

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
March 27, 2014**

LEVI LINCOLN CHAMBER – CITY HALL

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

Commission Members Absent: Karl Bjork

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

REGULAR MEETING (5:30 PM)

Call to Order:

Chair Provencher called the meeting to order at 5:30 P.M.

Approval of the Minutes:

The Commission voted to hold the minutes of March 13, 2014.

New Business:

1. 19 Blackstone River Road (HC-2014-008):

Daniel Benoit and Steve Pitro appeared on behalf of Sally Jablonski, owner of 19 Blackstone River Road, regarding a Building Demolition Delay Waiver to do the following work: (1) remove/replace metal siding and trim with vinyl; (2) remove/replace windows; (3) remove/replace front porch, posts, railing, balusters, lattice and soffits; (4) remove/replace doors with fiberglass, reframe as necessary; and (5) remove/replace sign.

Mr. Benoit stated the building had been modified over the years and that there was a limited budget to try and maintain the original look and details of the building. He said the porch will be removed and rebuilt to look as much as the original.

Chair Provencher inquired about the siding, to which Mr. Benoit stated it would be a Hardi plank.

Mr. Benoit clarified replication will be done where salvaging of materials is not possible.

Chair Provencher stated Commissioner Conroy provided property images that it would be a good guide. He added the applicant would not likely be able to replicate the porch balusters and still

meet ADA requirements. Mr. Pitro said the applicant will try to maintain the aesthetic while complying with code requirements.

Mr. Benoit stated the replacement doors will maintain the building style.

Chair Provencher stated that the drawings showed a different entry door pattern than old photographs and believed that the doors may be original. Mr. Pitro said the applicant intended to replace them due to their condition. He stated that the same manufacturer for the transom work will be used for the doors.

Chair Provencher stated was not in favor door replacement because they may be original. He indicated that he understood the need for efficiency but did not think there would be significant energy loss if replaced. Mr. Benoit stated it was also a cost factor and they are already over budget.

Chair Provencher inquired if door restoration was considered, to which Mr. Benoit responded no. Chair Provencher stated he would like to see the doors kept and restored.

Commissioner McCann explained that the applicant had option of having the Commission vote on part of petition in order to get project started and to come back on door portion at next meeting.

Mr. Benoit stated the budget may not make it economically feasible for door restoration but that he would need to discuss the matter with the applicant. He was amenable to the Commission voting on the petition except for the door replacement. He also said that he will obtain quotes comparing costs for repair versus replacement.

Mr. Benoit said the shutters were not operable but will maintain the building's historic look. He also said that the porch skirt will be diamond lattice with picture frame.

Commissioner Conroy said she was interested in finding out if restoration were possible rather than door replacement.

Susan Ceccacci, Executive Director of Preservation Worcester, stated that the organization was pleased to see that the building was going to be rehabilitated. She stated she hoped that the doors could be preserved and that building is historically restored.

Jo Hart, Worcester resident, stated she did not want to see vinyl windows, to which Mr. Benoit stated fiberglass will be used.

Chair Provencher noted that the original windows were not present so the choice of replacement was up to the applicant.

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the Commission voted 6-0 that the Building Demolition Delay Waiver with respect to removal/replacement of siding, windows, porch and sign were not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the Commission voted 6-0 to continue the portion of application for door replacement to the April 10, 2014 Historical Commission meeting.

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the Commission voted 6-0 to extend the constructive grant deadline to April 26, 2014 Historical Commission meeting.

List of Exhibits:

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

Exhibit B: Photographs from Worcester Historical Commission Museum.

2. 190 Salisbury Street (HC-2014-009):

Atty. Robert Longden of Bowditch & Dewey, engineer Michael Andrade of Graves Engineering, Andy Cariglia (Director of Building and Grounds), Susan Forgit (Director of Finance), Ellen Dunlap (President) of the American Antiquarian Society appeared before the Commission for a Certificate of Appropriateness application.

Mr. Longden stated the American Antiquarian Society proposed work at 90 Park Avenue and 190 Salisbury Street in accordance with plans and renderings they have provided to the Commission. He explained that some work will be done 190 Park Avenue which is located within the Montvale Local Historic District. Most work will be done on 90 Park Avenue which is not located within the District nor is the existing home at the property MACRIS-listed. The Society is seeking a Certificate of Appropriateness for the following work: (1) construct a small portion of the proposed parking area; (2) construct a maintenance driveway connection from the new parking area to the existing Carriage House building; (3) construct a fenced-in yard waste area; (4) improve landscaping improvements; and (5) install drainage and stormwater management facilities.

The project also consists of the following, which is not subject to review by the Historical Commission: demolition of the existing residential house, accessory structures, paved area, landscaping, and utilities at 90 Park Avenue; construction of a parking area consisting of 51 spaces at 90 Park Avenue; installation of granite curbing along the existing opening to Park Avenue; opening of a new curb cut to Park Avenue; installation of drainage and stormwater management facilities; and utilization of salvaged materials and plantings to supplement a new landscaping plan.

Mr. Longden stated the lighting and signage will be complimentary to, and consistent with, the historic integrity of the surroundings and the District. Additionally, several evergreen trees along the southern property line of 90 Park Avenue will be retained. He stated that no buildings will be demolished or altered at 190 Salisbury Street. The house to be demolished on site is located at 90 Park Avenue which had been vacant for some time.

Mr. Longden stated the American Antiquarian Society needed to provide more accessory parking to meet increased demands from uses at 190 Salisbury Street, 9 Regent Street and 185 Salisbury Street.

Chair Provencher asked how the row of mature pines will be incorporated into the landscaping, to which Mr. Andrade stated the pines will all remain except for one.

Commissioner McCann inquired about the materials of the pathway, to which Mr. Andrade said it will be the same as the parking lot.

Mr. Cariglia stated the applicant sought the Commission's guidance regarding the proposed fence enclosure for the waste area.

Commissioner McCann stated that whatever style is chosen the Commission would expect it to be wood.

Chair Provencher stated the fence will not be along the frontage and therefore will have limited visibility. He asked about its proposed height, to which Atty. Longden stated that it will be six feet.

Commissioner Shveda asked if any yard waste would be near fence, to which Atty. Longden said area leaves and branches will be removed by a waste removal company.

Chair Provencher stated a natural cedar fence would blend in with the background, to which the applicant said it was amenable to the Commission's suggestion.

Commissioner Shveda inquired about the proposed lighting. Atty. Longden stated that there will be two light fixtures within the district that will be similar to other existing fixtures on site.

Chair Provencher stated he understood the desire for consistency and suggested light fixtures where one cannot see the light source from the fixtures. Mr. Andrade stated he believed the manufacturer can provide fixtures that shield the light on all four sides and that reduces glare.

Atty. Longden stated the applicant can install modified designed fixtures with glare shields.

Commissioner Shveda stated the Antiquarian Society has demonstrated good taste and respect for the district and inquired about the fence design. Atty. Longden replied that a white cedar natural fence six feet in height will be installed

Jo Hart, Worcester resident, stated that she understood the parking lot was not under Commission's purview but believed there is sufficient site parking and that additional spaces are not needed.

Roy Higgins, sated he lived in the neighborhood and that the Antiquarian Society has done great improvements to the property..

Jeanice Sherman, stated she lived in neighborhood and stated that she would like to see replacement trees for those removed. Chair Provencher stated the applicant will also need to go through Planning Board and that would be an issue that they would discuss.

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the commission voted 6-0 that the proposed work is appropriate and compatible with the preservation and protection of the Montvale Local Historic District with the condition that the proposed light poles be installed with side shields and the fence for the yard waste area is made of white cedar.

List of Exhibits

Exhibit A: Application for Certificate of Appropriateness received February 27, 2014 and dated February 27, 2014.

Exhibit B: Letter from Division of Planning & Regulatory Services; dated March 27, 2014.

Other Business

3. Communication Received:

- a. Letter from Deborah Steele; re: 220 Salisbury Street; dated March 6, 2014
- b. Letter from Erjona Irene Mehillaj; re: 220 Salisbury Street; dated March 7, 2014

Items a & b were taken contemporaneously. Chair Provencher stated they had received a request from Ms. Mehillaj requesting an extension of time to complete the work due to the weather.

Upon a motion the Commission voted 6-0 to grant an extension until April 23, 2014 for the completion of the work and requested staff draft a letter to Ms. Mehillaj notifying her of the Board's decision and that if work is not completed then fines may be imposed.

Chair Provencher stated that the Commission had been notified previously that the Commonwealth, through DCAMM, is conveying the historic, Worcester County Courthouse to the City of Worcester later this year and Commission members were invited to tour the facility on March 17, 2014. Chair Provencher stated that during the tour it was discovered that due to snow/ice damage the roof was found to be leaking and had damaged the interior.

The Commission requested that staff draft a letter for review requesting to see if DCAMM could provide some emergency funding in order to repair the damage at the court house.

Commissioner Shveda asked about that status of his request to form a sub-committee. Mr. Rolle stated he would be providing a memo at the next meeting outlining the guidelines that need to be followed for a subcommittee.

Adjournment

Upon a motion the Commission voted 6-0 to adjourn the meeting at 7:25 P.M.