

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
May 30, 2013**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Timothy McCann, Chair  
Kevin Provencher, Vice-Chair  
Erika Dunn, Clerk  
Andrew Shveda  
Karl Bjork

**Commission Members Absent:** Meagen Mulherin

**Staff Members Present:** Joel Fontane, Division of Planning & Regulatory Services  
Nancy Tran, Division of Planning & Regulatory Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER:**

Chair McCann called the meeting to order at 5:36 P.M.

**APPROVAL OF MINUTES:**

The minutes from May 2, 2013 were approved as written by a vote of 5-0. The Commission held minutes from the May 16, 2013 meeting.

Commissioner Shveda arrived to the meeting late at 5:44 pm.

**New Business:**

**1. 379-385 Main Street (HC-2013-020)**

Attorney Joshua Lee Smith of Bowditch & Dewey LLP appeared before the Commission on behalf of the applicant, SJ Realty LLC. Also present were Dan Benoit with Benoit Reardon Architects, Bruce Ellis of R.P. Masiello and Sean Kidd of Kidd-Luukko Corporation. Atty. Smith said he was before the Commission for a waiver to remove and replace slate tiles on the westerly portion of the building roof facing Main Street with slate tiles, and remove slate tiles with synthetic materials on the rest of the roof.

Mr. Benoit said the roof was leaking and that the proposed synthetic slate will be of similar tile size for the roof sides not facing Main Street; the Main Street façade would use natural slate replacement to match existing.

Commissioner Provencher expressed his concern that one of the sides was visible from the street. He suggested that natural slate be used up to a certain point until it is no longer. Chair McCann and Commissioner Shveda concurred.

Mr. Ellis said the entire length is approximately 100 feet in total and the break in the building to transition from natural to synthetic slate is more than half of the façade.

Commissioner Dunn stated she had no issues with the applicant's proposal and said she preferred slate for slate replacement. She believed providing natural slate on the sides was not as important as providing it on the front façade along Main Street.

Mr. Benoit said the applicant would be amenable to Commission's recommendation and can provide natural slate up to the center line of the second dormer.

Upon a motion by Commissioner Provencher and seconded by Commissioner Bjork, the Commission voted 4-0-1 (Commissioner Shveda abstaining because he was not present for the entire hearing) that the proposed demolition was not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved with the condition that natural slate provided along Main Street be extended around the corner toward the south façade up to the second dormer, after which synthetic slate will be utilized.

**List of Exhibits:**

- Exhibit A: Building Demolition Delay Waiver Application dated May 1, 2013 and submitted May 2, 2013.
- Exhibit B: Plans and images for 379 Main Street Building Renovations; prepared by Benoit Reardon Architects; dated April 4, 2013 and received May 2, 2013.

Commissioner Shveda was present for public hearings for the rest of the meeting.

**2. 230 Park Avenue (HC-2013-011): Building Demolition Delay Waiver**

Items #2 & 4 were taken contemporaneously.

Attorney John Spillane of Spillane and Spillane LLC appeared before the Commission on behalf of the applicant, Spencer Bank. Also present were Greg O'Connor of Gregory J. O'Connor Associates, K. Michael Robbins of Spencer Bank and Deborah Packard of Preservation Worcester. Atty. Spillane said he was before the Commission for a waiver to:

- Construct a two-story addition on the rear of the existing building for a bank use and community meeting room space;
- The proposed addition will be constructed with a brick veneer, glass and aluminum curtainwall window system which will include a handicapped accessible entry lobby and elevator;
- Infill six existing rear facing window openings on the west side of the building as a result of the addition;

- Remove one of the rear facing windows on the west side of the building to be replaced with the curtainwall system;
- Remove and replace three attic windows on the rear and sides of the building with louvers;
- Remove and replace all existing windows with new steel windows of same color, similar details, dimensions, and proportions as the original windows;
- Remove the existing roll up door on the front of the building (east elevation) and install new door panels in the same entry space;
- Remove the existing door on the front of the building (east elevation) and replace with a replica wood panel door; and
- Remove the existing door on the north side of the building and replace with a replica wood panel door and install a night deposit box.

Atty. Morris Birdman, Preservation Worcester board member expressed his support for the project.

Mr. O'Connor went into detail on the proposed work for all facades of the building. (See Exhibit E).

Commissioner Provencher expressed his support of the effort to rehabilitate the building and asked whether there were alternatives to the proposed louvers. Mr. O'Connor said that the only option was to create new roof or wall openings instead of using existing windows.

Jo Hart of Worcester expressed her disapproval regarding changes to the area and building.

Architect Robert Parra, Preservation Worcester Board of Directors, expressed his support of the proposal and said it meets the national Secretary of Interior's standards.

Jeff Burke of Preservation Worcester, Rick Miller from Friends of Newton Hill and Deborah Packard of Preservation Worcester expressed their support of the project.

Mr. Fontane said the project was part of a concerted effort and thanked the many individuals and organizations involved. He added that the project has received all state and board approvals. He asked that the Commission consider the petition and requested support letter to help the project become a reality.

Upon a motion by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 5-0 that the proposed demolition was not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Upon a motion by Commissioner Shveda and seconded by Commissioner Provencher, the Commission voted 5-0 to issue a letter of support for state tax credits.

**List of Exhibits:**

- Exhibit A: Building Demolition Delay Waiver Application (includes Exhibits A-C – description of work, reasons, and economic hardship information); prepared by Spencer Bank; received April 4, 2013.
- Exhibit B: Photographs of 230 Park Avenue; undated; received April 4, 2013.
- Exhibit C: Definitive Site Plan (dated 11/27/2012; last revised 2/5/2013); Floor Plans (dated 3/20/2013; and Renderings (dated 3/28/2013); prepared by Graves Engineering, Inc.; F.W. Madigan Company, Inc. and Gregory J. O'Connor Associates, Inc.; received April 4, 2013.
- Exhibit D: Massachusetts Historical Commission - Form B – Building; 230 (fka 224) Park Avenue; dated 1977 and updated in 1996; accessed April 25, 2013.
- Exhibit E: Spencer Bank Fire Alarm Building - Scope of Exterior Work dated May 23, 2013.
- Exhibit F: Letter of Support dated May 29, 2013 from Preservation Worcester regarding the Fire Alarm and Telegraph Building.
- Exhibit G: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Historical Commission; re: 230 Park Ave. – Fire Alarm Building; dated May 2, 2013.

**3. 5 Beaver Street (HC-2013-021): Building Demolition Delay Waiver**

No representatives were present for the hearing. The Commission chose to go forward with reviewing the project regarding the proposal to remove and replace the asphalt shingled with like materials.

Chair McCann said the building had a low pitched roof with low visibility from the street with siding and soffits wrapped with either aluminum or vinyl.

Commissioner Shveda stated he had no issue with the proposal.

Upon a motion by Commissioner Shveda and seconded by Commissioner Dunn, the Commission voted 5-0 that the proposed demolition was not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

**List of Exhibits:**

- Exhibit A: Building Demolition Delay Waiver Application dated April 23, 2013 and submitted May 2, 2013.

**Other Business:**

- 4. 230 Park Avenue - Letter of Support – Electronic Communication from Mary Nastasi; dated April 18, 2013.**

Items #2 & 4 were taken contemporaneously.

**List of Exhibits:**

Exhibit A: CLG Opinion: Eligibility for National Register; prepared by MacRostie Historic Advisors (Albert Rex, Mary Nastasi); dated April 2013.

- 5. Letter to Worcester Historical Commission; from Tighe & Bond, Inc.; Re: Gardener Kilby Hammond Bike Path, MassDOT Highway Division Project #604892 (Section 106 Review); dated May 7, 2013.**

Ms. Hart said the Commission should look into the costs for the project.

Chair McCann said the Commission could request more info regarding the scope of work.

Commissioner Provencher stated that the Commission did not have to take action on the item.

No action was taken on the item.

**Adjournment:**

The Commission voted 5-0 to adjourn the meeting at 7:36 pm.