

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
April 24, 2014**

LEVI LINCOLN CHAMBER – CITY HALL

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

Commission Members Absent: Erika Dunn
Karl Bjork

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

REGULAR MEETING (5:30 PM)

Approval of the Minutes: 3/27/2014,-Were not available. 4/10/2014-Commission voted 5-to approve minutes of April 10, 2014 with edits.

Unfinished Business:

1. 31 Newbury Street (HC-2014-004)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Henry Kasdon
Present Use: Three-Family Dwelling
Historic Status: Crown Hill Local Historic District, MACRIS-listed, formerly known Gay-McGrath House & Attached Barn
Petition Purpose: Retroactive approval for deck/stairs construction on the building's southerly side; Install a dormer on the third floor.
BDDW Constructive Grant Deadline: May 24, 2014
COA Constructive Grant Deadline: May 24, 2014

The Commission received a request from Mr. Kasdon to postpone the item until the May 8, 2014 Historical Commission meeting as he has changed the scope of the project.

Upon a motion by Chair Provencher and seconded by Clerk McCann the Commission voted 5-0 to postpone the item until the May 8, 2014 Historical Commission meeting.

Upon a motion by Chair Provencher and seconded by Clerk McCann, the Commission voted 5-0 to extend the constructive grant deadline for the Building Demolition Delay Waiver and Certificate of Appropriateness until May 24, 2014.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver Application received January 27, 2014 and dated January 27, 2014.

New Business:

2. 14 Woodland Street (HC-2014-011)

Petition: Building Demolition Delay Waiver
Petitioner: United Cornerstone, LLC
Present Use: Three-Family Dwelling
Historic Status: MACRIS-listed, formerly known as the Charles A. Richardson House and Carriage House
Petition Purpose: Remove and replace front porch flooring with composite decking; Retroactive approval for demolition of carriage house in rear of property;
Install vinyl siding over existing exterior wood shingles; and
Install metal trim covering over existing fascia.
BDDW Constructive Grant Deadline: May 11, 2014

Tai Chen and John Oliver appeared on behalf of the petition for a Building Demolition Delay Waiver for United Cornerstone, LLC.

Mr. Chen stated the scope of the work would be as follows:

- Remove and replace front porch flooring with composite decking;
- Retroactive approval for demolition of carriage house in rear of property;
- Install vinyl siding over existing exterior wood shingles; and
- Install metal trim covering over existing fascia.

Mr. Chen stated that he needed to side the house as a child lives at the property and got lead poisoning but when he went to apply for a building permit to do the work he was told it was historical property and needed to come before Commission for their approval.

Mr. Chen presented some photos to the Commission showing the condition of the property and said the siding and front porch needs to be done as soon as possible due to the lead paint problem.

Chair Provencher asked where the lead paint was located on the house. Mr. Chen stated it was in the whole house.

Chair Provencher asked if any lead abatement has been done to the property. Mr. Chen stated that work had been done on the inside but the city will not give a compliance form until the outside is abated as well. He stated that he has been in court and if he does not correct the problem he will be fined.

Vice-Chair Shveda asked if any lead testing had been done to the exterior of the home. Mr. Chen stated that it had and he showed copy of lead testing form to Commission.

Mr. Chen stated that he loves the porch and wants to maintain the look but just wants to change to composite material on the deck where the wood is rotting.

Chair Provencher asked about the trim around the windows and roof and how that will be addressed. Mr. Chen stated they will apply metal trim but he plans to keep the same style of siding but it would be vinyl instead of wood.

Chair Provencher asked if anything will be removed. Mr. Chen stated that it will just be covered, not removed.

Chair Provencher stated that he noticed that all the windows at the property had been replaced and that the rough openings were not finished when the windows were replaced. Mr. Chen stated that most of the windows had been replaced when he bought the property and he had only replaced two that had been broken by vandals.

Mr. Chen stated they are not replacing the roof as they checked and it looks new and is not leaking.

Chair Provencher asked how the insulation will be secured to the building. Mr. Oliver stated it would be stapled.

Chair Provencher stated that in order to install the insulation and vinyl there will be lot of nail holes and he is trying to get sense of how much damage that would cause as the Commission always looks at reversibility of what is being proposed.

Mr. Chen stated that if you just use staples you are not doing any damage to the wood.

Vice-Chair Shveda stated that the railings look to be in rough shape and asked what Mr. Chen planned to do to them. Mr. Chen stated that he plans to repair them as he likes the look of the front porch and would like to maintain that look as it is a unique porch in the neighborhood.

Vice-Chair Shveda asked if the lattice work will be maintained. Mr. Chen stated it would be.

Chair Provencher asked what would it take to abate the lead on the front façade. Mr. Chen stated that they would have to scrape it down and repaint it in the front.

Chair Provencher stated that the property is intact except for the windows and is the nicest house on the block and suggested scraping and painting front façade and doing vinyl on sides of home. Mr. Chen stated that he would have no problem doing that as he wants to keep the original look.

Chair Provencher asked about the carriage house portion of application. Mr. Chen stated he wanted to keep it but it was about to collapse.

Ms. Steele stated she reviewed city records and an emergency demolition order was issued August 30, 2013 and the city determined that carriage house had to be demolished as it was a threat to public safety.

Upon a motion by Commissioner McCann and seconded by Vice-Chair Shveda, the Commission voted 5-0 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 with the following conditions

- The wood siding and trim on the Woodland Street façade be retained; and
- The other three facades are covered with vinyl siding and metal trimmed.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver Application received March 27, 2014 and dated March 26, 2014

Other Business

Communication Received:

3. Request for Letters of Support from Epsilon Associates, Inc.

365 Plantation St (Worcester State Hospital Farmhouse); received 4/7/14

Upon a motion by Chair Provencher and seconded by Clerk McCann the Commission voted 5-0 to approve the letter of support.

49-57 Hermon St, 51-59 Jackson St, 62-74 Beacon St (Worcester Junction Shops); dated 4/10/14, received 4/11/14

Upon a motion by Chair Provencher and seconded by Vice-Chair Shveda the Commission voted 5-0 to approve the letter of support.

2 Grove St (Worcester Industrial Technical Institute); dated & received 4/11/14

Upon a motion by Chair Provencher and seconded by Vice Chair-Shveda the Commission voted 5-0 to approve the letter of support.

4. Request for Letters of Support from MacRostie Historic Advisors; received electronically April 11, 2014.

230 Park Avenue (Fire Alarm and Telegraph Headquarters Building)

Upon a motion by Chair Provencher and seconded by Clerk McCann the Commission voted 5-0 to approve the letter of support.

379-385 Main Street (Grout's Block)

Upon a motion by Chair Provencher and seconded by Clerk McCann the Commission voted 5-0 to approve the letter of support.

371-377 Main Street (People's Block)

Upon a motion by Chair Provencher and seconded by Clerk McCann the Commission voted 5-0 to approve the letter of support.

5. Letter from DPRS Staff re: 220 Salisbury Street – Request for Extension of Time; dated 4/8/14.

Ms. Steele stated that property owner had come to the Division of Planning & Regulatory Services and applied to come before Historical Commission for a new wooden fence.

Clerk McCann stated that the window has been completed but the fence post still remain and need to be removed.

The Commission asked staff to follow up on the removal of the fence posts.

6. Letter from Attorney Robert Longden, 190 Salisbury & 9 Park Avenue; dated April 22, 2014 and received April 22, 2014.

Atty. Robert Longden of Bowditch & Dewey, Andy Cariglia (Director of Building and Grounds), and Ellen Dunlap (President) of the American Antiquarian Society appeared before the Commission regarding this letter.

Mr. Longden stated the Worcester Historical Commission on March 27, 2014 had approved a Certificate of Appropriateness for 190 Salisbury Street & 9 Park Avenue for certain changes, alterations to the property at 190 Salisbury Street and 0 Park Avenue within the Montvale Local Historic District, including certain landscaping improvements. The landscaping improvements included removal of several trees which had been marked. However, after reviewing the plans it was determined that not all of the trees marked for removal were shown on the plan submitted to the Historical Commission. Specifically, there were five trees in the back of the Carriage House at 190 Salisbury Street that had been marked for removal but were not shown on the plan.

Mr. Longden stated that the American Antiquarian Society has applied to the Planning Board for site plan approval for the proposed alteration and all of trees have been marked for removal will be shown on the final, approved site plan that will be filed with the Worcester Planning Board as part of the Site Plan approval process.

Mr. Longden stated the Antiquarian Society was appearing before the Commission tonight to see whether it would be sufficient to the Historical Commission that copies of the final approved site plan showing from Planning Board showing all the trees that will removed would be sufficient for the Commission or whether the Historical Commission will require an additional Certificate of Appropriateness for the removal of the five trees.

The Commission asked why the trees needed to be removed. Mr. Longden stated they propose a danger to the Carriage House and the branches from the trees are getting tangled in the power-lines.

Mr. Longden stated that they have met with neighbors in the area and have shown them the proposed landscaping plans.

Upon a motion by Clerk McCann and seconded by Vice-Chair Shveda the Commission voted 5-0 for approval of the removal of the five trees with condition that the approved site plan from the Worcester Planning Board be submitted for the Historical Commission records.

Adjournment

Upon a motion the Commission voted 5-0 to adjourn the meeting at 6:45 p.m.