

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
May 22 2014**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda, Vice Chair
Timothy McCann, Clerk - *Arrived at 5:35 p.m.*
Randolph Bloom
Robyn Conroy
Erika Dunn
Karl Bjork

Commission Members Absent: Kevin Provencher, Chair

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

REGULAR MEETING (5:30 PM)

Call to Order:

Vice-Chair Shveda called the meeting to order at 5:30 P.M.

APPROVAL OF THE MINUTES:

Upon a motion, the Commission voted 5-0 to approve the minutes for March 27, 2014.

The May 8, 2014 minutes were not available.

Secretary McCann arrived.

UNFINISHED BUSINESS:

1. 31 Newbury Street (HC-2014-004)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Henry Kasdon
Present Use: Three-Family Dwelling
Year Built: Circa 1865
Historic Status: Crown Hill Local Historic District, MACRIS-listed, formerly known Gay-McGrath House & Attached Barn
Petition Purpose: Retroactive approval for deck/stairs construction on the building's southerly side
Install a dormer on the third floor.

BDDW Constructive Grant Deadline: June 20, 2014
COA Constructive Grant Deadline: June 20, 2014

Vice-Chair Shveda stated that staff had received a request to withdraw the petition for the retroactive approval for the deck/stairs and installation of a dormer on the third floor.

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

Exhibit B: Electronic communication from Henry Kasdon withdrawing application dated May 21, 2014.

New Business:

2. 60 & 72 Shrewsbury Street (HC-2014-016):

Petition: Building Demolition Delay Waiver
Petitioner: J&M Batista Family Limited Partnership
Present Use: Multi-Use commercial property
Year Built: Circa 1921
Historic Status: MACRIS-listed

Petition Purpose:

Front Elevation

- Remove existing metal façade
- Reface, repoint, and repair brick
- Remove/replace artificial stonework with new brick (1st floor)
- Repair window openings and install new windows (3rd floor)
- Replace existing storefront glazing system (1st floor)

Side Elevation

- Remove window openings & install new windows (2nd floor)
- Repoint/repair existing brick and chimney
- Repair, clean and paint exterior insulation and finishing system (EIFS)
- Install new EIFS (glass sheathing) to match existing
- Install new brick to match existing in rear of building
- Create interior masonry wall openings connecting 60 & 72 Shrewsbury St
- Increase building height of Worcester Building Systems Inc. portion from 24' to 20'
- Install new doors (two overhead and two access)

Ms. Steele stated that the applicant had requested to postpone the item until the next meeting.

Upon a motion by Commissioner Bjork and seconded by Commissioner Dunn, the Commission voted 6-0 to postpone the item until the June 5, 2014 Historical Commission meeting.

Upon a motion by Commissioner Bjork and seconded by Commissioner Dunn the Commission voted 6-0 to extend the constructive grant deadline until June 28, 2014.

Exhibit A: Building Demolition Delay Waiver Application received April 17, 2014, and dated April 17, 2014.

3. 220 Salisbury Street (HC-2014-017)

Petition: Certificate of Appropriateness & Building Demolition Delay Waiver
Petitioner: Erjona Irene Mehillaj
Present Use: Single family residence
Year Built: 1952
Historic Status: MACRIS-listed & Montvale Local Historic District
Petition Purpose: Installation of a treated cedar fence.

The applicant did not appear for the item.

The Commission held a brief discussion and decided the best way to proceed would be to postpone the item until the next meeting.

Upon a motion by Commissioner Bjork and seconded by Commissioner Dunn, the Commission voted 6-0 to postpone the item until the June 5, 2014 Historical Commission meeting.

Upon a motion by Commissioner Bjork and seconded by Commissioner Dunn, the Commission voted 6-0 to extend the constructive grant deadlines until June 23, 2014.

Exhibit A: Building Demolition Delay Waiver Application & Certificate of Appropriateness Application received April 17, 2014, and dated April 17, 2014.

4. 98 Chatham Street (HC-2014-018)

Petition: Certificate of Appropriateness & Building Demolition Delay Waiver
Petitioner: Norma Brown
Present Use: Three family residence
Year Built: Circa 1857
Historic Status: MACRIS-listed & Crown Hill Local Historic District, formerly known as the Eleazer & Alona Carter House
Petition Purpose:

- Remove/replace exterior vinyl siding with like materials;
- Cover crown molding trim;
- Cover soffit and fascia with vinyl soffit and aluminum fascia;

- Cover trim around window & door casings with aluminum coil stock; and
- Install a new louver, dryer vents and lights block, as needed.

BDDW Constructive Grant Deadline: June 8, 2014

COA Constructive Grant Deadline: June 23, 2014

Norma Brown appeared on behalf of the petition and stated that she would like to do the following work;

- Remove/replace exterior vinyl siding with like materials;
- Cover crown molding trim;
- Cover soffit and fascia with vinyl soffit and aluminum fascia;
- Cover trim around window & door casings with aluminum coil stock; and
- Install a new louver, dryer vents and lights block, as needed.

Vice-Chair Shveda asked Ms. Brown to give an overview of the work proposed. Ms. Brown stated that her neighbors had put up new windows a few years ago and the glare from their windows started melting the siding on her home so she needs to replace it.

Vice-Chair Shveda stated that he had viewed the property and observed the melted siding.

Vice-Chair Shveda asked what portion of house would be sided. Ms. Brown responded the entire home.

Vice-Chair Shveda asked if the wood trim was currently exposed and asked what the material was. Ms. Brown responded that the trim was aluminum.

Secretary McCann asked where the crown molding would be covered. Ms. Brown showed on a photograph the area affected.

Ms. Brown stated that she was surprised that when she went to obtain a building permit to do the work she found out that her home was historical. Commissioner Bloom stated that notices were sent from the City of Worcester and the neighborhood association when the Crown Hill Local Historic District was created notifying residents they were in a historic district. Ms. Brown stated that she had received notices but was too busy to read them.

Secretary McCann stated that Ms. Brown is replacing already existing vinyl siding with vinyl siding.

Commissioner Bloom asked what would prevent this situation from happening. Ms. Brown stated the contractor provided her a lifetime warranty.

Vice-Chair Shveda asked if the windows were replacement windows. Ms. Brown stated that they were.

Secretary McCann and Commissioner Dunn stated that the home has a unique roof line and like the look and want it maintained.

Vice-Chair Shveda asked Ms. Brown to show on the photos where the louver and dryer vent would be located. Ms. Brown showed on the left side of home where they would be located.

The Commission looked at the color sample of the siding provided by Ms. Brown. Secretary McCann asked if she had looked at any other colors. Ms. Brown stated she had let her grandchildren pick the color.

Commissioner Bloom asked if original wood was removed when siding was first put on. Ms. Brown stated that it was.

Secretary McCann asked if Ms. Brown had talked to her neighbor about their windows melting her siding. Ms. Brown stated that they had moved.

Secretary McCann stated that the reason this problem occurs with the melting siding is you get so much light coming off a replacement window it reflects on to abutting home and melts the siding and if you have a screen window in the top it helps to diffuse the light better and suggested Ms. Brown may want to speak to next door neighbor just to suggest that they look into putting in the screen.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 6-0 that the 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.

The Commission voted on the Certificate of Appropriateness. Upon a motion by Commissioner McCann and seconded by Commissioner Bjork, the Commission voted 6-0 to approve the Certificate of Appropriateness. The motion passed, therefore the Certificate of Appropriateness petition was approved.

Commissioner Dunn asked that condition be included that petition does not approve any work above the roof line into what is being referred to as the mansard roof.

Vice Chair Shveda asked for a re-vote with that condition.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 6-0 that the Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City with condition that it does not include any work above the roof line into what is referred to as the mansard roof. The motion passed and the Building Demolition Delay Waiver petition was approved.

The Commission stated the reason the petition was being approved was that home had already had vinyl siding and this is a petition is just like for like materials.

Exhibit A: Building Demolition Delay Waiver Application & Certificate of Appropriateness received April 22, 2014 and dated April 15, 2014.

5. 22 Wachusett Street (HC-2014-019)

Petition: Building Demolition Delay Waiver
Petitioner: Dean Poulias
Present Use: Three-family residence
Year Built: Circa 1870
Historic Status: MACRIS-listed
Petition Purpose: Remove and replace rear decks to include egress stairwell on all floors
BDDW Constructive Grant Deadline: June 6, 2014

Attorney Jonathan Finkelstein and John & Dean Poulias appeared on behalf of the petition to remove and replace rear decks to include egress stairwell on all floors.

Attorney Finklestein showed some photos of the proposed work and stated that the work proposed is meant as another means of egress.

Vice-Chair Shveda stated that the deck is not an original historic portion of the home and barely visible from the street.

Attorney Finkelstein stated that they have two options: tacking the stairs onto the back or cutting into them to add them. Secretary McCann stated that the applicant would need to inform Commission what option they plan to use. Attorney Finkelstein stated that if they have to choose option it would be the one attach to the back.

Secretary McCann if either option is visible from street? Attorney Finkelstein stated that they were not visible.

Vice-Chair Shveda asked if any other work was proposed. Attorney Finkelstein stated that no other work was proposed at this time.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 6-0 that the 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: Building Demolition Delay Waiver Application received April 23, 2014 and dated April 23, 2014.

Other Business

Communication Received:

- **Letter from Jacobs Engineering Group, Inc, re: Section 106 Review; dated April 15, 2014 and received April 17, 2014.** Commission had no comments.
- **Letter from Massachusetts Historical Commission, re: Rice Square area, dated May 1, 2014 and received May 5, 2014** - Commission had no comments.

Vice-Chair Shveda asked Ms. Steele if there was any update on the meeting with Erin Williams regarding the help with Historical Commission web-site. Ms. Steele stated that the meeting was held but an additional meeting was being held to discuss the item in more detail and Mr. Rolle, Director of the DPRS, will provide an update at the next meeting.

The Commission discussed what would be the mission statement on the web-site. The mission statement would be as follows:

The Historical Commission would like to expand the preservation resources and educational options for the public and demystify local government with regards to the Worcester Historical Commission. We feel we will be more able to fulfill our responsibilities as set forth in the statues, reduce the workload on the Planning Department staff through a thoughtful and concise site that would walk an applicant through the process and educate them with regards to the benefits of preservation in the process.

Ms. Dunn stated that it would be helpful to have examples of styles of homes and materials on the web-site.

Secretary McCann stated that he would like to also see resources listed on the web-site such as links to Preservation Worcester

Adjournment

Upon a motion by Vice- Chair Shveda and seconded by Secretary McCann, the Commission voted 6-0 to adjourn the meeting at 6:35 p.m.