

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
October 2, 2014**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda, Vice Chair
Timothy McCann, Clerk
Karl Bjork
Erika Dunn

Commission Members Absent: Kevin Provencher
Randolph Bloom
Robyn Conroy

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

REGULAR MEETING (5:30 PM)

APPROVAL OF THE MINUTES:

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 4-0 to approve the minutes of September 5, 2014.

The minutes for 9/18/2014 were held.

1. Certified Local Government Annual Report

Upon a motion the Commission voted 4-0 to approve the annual report.

NEW BUSINESS

2. 8 Grafton Street (aka 18 Grafton Street) (HC-2014-059):

Petition: Building Demolition Delay Waiver

Petitioner: Bradford Wyatt

Present Use: Industrial Warehouse

Year Built: 1920

Historic Status: MACRIS-listed, formerly known as the Osgood-Bradley Building

- Petition Purpose: *Windows* – Remove/replace all existing windows (main building & rear Boiler House) with aluminum that matches

original profile and create/install eight new window openings on lower level of Boiler House;

- *Doors* – Remove/infill loading dock & fire escape doors (west elevation) and rebuild original wood doors, replicate if necessary; and
- *Façade* – Repair terra cotta and remove/replace existing storefront with aluminum storefront.

Daniel Benoit, Albert Rex, and Bradford Wyatt appeared on behalf of the item.

Mr. Benoit stated that this is for the Osgood Bradley Building on Grafton Street and they are proposing work to the windows, doors and façade of the building and building will be converted into student housing using state and federal historic tax credits. Mr. Benoit stated that the developer will replace all of the building's 560 windows with aluminum ones. It will also create eight new window openings on the lower level of the boiler house, which is adjacent to the main building, and be removing the loading dock in the rear of the building.

Mr. Benoit stated that repairs are also planned to the building's terra cotta façade and the building's original wood doors will be rebuilt or replicated if necessary.

Mr. Wyatt stated that it was not feasible to remove and repair the building's remaining original wood windows.

Mr. Rex stated that about 20 percent of the building's original windows have been replaced over the years. Of the remaining windows, about 70 percent were considered to be in poor condition, while the remaining 30 percent are in moderate to fair condition.

Secretary McCann stated that he did not see anything historically detrimental with the planned renovation work and stated that the building had been underutilized for many years and he was in support of the project.

Vice-Chair Shveda stated that this is great project and stated that the Commission had received a letter from the Chamber of Commerce in support of the project.

Jo Hart, city resident, asked a question relative to the historical tax credits. Mr. Rex stated that the state credits are transferable between owners and the federal tax credits are under review for the new property owner and they should have an answer back from the state in by early November.

Upon a motion by Secretary McCann and seconded by Commissioner Dunn, the Commission voted 4-0 that the proposed 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: Application for Building Demolition Delay Waiver dated September 4, 2014 and received September 5.

Exhibit B: Letter from Worcester Regional Chamber of Commerce dated September 30, 2014 and received September 30, 2014.

3. 6 Crown Street (HC-2014-057)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Honee Hess, et al.
Present Use: Three Unit Condominium
Year Built: 1865
Historic Status: MACRIS-listed, NRDIS (National Register District), NRIND (National Register Individual Property), National Register DOE, Preservation Restriction, part of the Crown Hill Local Historic District
Petition Purpose: Repair two porches (front and rear) with like materials and replace if necessary

No one appeared for this item. Ms. Steele stated that the applicant had sent a representative to the last meeting as she was ill and may still be. The Commission felt the best option would be to continue the item and extend constructive grant deadline.

Upon a motion Secretary McCann and second by Commissioner Bjork, the Commission voted 4-0 to continue the item until the October 16, 2014 meeting and extended the constructive grant deadline for the Building Demolition Delay waiver until November 9, 2014 and the Certificate of Appropriateness until November 10, 2014.

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness dated August 21, 2014 and received August 21, 2014.

OTHER BUSINESS

3. Communication:

- a. Letter from Mass DOT re: milestone markers; dated September 8, 2014; received September 18, 2014.

The Commission reviewed the letter.

- b. Letter from Massport re: Proposed Hangar Development; dated September 12, 2014; received September 12, 2014.

The Commission members stated they had read the proposal.

- c. Letter from Massachusetts Historical re: 87 Commodore Road; dated September 12, 2014; received September 15, 2014.

Staff informed the Commission that applicant had called and process was explained to her.

- d. Letter from FCC re: Section 106 filing; dated September 10, 2014; received September 10, 2014.

The Commission had no comment.

- e. Letter from Worcester City Parks Department re: Railing City Hall; dated September 16, 2014; received September 19, 2014.

The Commission had a brief discussion on the letter sent by the Parks Department.

- f. Liberty Church – Gargoyles.

Deborah Packard from Preservation Worcester appeared on behalf of the item. Ms. Packard stated that the church at 5 Chestnut Street had appeared before the Historical Commission in 2006 for a Building Demolition Delay Waiver and as part of the decision by the Historical Commission eight gargoyles were removed from the north and west towers and the church made an agreement with the city that they would store the gargoyles in the basement of the church with the intention of eventually restoring them to their original location. The gargoyles were removed from the church and stored at Monaco Restoration in Sturbridge and the owner, Paul Monaco, passed away about a year ago. After Mr. Monaco's death, the business went out of business and items from the business which included the gargoyles went up for auction with Posnik Auctions in Springfield. Ms. Packard stated she had done some research and the auctioneer remembered the gargoyles, but said they did not sell them and told Ms. Packard that they remained in the possession of Monson Savings Bank, who pulled them from the auction. The church contacted the bank who told them that the gargoyles were sold and referred Ms. Packard to speak to the bank's attorney relative to the matter.

Ms. Packard stated that Reverend Gladis is the new lead pastor at the church and has been working with Preservation Worcester in attempts to get the gargoyles back.

The Commission asked staff what would be the best option on how to proceed on the item. Mr. Rolle stated that staff could draft a letter and copy the church asking for the return of the gargoyles.

Upon a motion by Secretary McCann and seconded by Commissioner Dunn, the Commission voted 4-0 to request staff to draft a letter to the bank and church.

- g. Historical Commission web-site/brochure

Mr. Rolle stated that the Commission members had received in their board packet a draft copy of the brochure and stated that he has passed out some of the brochures in draft form at the meeting with realtors in the Crown Hill Neighborhood Association last week, to which approximately 40 realtors attended. Mr. Rolle stated that at that meeting he explained the role of the Historical Commission and the realtors were given a tour of the district.

The Commission members present stated that they liked the brochure but would like the full Commission present before they vote on the item.

Mr. Rolle gave a brief presentation on the Historical Commission web-site and how it would be hosted on the City's web-site. Mr. Rolle stated that he would distribute to the Commission members the proposed draft content via email prior to October 24, 2014 for

the Commission's review and then will schedule a follow up website briefing on November 6th.

ADJOURNMENT

Upon a motion the Commission voted to adjourn the meeting at 6:45 p.m.