

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

October 15, 2015

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Clerk
Robyn Conroy
Randolph Bloom
Cheryll Holley, Alternate

Commission Members Absent: Kevin Provencher, Chair
Andrew Shveda, Vice-Chair
Devon Kurtz
Karl Bjork, Alternate

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

Approval of the Minutes: 8/6/2015, 9/17/2015, 10/1/2015

Upon a motion by Secretary McCann and seconded by Commissioner Conroy the Commission voted 4-0 to approve the minutes of September 17, 2015 with two edits.

The minutes for 8/6/15 and 10/1/15 were held to the next meeting.

OLD BUSINESS

1. 139 Vernon Street (HC-2015-071)

Petition: Building Demolition Delay Waiver
Petitioner: Lenis Figueredo
Present Use: Three Family residence
Year Built: 1916
Historic Status: MACRIS-listed-formerly fka Martin Tunney House

Petition Purpose:

- Install new siding
- Install new vinyl windows
- Close off the open first floor back porch
- Close off the door opening on the second floor

- Resize two windows on the third floor in the back of the house
- Close off bathroom windows on the side of the house

Lenis Figueredo appeared on behalf of the application.

Mr. Figueredo stated that he did get estimates for painting as requested by the Commission at last meeting and it came in at \$17,000 compared to siding for \$28,000 to \$30,000. He stated that the windows on the front he can leave as wood and with regard to the relocation of the coin op washer and dryer to the basement that is not possible so that has to stay on the first floor back porch area.

Secretary McCann asked if that was on the back porch where Mr. Figueredo was looking to infill. Mr. Figueredo stated that it was.

Secretary McCann stated that from what Mr. Figueredo is stating he plans to maintain some of the windows on the front façade by fixing them and some would have to be replaced but would be replaced with a wood alternative and thinks that is important as it would allow for a consistent look across the front façade.

Mr. Figueredo stated that whatever can't be fixed will be replaced with a wood alternative and he cannot do all 50 windows in wood as it would be cost prohibitive.

Secretary McCann asked if Mr. Figueredo was still planning to do siding.

Mr. Figueredo stated that he now just plans to paint to maintain the character of the house.

Commissioner Bloom stated that he was happy to hear that because if the home was sided it would lose a lot of character.

Secretary McCann stated that the painting is fine and the Commission is happy to see that the applicant wants to maintain the windows on the front façade and replace them with a wood product to retain consistency where the existing wood windows are too deteriorated. Enclosing the rear second porch is a fairly large change and so is replacing the windows on the sides and back of the house with vinyl but the Commission understands that replacing the windows on the remaining three facades with a vinyl product is understandable considering the amount of money that is going to be put into the rest of the property.

Secretary McCann asked what the configurations of the windows are now.

Mr. Figueredo stated that they are two options, plain or can be done with the lattice work.

Secretary McCann stated that he believes that they are 6 over 1 pattern.

Commissioner Bloom and Commissioner Conroy stated that they would like to see the pattern remain.

Mr. Figueredo stated that he can do the vinyl windows with the pattern.

Commissioner Bloom asked what the color of the vinyl framing would be.

Mr. Figueredo stated that it would be white.

Commissioner Bloom asked if they can be painted.

Secretary McCann stated it can but wouldn't suggest doing it to windows that are not fixed and it appears that these windows have storms windows affixed so the vinyl windows won't be so much of a change from the outside.

Secretary McCann stated that since the home will be painted and any infill would be replaced in kind with shingles or clapboard and painted stated that he doesn't think the Commission has issue with the infilling of the second floor rear porch area or the infilling of the third floor on the back of the house which is barely visible from the street and it is a safety issue.

Secretary McCann asked if any other windows were being infilled. Mr. Figueredo stated that the bathroom windows on the first, second and third floor.

Secretary McCann asked if there were any issues with the infilling of those windows considering the fact that it would appear that the applicant is going to great length to maintain much of the house while trying to bring up the property up to code.

Commissioner Bloom stated that he was disappointed that it has to happen but understands why.

Commissioner Conroy stated that she doesn't think the back porch is that visible and is okay with it being enclosed.

Upon a motion by Secretary McCann and seconded by Commissioner Holley, the Commission voted 4-0 that the installation of new vinyl windows on the northeast and south facades of the property, the enclosure of the back porch on the second floor, the enclosure of a door on the third floor, the resizing and replacement of two windows on the third floor as well as the replacement of windows on the west façade in wood would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for Building Demolition Delay Waiver received September 2, 2015 and dated September 2, 2015.

Exhibit B: Request for Continuance form dated October 1, 2015 and dated October 16, 2015.

NEW BUSINESS

2. 17 Goulding Street (HC-2015-072)

Petition: Building Demolition Delay Waiver
Petitioner: Alexandru C. & Georgeta Apostal
Present Use: Three Family Residence
Year Built: 1900
Historic Status: MACRIS-listed
Petition Purpose: Removal and replacement of roof with like materials

Alberto (no last name) from Italian Roof Company appeared on behalf of the application. He stated that he would like to replace the roof with asphalt shingles and provide some samples and stated that he would replace with an aluminum drip edge in white and no work will be done to the soffit and fascia and the chimney will be re-flashed.

Secretary McCann stated that this looks like a typical GAF shingle and applicant is replacing in kind.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 4-0 that the removal of roof with like material would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Application for Building Demolition Delay Waiver received September 15, 2015 and dated September 15, 2015.

3. 90 Chatham Street (HC-2015-073)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Worcester Common Ground, Inc.,
Present Use: Multi family residence fka Samuel H. Putnam House.
Year Built: 1888
Historic Status: MACRIS-listed and part of the Crown Hill Local Historic District
Petition Purpose:

Side Deck –

- Replace framing around all lattice and install new pine framing
- Remove all lattice and replace with 1x4 tongue and groove and create door in the tongue and groove for access under deck.
- Replace sunken post.
- Remove and replace existing vinyl ceiling deck roof

Front Porch

- Replace base of existing column with new trim
- Pull up all coil stock around perimeter of stoop and remove metal threshold
- Replace existing wrought iron rail baluster

Masonry

- Remove and replace approximately 20'x3' on the fourth floor, left side

Paint

- Stain to match existing
- Paint deck ceilings to match existing deck
- Refinish front doors at porch entrance
- Paint porch ceiling to match existing
- Paint porch columns and all trim to match existing
- Paint all soffit trim around the perimeter of the building to match
- Paint new T&G that will be replacing the lattice and the framework

Gutter

- Install a gutter along the left side of the building, front right of the building and front porch

Jonathan Wright from Worcester Common Ground appeared on behalf of the application.

Mr. Wright stated that this is a six family building and they would like to do some exterior repairs and reviewed the scope of work.

Secretary McCann asked if there were gutters on the property.

Mr. Wright stated there wasn't any and they would like to add gutters on two sections and showed on photo where they would be located and stated that it was needed to prevent icing problems during the winter months.

Secretary McCann asked for clarification on the masonry work that will be done on the 20' x 3' section.

Mr. Wright stated that there is some confusion on the application and there are some masonry that needs repointing on the brick wall and where the roof meets the wall there are some deteriorated joints and stated on that photo #13 it is a section of brick that runs under section under the ceiling and they are repointing and not removing and replacing.

Secretary McCann asked if there was some water infiltration.

Mr. Wright stated that the contractor will be looking at the roof above to see if there is some type of flashing that is causing the leaking.

Secretary McCann stated that it appears that the side decks were not original to the structure but they join the two roof decks together and that joint was probably not joined properly and hopefully the contractor can remedy that.

Secretary McCann asked if there were any other areas of masonry that need repointing.

Mr. Wright stated that they did notice about a month ago where the front porch overhang meets the wall on the left side there is some discolored brick work that would need to be repointed and Quality Contracting will be the contractor.

Secretary McCann stated that with repointing the Commission likes to see it done as minimal as possible and that care is taken that when the mortar joints are refilled that they are done with cement mortar that most closely matching the existing joint color.

Commissioner Bloom asked how the gutters will be done so they don't change the home.

Mr. Wright stated that it is going to be tough and it is going to be a challenge to anchor them into the trim and they have talked to the contractor about how he intends to fasten them as they don't want it to look rough or bad and asked if the Commission had preference.

Secretary McCann stated that if a modern gutter is brought in then the corbeling will be hidden behind it and that is concern for the Commission especially on the front porch and asked if the contractor could look at a smaller size gutter for the front porch so when it is attached the fascia detail above the corbeling is not so hidden and he believes the Commission will have to vote that the smallest possible gutter on front porch be used.

Commissioner Bloom asked where the piping and down spouts would be located.

Mr. Wright stated that they have not determined that yet and they want to do it tastefully and he could place that around the corner if Commission would prefer that.

Commissioner Bloom and Secretary McCann stated they would like that as it would be less obvious.

Secretary McCann stated that a return of about a foot would make for a cleaner tie in to the down pipe which could then be attached to that column and painted to match the color of the porch.

Mr. Wright stated they can do that and they have selected a gutter that can be painted to match and presented some color samples they plan to use.

Commissioner Bloom asked if the Commission should pick a color that disappears on the building with the downspout.

Secretary McCann stated that a darker color would work better.

Secretary McCann asked if the pediments on the roof would be painted to match the porch.

Mr. Wright stated that it would.

Secretary McCann asked if the downspouts would be painted.

Mr. Wright stated that he believed he could.

Mr. Wright stated on the front porch that the rotted trim on the posts would be replaced and the apron that wraps the porch will be removed.

Secretary McCann stated that the post sits on the cement portion and the coil stock is not original and would the applicant think about removing it all as doesn't think original.

Mr. Wright stated that his concern with that is when they remove there will be problems and when they put in back they would like to do something more permanent and pleasing to the eye and something that won't rot out and maybe they could patch with cement.

Secretary McCann stated that he is willing to give the applicant a little bit of latitude in finishing off the cement edge as long as it finished off with some type of cement product but if something radically changes when they remove it and they find they have to do a much larger rehab job the expectation would be that they come back before the Commission.

Mr. Wright stated that on the deck there is a lot of the pine trim that holds the lattice on needs to be replaced and the lattice itself is damaged and the contractor suggested a bead board or PVC vertical where the lattice is now.

Secretary McCann asked why they are looking to enclose it.

Mr. Wright stated that because it becomes a junk storage area.

Commissioner Bloom asked what would have originally been there.

Secretary McCann stated that the porch would not have been there and that is all new construction.

Secretary McCann suggested for the underside if applicant is interested in enclosing it is to allow them enclose it while maintaining some of the look it has now and asked if applicant would be willing to put a solid sub-straight of some sort and then put something on the outside.

Nan Rubens stated that she resident of Crown Hill and stated that her home has horizontal and vertical lattice that is about a foot space and she has baton railings on her porch.

Secretary McCann stated that he understood applicant's concern that he doesn't want to put up lattice with no type of backing as debris backs up behind it and the Commission is trying to come up with some type of comprise where it is enclosed while still looking historical.

Mr. Wright stated that he understood what the Commission is looking for and they are open to suggestions.

Secretary McCann stated that the applicant had proposed in application to put a vinyl product underneath and asked if the applicant would be willing to do a ¼ tongue and groove and paint it a darker color and put a white lattice on top of it so it would maintain the character of the home while enclosing the area.

Mr. Wright stated that shouldn't be a problem for the contractor and asked if they would be okay with vinyl lattice.

Secretary McCann stated that since the home is in historical district they would ask the applicant to not use a vinyl lattice product.

Mr. Wright stated that the underside of the roof is to be replaced and they plan to replace with a vinyl product and showed a sample of what was proposed.

Secretary McCann stated that the visibility of this portion of the roof is such that he would be willing to accept a vinyl product.

Secretary McCann stated that the application mentions power washing and asked if that during the power washing if any of the fascia or corbels found to be rotted how would that be handled.

Mr. Wright stated that they had that conversation with the contractor and the contractor will match.

Commissioner Conroy asked about the baluster.

Mr. Wright stated that there is one broken piece of railing and they will weld it to repair so it will not be replacement.

Nan Rubens stated that she had some marble left over from her property and would be willing to donate to the applicant if they would like to use on the skirt portion of the porch

Secretary McCann stated that it is worthwhile project and they appreciate when applicant is willing to go the extra mile to maintain the historical characteristics of the home while maintain a viable property and thanked Worcester Common Ground for that.

Upon a motion by Commissioner Bloom and seconded by Commissioner Conroy, the Commission voted 4-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City with the potential use of marble on the porch of the building. The motion passed and the Building Demolition Delay Waiver petition was approved.

Upon a motion by Commissioner Bloom and seconded by Commissioner Conroy, the Commission voted 4-0 that the petition was appropriate for the district with the condition that the

applicant is repainting the home in matching colors to what is existing and also the petitioner has the option of using marble material for the front porch. The motion passed and the Certificate of Appropriateness was approved.

Exhibit A: Application for Certificate of Appropriateness and Building Demolition Delay Waiver received September 18, 2015 and dated September 18, 2015.

4. 17 Congress Street (HC-2015-074)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness

Petitioner: Nancy Rubens

Present Use: Two family residence fka the Joseph H LeClair & James E. Boardman House

Year Built: 1870

Historic Status: MACRIS-listed and pat of the Crown Hill Local Historic District

Petition Purpose:

- Removal and replacement of fences
- Repair driveway
- Repair and replace gutters and downspouts
- Repair and replace deck surfaces and stair treads
- Repaint house

Nan Rubens appeared on behalf of the application and stated that most of the work was maintenance.

Ms. Rubens stated that the fence will be replaced with similar fence but current fence has scalloped top but she wants the replacement fence to be a flat top and the driveway is repair work.

Secretary McCann asked if the driveway would be asphalt replacing asphalt.

Ms. Rubens stated that it was.

Ms. Rubens stated with regard to the gutters she hasn't been able to find contractor who can do a fluted gutter so downspout may have to be something aluminum just for the winter.

Secretary McCann asked which portion of the gutter was damaged.

Ms. Rubens stated all of it and it about 60 feet all together and would be galvanized and painted to match.

Secretary McCann stated that the gutters are not original and doesn't have issue with replacement with one type of aluminum gutter with another.

Ms. Rubens stated that the deck is in the back of the house and is damaged.

Secretary McCann stated that it not original to the home and the only issue is whether what it is being replaced with is acceptable and as it currently stands it will look no different.

Ms. Rubens stated that she will repaint the color to match what is existing.

Secretary McCann stated that the color is appropriate for the district and doesn't have any issues with maintaining the same color and like to thank Ms. Rubens for a well done application.

Upon a motion by Commissioner Holley and seconded by Commissioner Conroy, 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.

Upon a motion by Commissioner Holley and seconded by Commissioner Conroy, the Commission voted 4-0 that the petition was appropriate for the district. The motion passed and the Certificate of Appropriateness was approved.

Exhibit A: Application for Certificate of Appropriateness and Building Demolition Delay Waiver received September 23, 2015 and dated September 23, 2015.

OTHER BUSINESS

5. Preservation Plan Update –Mr. Rolle stated that the committee had met and reviewed the one proposal submitted and will provide a further update at next meeting along with a time-line for the proposed scope of work.

6. Letter from Department of Army, re: City of Worcester Elm Park Project; dated September 8, 2015 and received September 16, 2015.

No comment.

7. Letter from Epsilon Associates, re: 39-41 Irving Street, dated September 22, 2015 and received September 23, 2015

No comment.

8. Letter from Massachusetts Historical Commission re: Fiscal Year 2016 Survey and Planning Grant, dated September 23, 2015 and received October 2, 2015.

Mr. Rolle stated that since they are currently working on the Preservation Plan that staff does not intend to apply for a grant for FY 2016.

ADJOURNMENT

Upon a motion the Commission adjourned the meeting at 7:21 p.m.