

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
June 5, 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
Karl Bjork

Commission Members Absent: None

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 5:39 P.M.

Approval of the Minutes:

Upon a motion the Commission voted 7-0 to approve the minutes of May 8, 2014.

Upon a motion the Commission voted 7-0 to approve the minutes of May 22, 2014 with one edit.

Unfinished Business:

1. 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

Commissioner Conroy recused herself from this item.

Robert Branca appeared on behalf of the petition for a Building Demolition Delay Waiver for the following:

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
- Decrease building height of Worcester Building Systems Inc. portion from 24' to 20'
- Install new doors (two overhead and two access)

Mr. Branca stated that the project will affect the front and side elevations of the building. The industrial portion of the building (side elevation) will have changes made to allow trucks to in and out of the site and the interior designs are to address concerns from the fire department. Mr. Branca stated that the front elevation work is much more dramatic since they would like to restore the façade. They have worked with the Historical Museum to research what the original façade looked like and they would like to restore the brick and replace the glazing on the windows. A new entrance would be installed to make the building handicapped accessible.

Mr. Branca stated that the windows that were bricked up would be opened up and replaced with glass that would be consistent with the other buildings.

Chair Provencher asked if Mr. Branca had any current photographs. Mr. Branca stated that he did not.

Chair Provencher asked Mr. Branca to review the drawing provided.

Mr. Branca showed on the plans the work that was proposed and the work that was previously done and approved by the Commission.

Chair Provencher stated that he did not think it applied as not part of MACRIS. Mr. Branca stated that the lots had been combined.

Vice-Chair Shveda showed on his tablet a picture of what the façade used to look like.

Vice-Chair Shveda asked about the surface material on the front of the building. Mr. Branca stated that it looks like a cultural stone that looks awful and they want to remove it and put the building back the way it looked originally.

Commissioner Bjork asked if sheathing goes above the roof line. Mr. Branca stated that it does.

Chair Provencher asked for clarification on the plans as they show a connected building but other plans show it as new construction. Mr. Branca stated that the plans only show the portion of the building that is visible.

Commissioner Provencher stated that both facades are visible from the public way so both need to be considered and the Shrewsbury Street façade shows some new openings. Mr. Branca stated that there are some windows that were bricked up and they want to reopen them and they would proposed to replace with window types similar to Volturno and Sweet so that its consistent with the other buildings and those windows were custom made. Chair Provencher stated that that project turned out great so would have no problem with that.

Chair Provencher stated that looking at what exists, the only thing original left is the configuration and the openings and does not see any original material.

Vice-Chair Shveda asked about the cornice that used to be there. Mr. Branca stated that he was not sure as it is wrapped but whatever is it they will restore it. Vice-Chair Shveda stated that he was just concerned that some detail was being hidden and that if some architectural feature was found after the petition was approved the Commission couldn't do anything then. Mr. Branca stated that they would like to restore what they find.

Chair Provencher stated that knowing how the Volturno site came out he feels comfortable about how the work will be done on this site.

Chair Provencher asked with regards to the Leo Turo Way façade were there any new proposed openings. Mr. Branca showed on the plans what the changes would be.

Chair Provencher if openings would be re-opened and would the glazing be the same type as used on the Shrewsbury Street side. Mr. Branca stated that the decision had not been made yet as he is not sure what type of tenant would be coming in but the preference would be to do that.

Chair Provencher asked if the 7 Nana entrance was existing public entrance. Mr. Branca stated that was correct.

Chair Provencher asked if the material was efface and brick, Mr. Branca stated that it was and it was there when they bought the building.

Upon a motion by Commissioner Shveda 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 17, 2014 and dated April 17, 2014.

Commissioner Conroy returned to the meeting.

2. 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.

BDDW Constructive Grant Deadline: June 23, 2014

COA Constructive Grant Deadline: June 23, 2014

Erjona Irene Mehillaj appeared on behalf of the petition for Certificate of Appropriateness for the installation of a treated cedar fence.

Ms. Mehillaj stated that back in January it was brought to her attention the white vinyl fence on her property was not appropriate for the district and she came before the Historical Commission in February and it was determined that the white vinyl fence needed to be removed and replaced with either landscaping or wood. After doing research, the wood fence is least cost prohibitive for her and the contractor told her not to remove the white vinyl poles as she would be charged twice, once for the removal of the poles and then again when he had to install the new wood fence.

Commissioner Provencher asked if picture provided was the proposed fence. Ms. Mehillaj stated that it was.

Chair Provencher stated that there are some intermediate rails that support the fence and asked if that portion would face her home. Ms. Mahillaj stated that was correct and the plain side of fence would face the street.

Chair Provencher asked if the diamond portion would be visible from the street. She stated that it would not.

Chair Provencher asked if new cedar fence would have a natural finish. Ms. Mehillaj stated that it would be natural and would be six feet in height.

Commissioner Shveda asked how wide the boards are. Ms. Mehillaj stated that she was not sure.

Commissioner Shveda asked if the layout would be the same as the vinyl fence. Ms. Mehillaj stated that it would be.

Chair Provencher asked if the decorative cap shown in the picture would be included. Ms. Mehillaj stated it would be.

Chair Provencher stated he like the new proposed fence and appreciated Ms. Mehillaj working with the Commission.

Chair Provencher stated that on the property the grade drops off and that the fence boards should go down and meet the ground and bottom edge of fence should follow the countour of the grade.

Ms. Mehillaj stated only problem is one space there was tree and there was large roots and they have to level the area.

Vice-Chair Shveda stated that the contractor just needs to extend the boards lower to follow the contour so he shouldn't have to remove anything.

Vice-Chair Shveda stated that what the Commission is looking for is no space between the bottom of the fence and the ground so the fence would be consistent all around.

Upon a motion by Commissioner McCann and seconded by Commissioner Dunn, the Commission voted 7-0 that the Certificate of Appropriateness is appropriate for the District. The motion passed and the Certificate of Appropriateness petition was approved.

Exhibit A: Certificate of Appropriateness received April 22, 2014 and dated April 15, 2014.

New Business:

3. 100 Chatham Street (HC-2014-020)

Petition: Certificate of Appropriateness & Building Demolition Delay Waiver

Petitioner: 100 Chatham Street LLC

Present Use: Single family residence

Year Built: Circa 1857

Historic Status: MACRIS-listed & Crown Hill Local Historic District

Petition Purpose:

- Retroactive approval for Installation of asphalt shingle roof over existing;
- Retroactive removal of building portion adjacent to parking area;
- Retroactive removal of stone wall, fence, tree and side porch.

BDDW Constructive Grant Deadline: June 22, 2014

COA Constructive Grant Deadline: July 7, 2014

Harry Avery appeared on behalf of the petition for retroactive approval for a Certificate of Appropriateness and a Building Demolition Delay Waiver for the following:

Retroactive approval for Installation of asphalt shingle roof over existing;

Retroactive removal of building portion adjacent to parking area;

Retroactive removal of stone wall, fence, tree and side porch.

Mr. Avery stated that he had purchased this home several months ago and had done some work but was unaware that the property was in a historic district.

Mr. Avery stated that the stone wall had to be removed because the tree was rotted and knocking over the wall and his insurance company would not issue him a policy until it had been removed.

Secretary McCann asked how much of the wall was removed. Mr. Avery stated that the entire wall.

Chair Provencher stated that he saw no issues with the roof work or the removal of the porch as it was clear that the porch was not original. It also looks like the wall was added when the street was widened and looking at the construction of the wall, it was not from 1857 and did not look well built.

Vice-Chair Shveda asked about the fence. Mr. Avery stated that when he bought the home the fence was already half way down and fence was probably only 10 years old.

Vice-Chair Shveda stated that when he viewed the property he noticed the porch was gone. Mr. Avery stated that he planned on installing concrete steps that would match the landing

Chair Provencher stated that the stairs were not on the agenda and Mr. Avery would need to come back with separate petition for that.

Mr. Avery stated that he also planned on painting the home. Chair Provencher stated that will also require a petition.

Commissioner Dunn stated that this home is very important house as Abby Kelley passed away in this home.

Commissioner Bloom stated that he is concerned as home had three windows and now the windows don't exist as they have been covered up with vinyl siding. Mr. Avery stated that was done to meet code requirement.

Commissioner Bloom stated that the covering up of the windows has dramatically changed the look of the home and asked if Mr. Avery had obtained a permit to do siding. Mr. Avery stated that he did not as he was only patching.

Commissioner Dunn stated that all exterior work should come before the Commission prior to it being done.

Chair Provencher asked for clarification from Commissioner Bloom about the windows. Commissioner Bloom stated that the windows were covered. Chair Provencher stated that is an issue as that would require a Certificate of Appropriateness and Mr. Avery would need to come

back for retroactive approval and he would recommend that Mr. Avery apply to get on next available agenda and he does not think Commission is going to look favorably on what was done.

Mr. Avery stated that he does not think the windows will meet code. Chair Provencher stated that the Commission should table this part of discussion since it is not on the agenda.

Upon a motion by Commissioner McCann and seconded by Vice-Chair Shveda, the Commission voted 7-0 that the Certificate of Appropriateness is appropriate for the District. The motion passed and the Certificate of Appropriateness petition was approved.

Upon a motion by Commissioner McCann and seconded by Vice-Chair Shveda, the Commission voted 7-0 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 & Certificate of Appropriateness received May 8, 2014 and dated May 7, 2014.

Other Business

4. Memorandum of Agreement Worcester County Courthouse

Mr. Rolle stated that the legislature in Section 45 of Chapter 118 of the Acts of 2013 has authorized the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to convey the former Worcester County Courthouse located at 2 Main Street, Worcester, MA to the City of Worcester and, particularly the portions of the building constructed in 1843-45, 1878, and 1898 –1899, is a contributing element of the Institutional District which is listed in the State and National Registers of Historic Places; and the City plans to demolish the noncontributing 1950s Annex addition to the Courthouse and will have the right to redevelop the Parcel, including the remaining portions of the Courthouse, by and through private development for uses deemed appropriate by the City and subject to all federal, state and local permits and approvals.

Chair Provencher stated that he had not had a chance to read it but other board members said they had and it pretty straightforward contract and Commission will still have review of the project.

Vice-Chair Shveda asked for clarification on section five relative to the 1950 court house annex and whether Commission is waiving right to review that. Mr. Rolle stated that he did not think so but will follow up.

Chair Provencher stated that he believes the Commission can take a vote to concur with the memorandum of agreement between City of Worcester and DCAMM and voted 7-0 in support of the document.

5. 2015 Board Meeting Schedule - The Commission stated they had did not have problem with any of the dates.

6. **Crown Hill Signs** - Mr. Rolle stated that the signs have now been installed identifying this area as a historical district.
7. **Web-site**
Mr. Rolle stated that staff had met and are working on a mock up of the web-site that would be available for review at the July 10, 2014 Historical Commission meeting.

Communication Received:

- a. EBI Consulting, re: Winter Hill Water Tank; dated May 13, 2014 and received May 20, 2014. The Commission had no comment.

Adjournment

Upon a motion the Commission voted 7-0 to adjourn the meeting at 7:13 p.m.