

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

**NOVEMBER 3, 2016**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:**

Andrew Shveda, Chair—**Arrived Late**  
Timothy McCann, Vice-Chair  
Robyn Conroy  
Randolph Bloom, Clerk  
Karl Bjork, Alternate

**Commission Members Absent:**

Devon Kurtz  
Cheryll Holley

**Staff Members Present:**

Stephen Rolle, Division of Planning & Regulatory Services  
Deborah Steele, Division of Planning & Regulatory Services

**Approval of Minutes** - August 3, 2016, August 11, 2016, September 29, 2016, October 13, 2016-Held

**Old Business**

**1. 220 Salisbury Street – HC-2016-054**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Erjona Irene Mehillaj  
Present Use: Single family residence  
Year Built: 1952  
Historic Status: MACRIS Listed and part of the Montvale Avenue Historic District

Petition Purpose:

- Construction of a 10x12 wood shed on left side of house
- Covering the lumber wall with exterior stone where the large window is located

Upon a motion by Commissioner Conroy and seconded by Commissioner Bjork the Commission voted 4-0 to allow Leave to Withdraw for the petition.

**List of Exhibits:**

Exhibit A: Building Demolition Delay Application received June 23, 2016 and dated June 23, 2016.

Exhibit B: Leave to withdraw letter to Worcester City Clerk dated November 3, 2016.

## **New Business**

### **2. 31 Cambridge Street – HC-2016-071**

Petition: Building Demolition Delay Waiver  
Petitioner: SK Cambridge Limited Partnership  
Present Use: Three family residence  
Year Built: 1925  
Historic Status: MACRIS Listed  
Petition Purpose:

- Remove and replace existing asphalt roof shingles

George Rapsomanokis appeared on behalf of the application.

Vice-Chair McCann asked what was the current material on the roof. Mr. Rapsomanokis stated asphalt shingles and that they were about 25 years old.

Vice-Chair McCann asked if there was any slate on the roof. Mr. Rapsomanokis stated no.

Vice-Chair McCann asked if there would be a new drip edge installed. Mr. Rapsomanokis stated yes.

Vice-Chair McCann asked if the chimney would be re-flashed. Mr. Rapsomanokis stated yes.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 4-0 that the removal and replacement of existing asphalt roof shingles was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

### **List of Exhibits**

Exhibit A: Application for Building Demolition Delay Waiver received September 27, 2016 and dated September 27, 2016.

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### **3. 18 Stoneland Road – HC-2016-072**

Petition: Building Demolition Delay Waiver  
Petitioner: Mercedes Familia  
Present Use: Three family residence  
Year Built: 1915  
Historic Status: MACRIS Listed

Petition Purpose:

- Remove and replace windows
- Replace missing bricks in foundation to match existing

Timothy Hansen from the City of Worcester Lead Paint Division appeared on behalf of the application. He stated that they are applying due to the fact there is lead in some of the windows on the property.

Vice-Chair McCann asked how many windows were being replaced. Mr. Hansen stated seven and that they were all basement windows.

Vice-Chair McCann stated that the fact they are dealing with lead abatement and that majority of the property has been vinyl sided he would not stand in way of completing the abatement process especially since the windows are on the basement level.

**Chair Shveda arrived**

Commissioner Conroy asked if they don't approve what happens. Vice-Chair McCann stated that applicant would have to look at cost of removing the windows and dipping them. Mr. Hansen stated that the rehab specialist does not think the windows would survive dipping and doesn't think the Lead Paint Program would have the money to replace in wood.

Commissioner Bloom stated that not much of the windows are visible from the street.

Mr. Hansen stated that a child was removed from the house due to the lead and owner needs a letter of compliance for the child to return to home and that is what prompted applicant to come to the Lead Program.

Mr. Hansen stated that the brick has some holes and they will try to match the brick up.

Vice-Chair McCann asked if anything was being done to porch. Mr. Hansen stated that he didn't think so but after reviewing his scope of work stated that the rear porch they are going to add some new footings and remove some stairs to meet code.

The Commission stated that had not been put on application but did feel it was a minor deviation and felt that they could discuss the item.

Commissioner Bloom asked if the porch was visible from the street. Mr. Hansen stated no.

Vice-Chair McCann stated that it is visible from a public way but has no issue taking up the item and assuming that any replacement of decking and stairs be done in wood he have no problem with that. Mr. Hansen stated that the specs do call for wood.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 4-0-1 (Chair Shveda abstained) that the removal and replacement of windows, the replacement of missing bricks in foundation to match existing and the work on the

porches was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver application received October 5, 2016 and dated October 5, 2016.

#### **4. 2 Washington Square (Union Station) – HC-2016-073**

Petition: Building Demolition Delay Waiver  
Petitioner: Worcester Redevelopment Authority  
Present Use: Government Building  
Year Built: 1911  
Historic Status: MACRIS Listed, National Register Individual Property (NRIP), National Register (MRA), National Register (NRD), Preservation Restriction

Petition Purpose:

- Repair exterior stucco
- Upgrade exterior lighting
- Repaint Harding Street wall

John O'Dell, Jeanette Roach, Stephen Van Dyke and Azim Rawji appeared on behalf of the application.

Ms. Roach stated that the Harding Street walls they would like to repair and repaint the walls. The plans include repairing portions of the building's exterior stucco and the 80-foot long concrete wall along the Harding Street side of the building, as well as upgrading exterior lighting.

Mr. Van Dyke stated that Union Station is suffering from some deterioration of the exterior envelope of the building, which is primarily constructed of terra cotta with a stucco system and a top coat finishing applied to it. He stated that a lot of repairs were made to the terra cotta in 2000 when the building was renovated, but it is now in need of general maintenance.

Mr. Van Dyke said there has been flaking and peeling of the top coat, some delamination of the stucco and structural cracking of the terra cotta. He stated that none of the damage to the building is significant but the roof-level trim line on the platform side of the building needs work. He stated that the damage is comparatively small and stated that the intention of the project is to simply repair the building's stucco and cracks, and bring back to the way it looked in 2000 when it was renovated.

Commissioner Bjork asked about would the cost of the repairs.

Ms. Roach stated that the cost of the repair work has been tentatively pegged at about \$590,000 which would be funded in large part through a grant from the Federal Transit Administration.

Mr. Van Dyke stated that Union Station has been plagued by cracks primarily from the vibrations from the passing trains.

Vice-Chair McCann asked if any new products would be used. Mr. Van Dyke stated that the particular products that there will be a submittal review process for the products and stated that the damage is comparatively small.

Vice-Chair McCann asked once the work is done will it last another 15 years. Mr. Van Dyke stated that he could not be sure so it would be a very hard question to answer.

Mr. Van Dyke stated that there is always going to be some maintenance at building.

Commissioner Bloom stated that the building was neglected for another decades so building does require more maintenance due to that factor.

Chair Shveda asked if any flashing repairs would be done. Mr. Van Dyke stated that at the parapet level there would be some work done.

Chair Shveda asked if they plan to stage the building. Mr. Van Dyke stated that they need to meet with the contractor to discuss that.

Chair Shveda asked if a masonry specialist will be employed for the work. Mr. Van Dyke responded that they planned to.

Mr. Rawji stated that most of the lights will remain as is and they are changing the internal lights. He stated that the lights that light up the tower will be changed so that different color lights can be used for different occasions.

Chair Shveda asked if they were just planning lamps out in existing fixtures. Mr. Rawji stated yes.

Vice-Chair McCann asked if any new penetrations to the building. Mr. Rawji stated no and that the visible fixtures will remain and they are just changing out the fixtures.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 that the repair of exterior stucco, the upgrade exterior lighting and the repainting of Harding Street wall was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

#### List of Exhibits

Exhibit A: Building Demolition Delay Waiver application received October 12, 2016 and dated October 12, 2016.

## **Other Business**

- MCPHS University – Discussion on reuse of property at 200 Commercial Street

Attorney Todd Brodeur along with Debra O'Malley, Rick LaSlar and Alan Westman appeared on behalf of the item.

Mr. Brodeur stated that the college plans to gut a building it owns at Mechanic and Commercial streets and create a parking garage on the ground level while preserving the second-story office for future school-related use. He stated that the college had originally thought about razing the building to make way for surface parking for the university's newest program, the New England School of Acupuncture at 19 Norwich St. but the college re-thought those plans and worked with Preservation Worcester on coming up with a re-use plan for the 41,000-square-foot building, which is listed as a Massachusetts historic property.

Mr. Brodeur stated that the college will file an application with the Historical Commission prior to the work beginning for their review.

Chair Shveda stated that the college is really thinking outside the box and taking an extra step to preserve the building and this is a solution that will give them more than what they would have gotten if they simply tore down the building,

Commissioner Conroy stated that she hopes the college's plan will inspire other groups about what can be done with historic properties.

- Historic Preservation Plan – Mr. Rolle stated that the item would be presented at the next meeting.

## **Communications**

- Communication from MHC re: 63 Fifth Avenue dated September 30, 2016 and received October 7, 2016 – No comment

Upon a motion the Commission voted 5-0 to adjourn the meeting at 6:45 p.m.