

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

**April 2, 2015**

**LEVI LINCOLN CHAMBER – CITY HALL**

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

**Commission Members Absent:** Randolph Bloom

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

**Approval of the Minutes:** 3/5/2015, 3/19/215- Both sets held

**OLD BUSINESS**

**1. 5-7 Ashland Street (HC-2015-002)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Bullard Properties  
Present Use: Multi Family Building  
Year Built: Circa 1872  
Historic Status: MACRIS-listed, NRDIS (National Register District), NRMRA  
(National Register Multiple Resource Area) and located in the Crown  
Hill Local Historic District.  
Petition Purpose: Retroactive approval to replace front step railings and supporting  
pillars

**5:35 pm no one had arrived for item and Commission continued to the next item on  
the agenda.**

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of  
Appropriateness received December 23, 2014 and dated December 23,  
2014

Exhibit B: Request to postpone form dated February 26, 2015 and received February  
26, 2015.

**2. 12 Freeland Street (HC-2015-015)**

Petition: Building Demolition Delay Waiver  
Petitioner: City of Worcester  
Present Use: School Building  
Year Built: 1885  
Historic Status: MACRIS-listed, NRIND (National Register Individual District),  
NRMRA (National Register Multiple Resource Area)  
Petition Purpose: Installation of a fume hood vent with a double wall stainless steel  
pipe chimney running up the back exterior wall of the science lab,  
through the overhanging soffit and extending to a point about the  
roofline

Upon a motion by Chair Provencher and seconded by Commissioner Bjork the  
Commission voted 5-0 to continue the item until the April 30, 2015 Historical  
Commission meeting and extend the constructive grant deadline until May 15, 2015.

Exhibit A: Application for Building Demolition Delay Waiver received February 23,  
2015 and dated February 23, 2015.

Exhibit B: Request to continue form dated April 1, 2015 and received April 1, 2015.

**3. 35 Nelson Place (HC-2015-017)**

Petition: Building Demolition Delay Waiver  
Petitioner: City of Worcester  
Present Use: School Building  
Year Built: 1927  
Historic Status: MACRIS-listed.  
Petition Purpose: Demolish all the existing buildings in their entirety

Julie Lynch from the City of Worcester Department of Public Works appeared on behalf  
of the item. She stated that Mr. Para had not arrived yet and he was going to be the one  
providing the overview of the scope of work but she could give a brief overview. Mr.  
Rolle suggested that Commission take up the next item on the agenda in order to give Mr.  
Para time to arrive.

Exhibit A: Application for Building Demolition Delay Waiver received March 3,  
2015 and dated March 3, 2015.

**4. 5-7 Ashland Street (HC-2015-002)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Bullard Properties

Present Use: Multi Family Building  
Year Built: Circa 1872  
Historic Status: MACRIS-listed, NRDIS (National Register District), NRMRA (National Register Multiple Resource Area) and located in the Crown Hill Local Historic District.  
Petition Purpose: Retroactive approval to replace front step railings and supporting pillars

**5:37 pm - Attorney Finkelstein appeared on behalf of the item.**

Mr. Finkelstein stated that the owner of the property is out of town and he is appearing on his behalf.

Mr. Finkelstein stated that the last time he was before the Commission they had discussed how they would replicate the balusters and they have hired a contractor who will do the work and can replicate them. Unfortunately, according to the contractor, in order to replicate it would require a three and half inch rail which is too wide to meet the building code.

Chair Provencher asked what materials will be used. Mr. Finkelstein stated that some type of hard wood but not sure what type.

Chair Provencher asked if Mr. Finkelstein had any drawings/images of what was being proposed. Mr. Finkelstein stated that he did not.

Chair Provencher asked Mr. Finkelstein what resource would be used then to replicate the rails. Mr. Finkelstein stated that he could see what he could obtain from the contractor and provide that to the Commission and asked what Commission was looking for.

Chair Provencher stated that he would like to see details of what is being proposed. He would not be comfortable approving the application without seeing a drawing and they need to make sure it is code compliant. He stated that he would like to see a drawing of a typical rail assembly and some other profiles similar to what was submitted for the top rail.

Secretary McCann asked if Chair Provencher was looking for a more specific detail drawing of the entire baluster. Chair Provencher stated he would like an architectural drawing.

Vice-Chair Shveda asked since this was a retroactive application if there was something there presently. Chair Provencher stated the original rails are already gone and temporary ones have been installed and this property is located in the Crown Hill District.

Vice-Chair Shveda asked if roof over porch was still there. Mr. Finkelstein stated that it was.

Upon a motion by Chair Provencher and seconded by Commissioner Bjork, the Commission voted 5-0 to continue the item until the April 16, 2015 Historical Commission and to extend the constructive grant deadline for the Building Demolition Delay Waiver and Certificate of Appropriateness until May 2, 2015.

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness received December 23, 2014 and dated December 23, 2014

Exhibit B: Request to postpone form dated February 26, 2015 and received February 26, 2015.

**5:45 p.m. – Mr. Para arrived for meeting.**

**5. 35 Nelson Place (HC-2015-017)**

Petition: Building Demolition Delay Waiver  
Petitioner: City of Worcester  
Present Use: School Building  
Year Built: 1927  
Historic Status: MACRIS-listed.  
Petition Purpose: Demolish all the existing buildings in their entirety

Julie Lynch from the City of Worcester Department of Public Works and Robert Para from Lamoureux Pagano Architects appeared on behalf of the item.

Mr. Para stated that they are requesting a complete demolition of the buildings and the 1926 building which is MACRIS listed was completely altered in 1992. In 1992 the building was deemed structurally unsound and temporary shoring was installed at the interior to hold up the façade and a chain-link was installed around the 1926 building. The 1926 building is structurally deficient and detailed studies were conducted as part of the MSBA to determine if the building could be used and it was definitely concluded that the existing building was unsuitable and would not meet the educational needs.

Mr. Para stated there is no place to put the 500 students in other schools if building was to be renovated and they would not recommend renovating as the buildings was in such poor condition and they provided a structural study to the Commission.

Chair Provencher stated that he had reviewed the study provided and they had made a compelling argument and he did view the site and whatever historical integrity the building had has been comprised. There was extensive renovation to the 1926 portion of the school so there is mismatched brick and mortar and there are obvious structural deficiencies and the building needs to be demolished.

Commissioner Conroy stated that any building that has temporary shoring in the classroom shows there is problem with the integrity of the building.

Secretary McCann stated that he is probably the only member that believes that 1926 portion of the building still has some details worth saving but understand the problems with the structural integrity of the 1926 portion of the building and if it was not so dire he may have different opinion but he understands the need to demolish the building but was glad to see that a lot of time and effort was put in to seeing if building could be saved.

Upon a motion by Vice-Chair Shveda and seconded by Secretary McCann, the Commission voted 5-0 that the proposed 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.

Exhibit A: Application for Building Demolition Delay Waiver received March 3, 2015 and dated March 3, 2015.

## **OTHER BUSINESS**

### **Communications Received**

- designLAB architects re: Request for Letter of Support, Blackstone Visitor Center received via email March 25, 2015.

Sam Batcheltor from designLAB architects gave a presentation on the Blackstone Visitor Center and requested the Commission provide a letter of support to Massachusetts Historical in support of the project.

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

- Letter from Massachusetts Historical Commission re: Union Hill Rehabilitation; dated March, 11, 2015 and received March 13, 2015.- No comment.
- FY 2015 MHC Survey and Planning Grant dated March 13, 2015 and received March 19, 2015,

Mr. Rolle stated that Massachusetts Historical Commission had awarded \$15,000 for the FY 2015 Survey & Planning Grant Program and he would provide further updates at upcoming meetings.

## **ADJOURNMENT**

Upon a motion the Commission adjourned the meeting at 6:45 p.m.