Susan Ceccaci, Preservation Worcester, stated that she would be in opposition to the building being demolished and their concern is that the location could just become a parking lot.

Julie Darwin spoke in opposition to the demolition of the building.

Stuart Loosemore, Chamber of Commerce, spoke in support of the demolition of the building.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 0-4-1 (Commissioner Bjork abstained) that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was denied.

The Commission then asked the applicant if they would like to come back and present an economic hardship case. Mr. Kearns stated that they would and requested item be continued so that they could provide that information to the Commission.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bjork the Commission voted 5-0 to continue the item until the July 21, 2016 Historical Commission meeting and to extended the constructive grant deadline until July 25, 2016.

Exhibit A: Application for Building Demolition Delay Waiver received June 8, 2016 and dated June 7, 2016.

**9. Preservation Plan Update**-Mr. Rolle stated that he would provide an update at the next meeting.

**10. Communications**

**a.** Communication from MHC re: Downtown Revitalization Plan received June 3, 2016 and dated May 31, 2016. - Filed

**ADJOURNMENT**

Upon a motion the Commission voted to adjourn the meeting at 8:20 p.m.