

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
September 12, 2013**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Timothy McCann, Chair  
Kevin Provencher, Vice-Chair  
Erika Dunn  
Karl Bjork

**Commission Members Absent:** Andrew Shveda  
Meagen Mulherin

**Staff Members Present:** Deborah Steele, Division of Planning & Regulatory Services  
George Saliba, Executive Office of Economic Development

**REGULAR MEETING (5:30 PM)**

Chair McCann called the meeting to order at 5:40 pm.

The Commission held minutes from the 6/27/2013, 8/15/2013 and 8/29/2013 meetings.

**Unfinished Business:**

**1. 3 Meade Street (HC-2013-49): Building Demolition Delay Waiver:**

Carl Leong from Wormtown Services appeared on behalf of the petitioner, V&J, LLC. Mr. Leong stated the petitioner was requesting the following:

- (1) Replace portion of roof near back staircase with like materials (30 year shingles);
- (2) Replace box cornice with like materials;
- (3) Strip all old roofing shingles and re-shingle with lifetime architectural shingles;
- (4) Apply aluminum drip edge on all edges of roof;
- (5) Apply ice and water shield six feet up from all edge of roof and in valleys;
- (6) Apply roofing felt paper to remainder of roof;
- (7) Re-flash all chimneys with 12” lead flashing and all brick surfaces along roof;
- (8) Re-shingle porch area with roll roofing; and
- (9) Install ridge vent along roof ridge.

Chair McCann asked if anything besides the roof would be worked on. Mr. Leong responded that the chimney would require minor work as part of the project.

Chair McCann stated that the project appeared to be very straightforward project.

Upon a motion by Commissioner Provencher and seconded by Commissioner Bjork, the Commission voted 4-0 that the roof repairs are not detrimental to the historical or architectural resources of the City.

The motion passed and the Building Demolition Delay Waiver petition was approved.

**List of Exhibits:**

Exhibit A: Building Demolition Delay Waiver Application application dated August 6, 2013 and submitted August 8, 2013.

Exhibit B: Pictures of 3 Meade Street submitted, September 5, 2013.

**New Business:**

**2. 55 Salisbury Street (HC-2013-051): Building Demolition Delay Waiver:**

Francis Puloney from the Worcester Art Museum and design consultant Byron Chung appeared before the Commission on behalf of the petition.

Mr. Chung presented a concept plan for the addition of an ADA bridge to connect with the existing staircase at the Salisbury Street entrance of the museum. There is currently one ADA accessible entrance to the Worcester Art Museum from the Tuckerman Street entrance; however, this is not a primary entrance to the museum and the museum would like to add another ADA accessible ramp at the main entrance on Salisbury Street. The concept plan calls for a "Floating Bridge" like steel structure that has a gentle slope of less than 1:20. This proposed bridge will have vertical metal guard rail slats. The plan also calls for constructing an additional step at stairs to make the top of landing flush with interior floor, repairing an existing damaged handrail, and replacing existing pavers and asphalt with new pavers and re-grade for even surface.

Chair McCann asked if anything was being removed from existing structures.

Mr. Chung responded that nothing was being removed. He stated that the only place where new construction would come into contact with old construction is where the bridge ties into the landing at the top of the existing staircase.

Commissioner Provencher asked how the proposed bridge would be anchored to the existing landing. He stated that he felt that this anchoring may well be an irreversible and permanent change to the existing structure. He stated that he felt the proposed bridge needs to be more independent from the existing structure.

Mr. Chung stated that a steel post would need to run through the existing landing to anchor the bridge.

Chair McCann asked if this support post could be constructed prior to the bridge tying- into the staircase and landing so that it does not impact the staircase/landing.

Commissioner Provencher also stated that he would like to see the support posts built prior to where the bridge would meet the stairs.

Both Chair McCann and Commissioner Provencher recommended that the petitioner request a continuance so that they could consider the comments of the Commission in their concept plan design and come back to the Commission with concept plan revisions.

Mr. Chung stated he would like to continue item until next meeting in order to respond to the Commission's question.

Upon a motion by Commissioner Dunn and seconded by Commissioner Bjork the Commission voted 4-0 to continue the Building Demolition Delay Waiver until the September 26, 2013 Historical Commission meeting.

Upon a motion made by Commissioner Provencher and seconded by Commissioner Bjork the Commission voted 4-0 to extend the Building Demolition Delay Waiver Constructive Grant deadline to October 11, 2013.

**List of Exhibits:**

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

**3. 51 Illinois Street (HC-2013-052): Building Demolition Delay Waiver:**

Reverend Clyde Tally along with Rhonda Smith, Melvin Vlva, Vincent Browne and Charles Lee appeared on behalf of the petition.

Reverend Tally stated the application was routine maintenance as the church is an old building and they are looking to do the following:

- (1) Side Aisles Roof, Lower Back Roof and Gutters (east, west & south sides):
  - Remove paint/primer from all standing seam roofs, prime with zinc based primer
  - Patch holes with compatible materials
  - Remove aluminum leader pipes temporary water collectors and gutter panel coverings; replace with new copper gutter liner and, leader pipes
- (2) Main Back Upper and APSE Roof, Main Roof and Gutters (east, west & south sides):
  - Temporarily remove two rows of slates along entire length of gutters
  - Remove aluminum leader pipes temporary water collectors and gutter panel coverings; replace with new copper gutter liner and, leader pipes
  - Remove paint/primer from bell tower crickets, prime with zinc based primer
  - Patch holes with compatible materials
- (3) Window Frame Restoration and Framing:
  - Emergency- scrape loose paint and remove water damaged parts on 2<sup>nd</sup> floor window and church lower/basement windows (7 windows)
  - Repair and paint damaged window frames to match existing
  - Scrape loose paint and remove water damaged parts on all church windows
- (4) Pointing Brick Façade Parts of the Church:
  - Cut and repoint damaged brick and mortar joints as needed, match existing mortar color as close as possible

Chair McCann stated that the Commission would prefer the Church uses non-acidic cleaner on the brick. He also requested that the mortar used for repairs match the existing mortar to the best extent possible.

Commissioner Provencher asked if the two rows of slate tile on the roof that are to be removed will be replaced with slate. Reverend Tally responded yes.

Commissioner Provencher asked that the Church make the best effort to select materials that blend in with the existing building. He said the Church had a great building and it looked like they were doing the repairs the right way in terms of preserving the historic character of the building.

Upon a motion by Commissioner Provencher and seconded by Commissioner Dunn, the Commission voted 4-0 that the roof repairs are not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

**List of Exhibits:**

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

**Other Business:**

4. Open Meeting Compliance form was signed by Chair McCann
5. Electronic Email from Massachusetts Historical Commission re: Annual Report, received Jul 12, 2013,
6. Chair McCann stated that they will receive the report at the next meeting. .

**Adjournment:**

Upon a motion by Commissioner Bjork and seconded by Commissioner Provencher the Commission voted to adjourn the meeting at 6:25 pm.