

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
March 13, 2014**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Kevin Provencher, Chair
Andrew Shveda, Vice Chair
Timothy McCann, Clerk
Randolph Bloom
Robyn Conroy
Erika Dunn
Karl Bjork

Commission Members Absent: None

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

REGULAR MEETING (5:30 PM)

Call to Order:

Chair Provencher called the meeting to order at 5:30 P.M and welcomed new Historical Commission member, Robyn Conroy.

Approval of the Minutes:

Upon a motion by Chair Provencher and seconded by Commissioner Bjork, the Commission voted 7-0 to approve the minutes of February 27, 2014.

New Business:

1. 1083 Pleasant Street (HC-2014-006): Building Demolition Delay Waiver

Assistant Commissioner Russ Adams from the Department of Public Works and Parks (DPW&P) and architect Loren Belida from SLAM Architects appeared before the Commission for a Building Demolition Delay Waiver to perform work to Tatnuck Magnet School located at 1083 Pleasant Street. The project proposed the following:

- Repoint grout joints, as needed;
- Remove/replace exterior trim wood sill and apron to match existing;
- Remove/replace window assembly with insulated windows to match existing profile;
- Remove wood blocking portion, exterior sill trim, wood casing & interior wood casing as needed;
- Remove/replace doors; and
- Replace damaged/ill-fitting ventilation infill with new louvers.

Mr. Adams stated that the project is limited to the state funding grant awarded as the work will be performed under the Massachusetts School Building Authority accelerated repair program. The total estimated project cost excluding contingencies is \$1,834,604, of which \$1,448,420 (~80%) is the estimated grant from the Massachusetts School Building Authority.

Mr. Belida provided a project overview and stated that its primary goal is to improve energy efficiency. He said that while a significant portion of the work will be on windows, accessibility accommodations will also be provided. Windows will be replaced with aluminum because it is the preferred long-term choice, doors will be replaced with aluminum frames and some work will be done on louvers.

Chair Provencher inquired about the proposed masonry work, wood trim changes and louver work.

Mr. Belida stated the masonry work is restricted to the immediate area of the window openings and will be color matched. The exterior trim will be profiled in metal and the interior will be preserved and refinished wherever possible. He showed the location of the louver work and stated that they would be aluminum.

Commissioner Shveda asked about the '1909' shown in the elevation sheets, to which Mr. Belida stated that it denotes the 1909 portion of the building.

Chair Provencher asked the location of the window replacements and stated he did not see the 1950 portion of the school project included in the packets.

Mr. Belida responded that replacements would be throughout the school. He also apologized for not including the 1950 portion of the project with the submitted application.

Chair Provencher stated the 1950 portion is visible from the public way and asked what will be done to it. Mr. Belida said a continuous ribbon of windows will be replaced with single hung windows without muntins.

Chair Provencher stated that he believed the historic portion of the 1950 building faces Pleasant Street and said the Commission should determine what is significant. He stated the Commission reviewed two similar school projects the previous year, that he understands the funding source and agrees with the approach with the energy efficient windows.

Commissioner Shveda inquired about the windows above the two entry doors and whether they were part of the project, to which Mr. Belida replied in the affirmative.

Chair Provencher stated the proposal is well-documented with cost data for the Commission to take a vote. He added that while the 1950 building portion was not documented, he did not believe it was as significant as the 1909 portion.

Commissioner McCann stated he did not have a concern with the 1954 portion and said it was to in line with what was previously approved with the May Street School project.

Upon a motion by Commissioner McCann and seconded by Commissioner Dunn, the Commission voted 7-0 that the Building Demolition Delay Waiver is 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 received January 21, 2014 and dated January 21, 2014.

2. 75 Lovell Street (HC-2014-007): Building Demolition Delay Waiver

Assistant Commissioner Russ Adams from the Department of Public Works and Parks (DPW&P) and architect Loren Belida from SLAM Architects appeared before the Commission for a Building Demolition Delay Waiver to perform work to Columbus Park School located at 75 Lovell Street. The project proposed the following:

- Remove/replace window assembly with insulated glass to match existing profile;
- Remove/reinstall wood trim, casing and jamb;
- Remove/replace wood stool to match existing;
- Remove/replace exterior wood trim moulding with in-kind, as needed;
- Remove/replace doors;
- Replace damaged/ill-fitting ventilation infill with new louvers;
- Remove/replace flashing and chimney cap; and
- Remove/replace glass block at rear of building with solid infill; replace front blocks with salvaged.

Mr. Adams stated that the work is limited to the state funding grant awarded as the project will be performed as part of the Massachusetts School Building Authority accelerated repair program. The total estimated project cost (not including contingencies) is \$1,872,899, of which \$1,478,646 (~80%) is the estimated grant from the Massachusetts School Building Authority.

Mr. Belida provided a project overview and stated that its primary goal is to improve energy efficiency. He said that the building has glass block transoms which will be repaired, the gym entrance will be preserved and that an accessibility ramp will be installed.

Chair Provencher inquired about the ramp construction material, to which Mr. Belida responded that would be concrete with cast stone coping, metal railing and painted.

Commissioner Shveda asked if there would be any significant removal of stairs, to which Mr. Belidd stated it will remain as-is except for the top of one edge.

Chair Provencher asked about portion of the ramp running parallel to the front façade and whether it would be independent of the building, to which Mr. Belida stated there will be a space in between.

Chair Provencher said it appeared that the windows have been replaced at least once and inquired about the glass blocks.

Mr. Belida stated the glass blocks will be retained on the front of the building and replaced with those salvaged from the rear.

Commissioner Bloom asked about the sash color. Mr. Belida stated there were indications it was dark green and will probably mirror what was done at Tatnuck Magnet School.

Chair Provencher asked if the flashing and chimney cap listed in the application was visible from the street to which Mr. Belida responded no.

Commissioner Shveda asked where the infill for the glass blocks would be located.

Chair Provencher asked the reasoning for taking out the glass block, to which Mr. Belida stated it was due to severe damage.

Upon a motion by Commissioner Shveda and seconded by Commissioner McCann, the Commission voted 7-0 that the Building Demolition Delay Waiver is 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 received January 21, 2014 and dated January 21, 2014.

Other Business

3. Communication Received:

- a. Letter from Division of Capital Asset Management & Maintenance re: Worcester County Courthouse, 2 Main Street, dated February 19, 2014; received February 25, 2014.

Items #1 & #2 were taken contemporaneously. Chair Provencher stated both items were regarding the Worcester Court House, preservation of the historic portion and the intent to demolish the 1950s annex. He stated he was invited to tour the Court House on March 17, 2014.

- b. Letter from the Massachusetts Historical Commission re: Worcester County Courthouse, 2 Main Street; dated February 24, 2014; received February 27, 2014.

Items #1 & #2 were taken contemporaneously.

Commissioner Shveda asked if other Commissioners may also attend. Ms. Steele stated she would follow up on the item and email Commissioners the following day.

- c. Electronic communication from Jennifer Doherty re: 1 Stowell Avenue, dated February 28, 2014; and received February 28, 2014; Requesting updated letter of support.

Upon a motion the Commission voted 7-0 to approve the letter of support.

Chair Provencher requested that Mr. Rolle follow up with the Law Department relative to its opinion on what needs to be advertised on Historical applications. Mr. Rolle stated he would provide a follow-up at next meeting.

Adjournment

Upon a motion the Commission voted 7-0 to adjourn the meeting at 6:25 P.M.