

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

JANUARY 28, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda, Vice-chair
Timothy McCann, Clerk
Robyn Conroy
Randolph Bloom
Devon Kurtz
Cheryll Holley, Alternate

Commission Members Absent: Karl Bjork, Alternate
Cheryll Holley only attended to 5:40 p.m.

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

APPROVAL OF THE MINUTES:

October 29, 2015 - Upon a motion by Chair Shveda and seconded by Vice-Chair Shveda the Commission voted 6-0 to approve the minutes of October 29, 2015.

January 7, 2016 - Upon a motion by Chair Shveda and seconded by Vice-Chair Shveda the Commission voted 6-0 to approve the minutes of January 7, 2016.

OLD BUSINESS

1. Election of Officers

Upon a motion by Robyn Conroy and seconded by Tim McCann the Commission voted 6-0 to appoint Andrew Shveda as Chair for year 2016.

Upon a motion by Andrew Shveda and seconded by Commissioner Conroy, the Commission voted 6-0 to appoint Timothy McCann as Vice-Chair for year 2016.

Upon a motion by Timothy McCann and seconded by Devon Kurtz, the Commission voted 6-0 to appoint Randy Bloom as Clerk for year 2016.

Commissioner Holley left the meeting.

2. 230 Pleasant Street (HC-2015-094)

Petition: Certificate of Appropriateness

Petitioner: United Cornerstone LLC

Present Use: Multi family residence
Year Built: 1865
Historic Status: MACRIS-listed (fka) the James S. Southgate - Orlando Mixer House and part of the Crown Hill Local Historic District.
Petition Purpose: Retroactive approval to install new front porch balusters and front rails (COA)

Commissioner Bloom rescued himself from Item #2.

Brian Cheng appeared on behalf of the item.

Mr. Cheng brought an example of posts he would like to install.

Chair Shveda asked if the posts that come down to support the roof were 4x4. Mr. Chen responded no that those were just exterior posts but the posts that hold up the baluster are 4x4.

Vice-Chair Shveda asked for clarification as to whether the vertical post that hold up the roof were they 4x4 wood. Mr. Cheng showed photo of what they look like.

Vice-Chair McCann asked if the plan was to keep by 4x4 posts located in the corner of the photo. Mr. Chen stated yes.

Chair Shveda asked if the handrail would be wood. Mr. Chen stated that it would be.

Vice-Chair McCann asked if there would be a bottom rail and top wood rail on the porch. Mr. Chen stated that there would be.

Chair Shveda asked Mr. Chen if he wanted to keep all of the railings, vertical posts as PVC wrapped wood. Mr. Chen stated yes as they are secured.

Vice-Chair McCann asked why the vinyl cannot be taken off. Mr. Chen stated that he can take off and leave the 4x4 in place.

Chair Shveda stated that problem with the vinyl is it is shiny and you would notice that the balusters and posts are a different color and that would look odd and asked if the PVC wrapping could be taken off and painted. Mr. Chen stated that he could paint it.

Vice-Chair McCann stated that he would be fine with paint and he understand that Mr. Chen had put money into the property but thinks at this point it would be better that the PVC jacket was removed from the 4x4 posts, and the top and bottom rail and balusters are installed and then painted.

Mr. Chen stated that he planned to paint the home yellow. Chair Shveda stated that the applicant would need to come back to the Commission for that.

Chair Shveda asked if railing in photo would continue all the way down to the street. Mr. Chen stated yes.

Chair Shveda asked if Mr. Chen had any idea about the shape or the profiling for the hand railing proposed. Mr. Chen stated that he had not thought about it but he will make it look nice.

Chair Shveda asked if it was safe to assume that colors being chosen for the house would match the balusters. Mr. Chen stated yes.

Chair Shveda asked how Mr. Chen planned to finished the top of the posts. Mr. Chen stated that he would put a special design on top of the post.

Vice-Chair McCann asked if guardrail in photo was going to remain. Mr. Chen stated yes due to safety issue.

A brief discussion was held about a replacement door that was installed. As the item was not before the Commission the applicant was informed he would need to come back for that item.

Commissioner Conroy thanked the applicant for working with the Commission.

Upon a motion by Secretary McCann and seconded by Commissioner Conroy, the Commission voted 4-0 that the retroactive approval to install new front porch balusters and front rail is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure and voted 4-0 to approve a Certificate of Appropriateness for the following with the condition that the wood spindle be SKU#5488400139 from Loew's including a top and bottom rail not to be made of square stock and the removal of existing vinyl rails.

List Exhibits:

Exhibit A: Certificate of Appropriateness filed December 15, 2015 and dated December 12, 2015.

Exhibit B: Photos of post taken at January 28, 2016 Historical Commission meeting.

Clerk Bloom returned to the meeting room.

NEW BUSINESS

3. 866 Main Street (HC-2015-088)

Petition: Building Demolition Delay Waiver
Petitioner: Worcester Community Housing Resources
Present Use: Multi family residence

Year Built: 1888
Historic Status: MACRIS-listed (fka) the L. Delavan Thayer House

Petition Purpose:

- Remove and replace roof shingles
- Repoint and repair three chimneys

Andrew Howarth appeared on behalf of the item.

Mr. Howarth stated that they would like to put new shingles on the property and repoint the chimneys and stated that the existing roof is three tab asphalt shingles and they don't believe there is any slate under it and what they are proposing is to replace with charcoal gray architectural shingles. He stated that they will be applying from a grant from the City of Worcester to do some additional restoration work on the building.

Chair Shveda asked if all three chimneys had pots on them. Mr. Howarth stated yes and are in remarkably good shape.

Chair Shveda asked if any work would be done on the crown of roof. Mr. Howarth stated that no work is proposed there.

Vice-Chair McCann asked if the work includes the porch roof. Mr. Howarth stated yes and stated that they will install shingles there since there is a sloped enough pitch.

Upon a motion by Clerk Bloom and seconded by Commissioner Kurtz, the Commission voted 4-0 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: Building Demolition Delay Waiver Application filed November 30, 2015 and dated November 30, 2015.

4. 29 Greenwood Street (HC-2016-001)

Petition: Building Demolition Delay Waiver
Petitioner: Elite Rivers LLC
Present Use: Single family residence
Year Built: 1880
Historic Status: MACRIS-listed
Petition Purpose: Remove and replace roof

Khan Whin appeared on behalf of the application.

Chair Shveda asked what was the material on the roof. Mr. Whin stated that it was fiberglass and they are just going to remove the shingles and any plywood underneath will be

removed and replaced and they will keep the same color and design and the shingles will be new architectural shingles.

Chair Shveda asked if the roof on the garage would be replaced. Mr. Whin stated that it will be.

Chair Shveda asked if the flashing on the chimney would be replaced. Mr. Whin stated if damaged he would either repair or replace.

Vice-Chair McCann stated that if there is some repointing they would ask that the mortar mix be a similar color to what is there currently.

Chair Shveda asked if there was any work to fascia. Mr. Whin stated that there wasn't since it was in good shape.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 5-0 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: Building Demolition Delay Waiver Application filed December 30, 2015 and dated December 28, 2015.

5. 129 Vernon Street (HC-2016-002)

Petition: Building Demolition Delay Waiver
Petitioner: Jerome Cox
Present Use: Three family residence
Year Built: 1904
Historic Status: MACRIS-listed (fka) Patrick Conlon House
Petition Purpose:

- Repair existing damaged deck
- Repair existing rotted porch boards

Jerome Cox appeared on behalf of the petition.

Mr. Cox stated that they bought the property in December and the rear deck was kicking out and they got permission from Inspectional Services to do an emergency repair but the front porch was not an emergency and they are here before Commission today to get permission to do that work.

Clerk Bloom asked if porch can be seen from the street. Mr. Cox stated not really.

Mr. Cox stated that he replaced the posts on the back exactly to what was there but that is the only work that was done and on the front they will do the same work.

Chair Shveda asked if the stairs would be removed. Mr. Cox stated that they will not be as they are in good shape.

Chair Shveda asked how much of the decking was going to be replaced. Mr. Cox reviewed the location on the photos.

Clerk Bloom asked if they wrought iron would change. Mr. Cox stated no that they would remain.

Chair Shveda asked if the deck would be painted. Mr. Cox stated no and that he plans to sand it down and keep it natural.

Upon a motion by Commissioner Kurtz and seconded by Vice-Chair Shveda, the Commission voted 5-0 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: Building Demolition Delay Waiver Application filed December 30, 2015 and dated December 30, 2015.

6. 2 Ionic Avenue (HC-2016-003)

Petition: Building Demolition Delay Waiver

Petitioner: Peter Heaney

Present Use: Multi-unit apartment building

Year Built: 1914

Historic Status: MACRIS-listed (fka) Worcester Boys' club

Petition Purpose:

- Remove movie projector addition
- Replace lower roof
- Paint and restore front iron work and repair/replace flag pole
- Install faux window inserts over existing windows
- Install elevator
- Power wash exterior and repoint brick where needed

Peter Heaney appeared on behalf of the application. He stated that he would like to bring the building as closely as possible to its appearance at the time of original construction and he would like permission to remove the projector room and it is not original to the building as it has sustained extensive damage due to exposure to the elements and is not structurally sound. He stated that all roofs on the building have failed and need to be replaced.

The front ironwork and the flag pole, which was not original, has significant rust and wear from years of neglect and he like to repair or replace it so it is safe and functional. Mr. Heaney stated that for the windows which are not original but he would like to recreate the look of the original windows on a durable surface that can be mounted over the existing windows from the exterior. As the use of the building is for storage he stated that they cannot use glass in the windows. He stated that the windows will also be covered from the interior so it will give the structure the look it had at the time of construction. He stated that they will also need to install an elevator up the side of the building from the existing two story side addition and he would like to cover in brick to blend it into the existing structure. He stated that they will also clean the exterior by power washing the brick and doing some minor repointing and filling of holes created post original construction.

Chair Shveda stated that the lower windows look original. Mr. Heaney stated they are not original. He stated that the openings are but the windows are aluminum.

Chair Shveda stated that he was referring to the larger arched windows. Mr. Heaney stated that they are not original either but the brick molding is original and he could keep that if the Commission wants.

Vice-Chair McCann asked why the need for faux windows. Mr. Heaney stated for security and cost involved and stated if they had to try and put original windows in the project would be cost prohibitive.

Vice-Chair McCann stated that then it cost constraints that prevents the applicant from putting in a historically accurate window. Mr. Heaney stated that was correct.

Vice-Chair McCann asked if Mr. Heaney would be seeking any state or historical tax credits. Mr. Heaney stated no.

Clerk Bloom asked Mr. Heaney if he was removing the windows that were there. Mr. Heaney stated that existing windows in the openings will stay in the opening but on the exterior they will put MDO $\frac{3}{4}$ plywood backing which will be painted black and they put a sticking on top so it looks like an original window from a distance.

Chair Shveda stated that would be reversible then.

Clerk Bloom stated he wishes Mr. Heaney brought up a mock-up window as he would have liked to see what the exterior of the space would look like. Chair Shveda stated that this application is a Building Demolition Delay Waiver so the Commission's purview is only on what original material is being taken away and what applicant puts back is up to the applicant.

Chair Shveda stated that his only concern is whether the addition of the elevator is removing the historical characteristics of the building and asked if there would be removal of the cornice.

Mr. Heaney stated no they would not being removing any cornice from the building and once the elevator is installed you will be able to still see the brick.

Vice-Chair McCann asked what would be proposed for the four windows openings on the fifth floor. Mr. Heaney stated that they would be opened up and combined into one opening.

Vice-Chair McCann asked if there was a way that they could maintain the existing shape of the existing masonry openings so if anyone wanted to put windows back it could be done. Mr. Heaney stated that the windows openings there are not that wide so if the window was closed enough they could take the window out and cut either side down to the floor and that would be opening but he would have to check that for practicality.

Vice-Chair McCann stated that whoever does the brick work try to match as close as possible and try to existing mortar joints in size and color.

Chair Shveda stated that the presentation was done very well and happy to see that the applicant is willing to work with the Commission and has no problem with the removal of the projection booth but his only concern is the openings required for the elevator and it would be advantageous to try and maintain the decorative masonry arch above the window. Mr. Heaney stated that they could keep that.

Mr. Heaney stated that with regard to the flag pole it is very rusty and could be restored if the Commission wants that.

Commissioner Kurtz stated that he doesn't see that in the original photos.

Chair Shveda then that would be then up to the discretion of the applicant.

Vice-Chair McCann asked if the roof would be a rolled rubber roof project. Mr. Heaney stated that it would be.

Vice-Chair McCann asked would any changing need to be done to the coping. Mr. Heaney stated no.

Chair Shveda asked if there would be any changes to the cornice or the running trim. Mr. Heaney stated that there will be as masonry is not in great shape.

Vice-Chair McCann stated that this is a great project and this an important building and an excellent project and wished Mr. Heaney luck with the building.

Chair Shveda stated that this is great project and great way reclaim a historical building that has been vacant.

Jo Hart stated that she would prefer that the applicant keep the projection booth building.

Upon a motion by Vice-Chair McCann and seconded by Clerk Bloom, the Commission voted 5-0 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: Building Demolition Delay Waiver Application filed December 31, 2015 and dated December 23, 2015.

Recess - 7:35 p.m.-7:40 p.m.

7. 311 Grafton Street (aka Grafton Street School House #1, Grafton Street School House #2) - (HC-2016-004)

Petition: Building Demolition Delay Waiver
Petitioner: City of Worcester DPW-Parks
Present Use: School buildings
Year Built: Building #1-1879, Building #2-1899
Historic Status: MACRIS-listed (fka) Grafton Street Schoolhouse #1, Grafton Street Schoolhouse #2

Petition Purpose:

- Remove and replace windows
- Remove and replace exterior doors
- Provide new concrete ramps and accessible entries, at both buildings including fencing, railings and handicap parking

Russ Adams from the City of Worcester appeared on behalf of the petition along with the project manager Vikas Nagardeolaker and Kaja and John Savasta, project designers. Mr. Adams stated that this request is to remove and replace the windows and exterior doors. He stated that they are getting funds through the Mass School Building Authority for the project.

Ms. Savasta stated that this is just window and door replacement and doing those items they have exceeded \$500,000 for the project so the building entry must be made accessible and that is why the need for the new ramp. Ms. Savasta reviewed the photos of the project and stated that the original windows were taken out in the 1980's and new aluminum ones were put in which now will be taken out and new historically replicated windows will be put back which look more historically accurate than is what there now.

Ms. Savasta stated there are some original doors left and they will replace the doors as they have to be accessible and meet energy code but they will replace with doors that have same panels, lights and moutons.

Ms. Savasta stated that there are dormers on the building and they will try and to restore the materials on the dormer and will replace the windows on the dormer.

Ms. Savasta stated that the stairs and landing for the ramp will be concrete and will be a solid ramp.

Chair Shveda stated that the application is pretty straightforward and if there is any brick mold they would just ask the applicant not to remove that.

Chair Shveda asked why the current doors cannot be made accessible. Ms. Savasta stated that it is due to the hardware on the door and the fact that the doors will also be getting card readers.

Chair Shveda stated that the loss of the granite steps on the ramp portion of the project are minimal when you look at the whole picture and building needs to be accessible.

Vice-Chair McCann stated that the project does good job and is not in contrast with what was there originally and there no great loss of original material and thinks overall this will be a great project.

Upon a motion by Commissioner Conroy and seconded by Clerk Bloom, the Commission voted 5-0 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: Building Demolition Delay Waiver application filed January 8, 2016 and dated January 8, 2016.

8. Preservation Plan Presentation Update-No update for this meeting.

9. Communications

- a) Communication from the EBI Consulting re: Proposed Installation of Positive Train Infrastructure along the MBTA's Boston-Worcester Commuter Rail Line, dated January 18, 2016 and received January 18, 2016. - No comment.
- b) Communication from Massachusetts Historical Commission re: Demolition of Alumni Gym, 100 Institute Road, dated January 5, 2016 and received January 6, 2016.
The Commission asked that before a building is demolished that the applicant provide photos of the building to the Worcester Historical Museum.
- c) Communication from Massachusetts Historical Commission re: Shore Park Improvements, 85 Shore Drive, dated January 5, 2016 and received January 8, 2016. - No comment.
- d) Communication from Inspectional Services re: 24 Mullbery Street, Mt. Carmel Church, received electronically on January 25, 2016. - No comment.

ADJOURNMENT

The Commission adjourned at 8:12 p.m.