

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

May 28, 2015

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Kevin Provencher, Chair
Andrew Shveda, Vice-Chair
Timothy McCann, Clerk
Randolph Bloom
Karl Bjork
Devon Kurtz

Commission Members Absent: Robyn Conroy

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

Commission Site Views -

Call to Order – 5:30 pm

Approval of the Minutes: 4/16/2015 & 4/30/2015, 5/14/2015-**forthcoming**

Upon a motion by Chair Provencher and seconded by Commissioner Bjork the Commission voted 5-0 to approve the minutes of April 16, 2015.

Upon a motion by Chair Provencher and seconded by Commissioner Bjork the Commission voted 5-0 to approve the minutes of April 30, 2015.

May 14, 2015 – Not available.

OLD BUSINESS

1. 35 Hermon Street (HC-2015-022)

Petition:	Building Demolition Delay Waiver
Petitioner:	35 Hermon Street, LLC
Present Use:	Commercial Building
Year Built:	Circa 1888
Historic Status:	MACRIS-listed, NRD (National Register District), NRMRA(National Register Multiple Resource Area), fka Junction Shops and Hermon Street

Petition Purpose: Demolish 35 Hermon Street including the main block and circa 1950 addition

BDDW Constructive Grant Deadline: May 17, 2015

Upon a motion by Chair Provencher and seconded by Vice-Chair Shveda, the Commission voted 6-0 to continue the item until the June 11, 2015 Historical Commission meeting and to extend the constructive grant deadline until June 26, 2015.

Exhibit A: Application for Building Demolition Delay Waiver received April 2, 2015 and dated April 2, 2015.

Exhibit B: Request to continue dated May 1, 2015 and received via email May 1, 2015.

Exhibit C: Report from Williamson Environmental LLC dated May 12, 2015 and received via email May 11, 2015.

Exhibit D: Request to continue dated May 28, 2015 and received via email May 28, 2015.

2. 49 Millbury Street (HC-2015-031)

Petition: Building Demolition Delay Waiver
Petitioner: Patrick Patton
Present Use: Restaurant
Year Built: Circa 1950
Historic Status: MACRIS-listed and formerly known as Messier's Diner
Petition Purpose: Replace existing windows

Patrick Patton along with Peter Ward appeared on behalf of the application.

Mr. Ward stated that they have provided drawings that outline the plan view and the elevation and a cut sheet of unit proposed which is aluminum frame, bronze color as well as low-e glass window and what they will do is remove the old windows and put new units in.

Chair Provencher stated that it looks like there are a few different sizes required. Mr. Ward stated that was correct and he provided a schedule to the Board.

The Commission reviewed the schedule provided.

Chair Provencher asked if the manufacturer stated he could bend the glass. Mr. Ward stated that is what the manufacturer has told them.

Chair Provencher stated that maintaining the rounded corner of the windows is very important and is glad to hear that it is possible.

Chair Provencher stated that the other units that have sliding units it looks like there are two sashes in the unit and asked if both were operable. Mr. Ward stated that he believed both were operable.

Chair Provencher asked if there were any muntin bars in the sash. Mr. Ward stated that they plan to go clear and there will be no grills in the window.

Chair Provencher stated that the only significant difference is the units that have sliders in them will have a bar right in the center where one sash meets the other sash. Mr. Ward stated that was correct.

Chair Provencher asked if doors will be replaced. Mr. Patton stated that they will be at some point but will come back before Commission once they are ready to move on that portion of the project.

Commissioner Bloom stated that he was pleased that applicant was able to provide such detail and pleased to see that manufacturer is able to come up with similar product for the rounded window which is a real plus.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner Bjork the Commission voted 5-1 (Chair Provencher voting against) 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 April 21, 2015 and dated April 21, 2015.

NEW BUSINESS

3. 16 Delaval Road (HC-2015-033)

Petition: Building Demolition Delay Waiver
Petitioner: David & Theresa Morin
Present Use: Single Family residence
Year Built: Circa 1915
Historic Status: MACRIS-listed, NRD (National Register District), NRMRA (National Register Multiple Resource Area)

Petition Purpose:

- Remove and replace eight windows
- Remove and replace front door

David & Theresa Morin appeared on behalf of the application.

Mr. Morin stated that they appeared before the Commission two years ago for other windows to be replaced and they would now like to complete the replacement of the rest of the windows and they would also like to replace the front door. He stated that the windows are vinyl and the door is steel and is not original. He stated that the new windows will be vinyl and some siding will be removed and new windows put in and the siding will be put back.

Vice-Chair Shveda stated that his concern is that the original siding may still be there underneath and he has concern that in order to remove the window they will need to remove the exterior casing if there is any left. So if there are original casings on the exterior of the house that they be placed back on and recovered.

Chair Provencher asked if the eight windows being proposed for replacement are on the front, left and rear side. Mr. Morin stated that they were.

Chair Provencher asked where the one wood window mentioned in application was located. Mr. Morin stated that it was in the rear of the house.

Secretary McCann stated that they are currently vinyl windows and they have failed and just wanted to point out that vinyl windows are not as good as wood windows.

Upon a motion by Secretary McCann and seconded by Vice-Chair Shveda, the Commission voted 6-0 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 April 21, 2015 and dated April 21, 2015.

4. 28 North Ashland Street (HC-2015-034)

Petition:	Building Demolition Delay Waiver
Petitioner:	Dean & John Poulias
Present Use:	Three Family residence
Year Built:	Circa 1880
Historic Status:	MACRIS-listed
Petition Purpose:	Remove and replace existing asphalt shingle roof

Dean & John Poulias appeared on behalf of the application.

Mr. Dean Poulias stated that they are going to strip the roof, install new plywood on it and put architectural shingles back up.

Chair Provencher stated that application also refers to rotten fascia board. Mr. Dean Poulias stated that it is all wrapped with aluminum right now.

Chair Provencher asked about the brackets supporting the edge of the roof and asked if they would be disturbed. Mr. Dean Poulias stated that they will not be.

Chair Provencher asked if they plan to install a gutter or downspout. Mr. Dean Poulias stated that on right side of home they may put in a standard aluminum gutter.

Chair Provencher asked if any re-flashing to the chimney will be done. Mr. Dean Poulias stated that they would put lead around it.

Upon a motion by Vice-Chair Shveda and seconded by Secretary McCann, the Commission voted 6-0 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 April 30, 2015 and dated April 30, 2015.

OTHER BUSINESS

5. Communications Received:

- a. Email from MacRotsie Historic Advisors dated May 4, 2015; re: 551 Main Street, Request for Letter of Support

Upon a motion by Chair Provencher and seconded by Vice-Chair Shveda, the Commission voted 6-0 to provide a letter of support.

- b. Email from MacRotsie Historic Advisors dated May 4, 2015; re: 18 Chestnut Street, Request for Letter of Support

Upon a motion by Chair Provencher and seconded by Vice-Chair Shveda, the Commission voted 6-0 to provide a letter of support.

- c. Letter from Fletcher, Tilton & Whipple re: 766 Main Street & 75 Shore Drive; dated May 12, 2015 and received May 12, 2015.

Filed.

6. Section 106 Review - Main Street Streetscape Project

Mr. Rolle stated that he had provided a letter at the last meeting regarding the Section 106 Review for the Main Streetscape Project and whether the Historical Commission would like to provide comment to MassDOT. Mr. Rolle stated that this is joint project between Mass DOT and City of Worcester but the project has not made the 25% design review period yet but what he has found out that the streetscape design will employ the same design elements currently in use at the Canal District, Water Street and around City Hall and presented some photos of what may be proposed and stated that the Commission has been invited to provide comment to Mass DOT on the proposal and the Commission will be invited to the design hearing once it meets the 25% threshold criteria.

The Commission stated that they would request Mr. Rolle extend an invitation to Mass DOT to come before the Historical Commission to provide an overview of the project and the Commission could provide feedback as there is opportunity here to review whether these elements are the right elements for Main Street and there may be some design options that the Commission could suggest for Mass DOT's review. The Commission stated that in letter drafted to MassDOT they would like the paragraph regarding Canal District elements removed from letter as there is opportunity here to do something different for the downtown streetscape and discussions should be held about whether they unify all the historical elements for the area or do something different.

Mr. Rolle stated that he could amend the letter to MassDOT regarding the fact that the Commission would like to see options presented to the Commission once the project reaches the 25% design hearing stage.

Upon a motion by Chair Provencher and seconded by Secretary McCann, the Commission voted 6-0 to have Mr. Rolle submit letter on their behalf to MassDOT with amendment to the third paragraph to reflect discussion held tonight regarding design element.

ADJOURNMENT

Upon a motion the Commission adjourned the meeting at 6:55 p.m.