

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
September 6, 2012**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Timothy McCann, Vice-Chair
Meagen Mulherin, Commissioner
Erika Dunn, Commissioner
Andrew Shveda, Commissioner

Staff Members Present:

Joel Fontane, Division of Planning & Regulatory Services
Nancy Tran, Division of Planning & Regulatory Services
Marlyn Feliciano, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER: 5:32 p.m.

Approval of the Minutes:

No minutes were presented.

Other Business:

1. Crown Hill Local Historic District Discussion

Mr. Fontane stated that staff provided in the Commission's supplemental packet the preliminary study for the Crown Hill Historic District and asked that members review the document and provide comments at the next meeting.

Mr. Fontane explained after their review and public comment, the report would go to the City Council. The inventory forms were not included and will be provided on a cd.

Vice-Chair McCann asked whether a Commission member not present could still comment on the report. Mr. Fontane stated that members could still provide comment.

Exhibit A: CD - Crown Hill Local Historic District Preliminary Study Report.

New Business:

2. 30 Elm Street (HC-2012-051) Building Demolition Delay Waiver

The Worcester Historical Museum is proposing to remove three sets of wooden double exterior doors (on the building's eastern elevation) and replace them with two sets of black metal & glass doors and one set of matching windows.

Ms. Tran informed the Commission that there was a requested for postponement for this item.

Upon a motion duly made and seconded, the Commission voted 4-0 to postpone the item until September 20, 2012 and extend the constructive grant deadline to September 27, 2012.

- Exhibit A: Building Demolition Delay Waiver Application submitted by Worcester Historical Museum, dated August 8, 2012 and received August 9, 2012.
Exhibit B: Request for postponement, dated September 6, 2012.

3. 64 Beacon Street (fka 62-74 Beacon Street, 49-57 Hermon Street, and 51-59 Jackson Street) Building Demolition Delay Waiver

The applicant, Brady Sullivan Worcester Properties LLC, is before the Commission for the following work associated with rehabilitation of the existing mill building complex and its conversion to 181 apartments:

1. *Remove all windows and doors (except for those noted below) and replace with similar style windows and doors conforming to the National Park Service and Massachusetts Historic Commission standards;*
2. *remove and replace two existing metal doors on the west elevation of building 4;*
3. *remove the existing window on east elevation of building 3 and replace with a new entry door;*
4. *remove the existing vinyl cladding and replace with new wood cladding on the western elevation of building 2;*
5. *remove a window on the north elevation of building 5 and replace with a new egress door;*
6. *remove the existing metal door on the north elevation of building 5, modify the opening and replace with a new window;*
7. *remove the existing wood cargo bay;*
8. *repair or repoint brick exterior;*
9. *repair the existing steel and masonry bridge connecting building 5 to building*

Ron DeCola appeared on behalf of the applicant. Mr. DeCola stated they have gone before Planning Board and Zoning Board for 181 apartments and part of the process is tax credit financing.

Ed Golden gave a presentation of the proposal. Mr. Golden stated they have submitted to state, federal and national parks service to make sure they meet all historical requirements and presented to Commission pictures of the windows and how they plan to rehabilitate this property.

Vice-Chair McCann asked how many windows are being replaced.

Mr. Golden stated approximately 893 and there are two sets of doors and they do not plan to replace the doors but to replicate them with a panel that looks like a door.

Vice-Chair McCann asked if they were going to be in-operable. Mr. Golden stated that would be correct as some are old loading dock doors. Commissioner Mulherin asked if they plan to keep any of the doors. Mr. Golden stated they do not plan to as they are in disrepair.

Vice-Chair McCann asked if they brought any samples of the materials to be used for the replacement windows. Mr. Golden stated the sheets provided to the Commission are based on a universal manufacturing window and is an aluminum frame. Vice-Chair McCann asked what color they would be and Mr. Golden stated Hartford Green he believed.

Commissioner Shveda stated he had concerns with the Mill Building and asked if door type #2 is that type of door going to be replaced on all door configurations. Commissioner Shveda stated on detail #9 it shows a curtain wall and asked where it would be. Mr. Golden stated it shouldn't be labeled that.

Commissioner Shveda stated that in some of the photographs it shows windows that have been bricked up and wanted to know if any would be re-opened and re-used. Mr. Golden stated he believe if enclosed they would remain enclosed unless they are partially in-filled then they will be opened up and replaced with a new window.

Commissioner Shveda asked on Item #52 what the roof material was. Mr. Golden stated it is all asphalt. Mr. Golden stated interior had some but not all stucco but the exterior on the courtyard side is almost all stucco.

Susan Ciccacci, Preservation Worcester, stated the rubble and stucco building is the oldest factory building in Worcester so it is extremely significant building and asked if it was going to be-used.

Mr. Golden stated it will be reused but it will take some work to bring building back. Ms. Ciccacci asked if there were any wood windows that could be re-used. Mr. Golden stated some maybe but the idea is to make the windows look uniform. Jo Hart, city resident, stated had similar comments as Ms. Ciccacci.

Terry Kelly asked about the stucco because a problem with stucco is that you get condensation and mold and asked whether they could use another material.

Commissioner Shveda asked if they were pursuing LEED certification. Mr. Golden stated no.

Upon a motion by Commissioner Shveda and seconded by Commissioner Mulherin, the Commission voted 4-0 that the proposed demolition is not detrimental to historic and cultural resources of the city.

Exhibit A: Building Demolition Delay Waiver Application submitted by Brady Sullivan Worcester Properties LLC, dated August 13, 2012 and received August 14, 2012.

Exhibit B: Revised Plans for Junction Shops Mill, 64 Beacon Street, dated April 27, 2012, received September 6, 2012.

Other Business:

Mr. Fontane stated there is no action needed on item 4e (4 Crown Street) by the Commission but he wanted to make sure the Commission had a copy of the letter.

Vice-Chair McCann stated they had received letter.

4. Received Communication:

a) **re: Worcester State Hospital Clock Tower Demolition;** from Massachusetts Historical Commission; dated August 9, 2012

Vice-Chair McCann stated he they had received communication relative to Worcester State Clock Tower.

b) **re: National Register of Historic Places / MHC#2152 / 73 West Boylston Street;** from Massachusetts Historical Commission; dated August 9, 2012

c) **re: Worcester Loomworks Affordable Housing – Rehabilitation and Demolition, 93 Grand Street;** from Massachusetts Historical Commission; dated August 14, 2012

d) **Invitation to Comment - re: 18 Grafton Street;** from: EBI Consulting; dated August 23, 2012

e) **re: 4 Crown Street;** from: Preservation Worcester; dated August 24, 2012.

Mr. Fontane stated that he would like to add some items to what was discussed previously regarding Crown Hill Study and that it was important to note that the Commission needs to deliberate on the section on the recommendation of the proposed ordinance and would like to draw the Commission's attention to part of the report and when the Commission discusses the report in terms of the regulatory alternatives, Chapter 40C, it talks about the things that are in the purview of the Commission's review and staff has included list of eight items that can be excluded. Staff suggests that the study committee exclude the color of paint and Mr. Fontane asked the members to review and deliberate on the other suggested items.

Mr. Fontane stated staff has included the full copy of the Section 17, Article # 3, Part 2 so the Commission could see what is being proposed and it includes adding a member who would be from the Crown Hill neighborhood.

Adjournment

The Commission voted 5-0 to adjourn the meeting at 6:45 PM.