

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
July 11, 2013**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Chair
Kevin Provencher, Vice-Chair
Meagen Mulherin
Andrew Shveda

Commission Members Absent: Erik Dunn
Karl Bjork

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair McCann called the meeting to order at 5:33 p.m.

Approval of the Minutes: 5/30/2013, 6/27/2013-Held

New Business:

1. 26 Louise Street (HC-2013-028): Building Demolition Delay Waiver:

Shiran Aguila appeared on behalf of the petition. He stated he would like to remove the existing asphalt shingled roof and replace with architectural shingles because the roof is leaking and is not salvageable.

Chair McCann asked if any portion of the roof was slate. Mr. Aguila responded no.

Commissioner Provencher asked if Mr. Aguila planned to remove the two layers of asphalt shingles and leave the slate. Mr. Aguila stated that he planned to replace everything and it will cost \$10,000.

Commissioner Shveda asked if any work would be done on the eaves. Mr. Aguila responded no.

Upon a motion by Commissioner Provencher and seconded by Commissioner Mulherin, the Commission voted 4-0 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.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated June 11, 2013 and submitted June 12, 2013.

2. 142 Elm Street (HC-2013-029): Building Demolition Delay Waiver:

Ermil Kroj and Arthur Pulmis, on behalf of Dimitrois Dermatis, appeared on behalf of 142 Elm Street Condo Association on a request to:

- (1) Remove and replace approximately 25 rotted balusters on second and third front porches;
- (2) Remove and replace five posts on first and second floor with like materials; and
- (3) Remove and replace the decking on second floor with like materials

Chair McCann stated they do not look like original railings. Mr. Kroj stated they were not.

Commissioner Provencher stated the turn columns are very distinctive and they are most likely part of the original structure. Mr. Kroj stated he did not know.

Commissioner Provencher stated the MACRIS listing did not have much on this property and not sure how to approach this as it is hard to determine what is original and not original material and asked if applicant had any detailed photographs. Mr. Kroj presented some pictures to the Commission.

Commissioner Provencher asked how many balusters needed to be replaced. Mr. Kroj stated about 25. Commissioner Provencher asked follow up question as to what they would be replaced with and Mr. Kroj stated exact same thing and they will be solid from top to bottom.

Commissioner Mulherin asked if all the columns needed to be repaired. Mr. Kroj stated no just five and showed the Commission on photographs which ones.

Commissioner Shveda asked if handrail was pitched. Mr. Kroj stated it was.

Commissioner Provencher asked if applicant planned to replace what was there originally. Mr. Kroj stated that was correct.

Commissioner Provencher asked what was the plan for the decking. Mr. Kroi stated it would just be regular pressure treated decking.

Nancy Alexiani, an abutter, stated she was part of the Elm Park Group and had concern as since the home at 142 Elm Street had been rehabilitated it has not been maintained and what is being proposed is only a band aid and other work needs to be done on the property.

Chair McCann explained that the Commission's purview is only whether what is being proposed will take away from the historical significance of the home and far as safety concerns that would be the Inspectional Services Department.

Upon a motion by Commissioner Shveda and seconded by Commissioner Mulherin, the Commission voted 4-0 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.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated June 18, 2013 and submitted June 18, 2013.

3. 39 Irving Street (HC-2013-030): Certificate of Appropriateness & Building Demolition Delay Waiver:

George C. Valeri, the property owner, along with Charbel Najem, the contractor appeared on behalf of the application which is to remove and replace a fire damaged roof.

Mr. Najem stated the building had been destroyed by fire and the biggest concern is to put the roof back on to stabilize the building so they can submit full plans to Inspectional Services to rehabilitate the entire building.

Commissioner Provencher asked if the only petition before the Commission tonight was for the roof. Mr. Najem stated that was correct and they will come back before the Commission for the other work that needs to be done.

Mr. Valeri stated he has been working with Epsilon Associates and was informed today he received \$100,000 in tax credits for the property.

Chair McCann stated it is an in kind replacement and a rubber roof membrane would be acceptable but building is in the new Crown Hill Historical District so the Commission needs to make sure it is appropriate to the building.

Commissioner Provencher asked if any work that would be done on the parapet. Mr. Najem stated no as that area is in perfect condition.

Commissioner Provencher asked for clarification about work on the coping. Mr. Najem stated the stone coping will not change and aluminum coping will be replaced. Commissioner Provencher reiterated that it was applicant's plan that stone coping will not be disturbed and where there is aluminum coping it will be replaced. Mr. Najem stated that was correct.

Commissioner Provencher asked about the color planned. Mr. Valeri stated at this point they have not looked into that as main concern was the roof.

Mr. Najem stated they plan to choose a historically accurate color.

Upon a motion by Commissioner Provencher and seconded by Commissioner Mulherin, the Commission voted 4-0 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 Provencher and seconded by Commissioner Shveda, the Commission voted 4-0 to approve the Certificate of Appropriateness.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated June 11, 2013 and submitted June 11, 2013.

4. 6 Euclid Avenue (HC-2013-031): Building Demolition Delay Waiver:

Huong Nguyen, property owner, along with Matt Sicard, owner of M.T.S. Siding & Roofing.

Mr. Sicard stated petition is to remove shingles and wood shakes plywood roof and replace with GAF asphalt shingles.

Ms. Nguyen presented pictures of the home to the Commission.

Mr. Sicard stated plan was to remove two layers of shingles and one layer of shakes and new vinyl siding will be installed.

Commissioner Provencher asked if current dormers are wrapped in asbestos shingles. Mr. Sicard stated that was correct.

Commissioner Provencher asked if any work would be done to the edge of roof. Mr. Sicard stated some limited work.

Upon a motion by Commissioner Mulherin and seconded by Commissioner Shveda the Commission voted 4-0 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.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated June 14, 2013 and submitted June 19, 2013.

5. 8 Euclid Avenue (HC-2013-032): Building Demolition Delay Waiver:

Matt Sicard, owner of M.T.S. Siding & Roofing appeared on behalf of the applicant, Viet Le on petition for the following work:

- (1) Remove existing roof shingles and replace with new GAF asphalt shingles and 50 year architectural shingles;
- (2) Install ridge vent finish vinyl siding over existing cedar shakes; and
- (3) Repair the existing eaves with like materials

Mr. Sicard stated the siding had already been done previously by another contractor and owner and he believed it was done without pulling necessary permits. He stated that the current owner only purchased home two months ago and water is pouring in through the siding. Mr. Sicard showed some photos to the Commission on his cell phone of the home.

Chair McCann stated after looking at the photos it appeared that the previous work was unpermitted and this address has not come before Historical Commission.

Chair McCann asked if any work would be done on the crowns or eaves. Mr. Sicard stated he believed there would be work done on that.

Mr. Sicard stated there will also be a chimney that will need to be taken down and will need to be rebuilt. Chair McCann stated that was not on application so that would need to be submitted on a separate petition.

Upon a motion by Commissioner Shveda and seconded by Commissioner Provencher the Commission voted 4-0 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.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated June 13, 2013 and submitted June 19, 2013.

Other Business:

Communications Received:

6. Letter from STV, Incorporated; Re: 220 Brooks Street; dated June 19, 2013

This item was postponed until the July 25, 2013 Historical Commission meeting.

7. Letter from Massachusetts Historical Commission; 269 Belmont Street, Worcester State Hospital Project Notification Form; dated June 19, 2013.

The Commission had no comments on this item.

Adjournment:

The Commission voted 4-0 to adjourn the meeting at 6:40 p.m.