

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

JANUARY 5, 2017

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Andrew Shveda,
Timothy McCann,
Randolph Bloom
Robyn Conroy
Devon Kurtz
Cheryll Holley, Alternate

Commission Members Absent:

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

Approval of Minutes – December 15, 2016-Held

New Business

1. Election of officers for year 2017

Upon a motion by Andrew Shveda and seconded by Timothy McCann the Commission voted 5-0 to elect Robyn Conroy as clerk for year 2017.

Upon a motion by Andrew Shveda and seconded by Robyn Conroy the Commission voted 5-0 to elect Randolph Bloom as Vice-Chair for year 2017.

Upon a motion by Timothy McCann and seconded by Devon Kurtz the Commission voted 5-0 to elect Andrew Shveda as Chair for year 2017.

2. 120 Austin Street – HC-2016-081

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: F&M Properties
Present Use: Two family residence
Year Built: 1857
Historic Status: MACRIS Listed, and part of the Crown Hill Local Historic District
Petition Purpose:

- Remove and replace roof

Todd and Pat from Bill's Roofing appeared on behalf of the application.

Todd stated that the building had a fire four years ago but the owner had not done repairs and they have been contracted now to do the repairs and they are replacing the roof with architectural shingles.

Commissioner McCann asked how shed dormer would be treated. Todd stated that it would just be re-shingled.

Chair Shveda asked what color would be the roof. Todd responded gray and it would be an Owens Corning roof.

Upon a motion by Commissioner McCann and seconded by Clerk Conroy the Commission voted 5-0 that the removal and the replacement of the roof was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application

Upon a motion by Commissioner McCann and seconded by Vice-Chair Bloom the Commission voted 5-0 that the removal and replacement of the roof to be replaced with an Owens Corning shingle in estate gray is appropriate for the Crown Hill Local District and approved the Certificate of Appropriateness.

Exhibit A: Building Demolition Delay Waiver application received December 6, 2016 and dated December 6, 2016.

Exhibit B: Photos of condition of roof presented at the January 5, 2017 Historical Commission meeting.

3. 31 Elizabeth Street – HC-2016-082

Petition:	Building Demolition Delay Waiver
Petitioner:	Elizabeth Street Condo Trust
Present Use:	Condominiums
Year Built:	1893
Historic Status:	MACRIS Listed, National Register Individual Property (NRIP), National Register (MRA) fka Elizabeth Street Grammar School

Petition Purpose:

- Remove and replace doors at entrance of building

Adam Poletta from Phoenix Company appeared on behalf of the application.

He stated that they are looking to replace the original doors as they have reached the end of their lifespan and are badly damaged and cannot be repaired.

Vice-Chair Bloom asked if this was two different entrances. Mr. Poletta stated yes.

Mr. Poletta stated that the transom would stay as not in bad shape and it just really the bottom of the doors that are in bad shape and Mr. Poletta presented the costs of how much it will cost to replace the doors in mahogany. Chair Shveda stated that the Commission appreciates the fact that the association is going to do the doors in mahogany.

Mr. Poletta presented some photos of their plan for the replacement doors.

Vice-Chair Bloom asked what would be the color of the doors. Mr. Poletta stated a burnt red mahogany.

Commissioner McCann stated that that the applicant is keeping the rough opening so keeps the look of the building.

Chair Shveda stated that the doors have come to the end of their useful life.

Clerk Conroy stated that she appreciates that the applicant took the time to find someone who could do the doors properly,

Susan Ceccacci from Preservation Worcester stated that the applicant could look at historical photos to see what would come closest to what the original doors look like to determine what they should replace with.

Upon a motion by Clerk Conroy and seconded by Commissioner Holley the Commission voted 5-0 that the removal and the removal and replacement of the doors at the entrance of the building was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application

Exhibit A: Building Demolition Delay Waiver application received December 6, 2016 and dated June 20, 2016.

4. 272 Highland Street- HC-2016-080

Petition: Building Demolition Delay Waiver
Petitioner: Melinda Pham
Present Use: Single family residence
Year Built: 1890
Historic Status: MACRIS Listed, National Register District (NRD), National Register (MRA) fka E. S. House

Petition Purpose:

- Remove and replace windows
- Repair to siding
- Close first floor window on left north side of home

- Eliminate the chimney right south side of house

Melinda Pham along with Jon Lee appeared upon behalf of the application.

Mr. Lee stated that they would like to replace the windows as they are only single glazed windows and they would like to use double glazed to help with energy savings.

Commissioner McCann asked what would be the condition of the windows. Mr. Le stated that the pulleys are broken and windows are damaged.

Mr. Lee stated that he does not believe the single pane windows would pass a HERs rating. Commissioner McCann stated that his home has single pane windows and it has passed the rating and it achieved by doing proper insulation.

Commissioner McCann asked if there was insulation in the home. Mr. Lee stated that the intention is to foam insulation in the interior walls.

Mr. Lee stated that they just plan to repair the siding but would like to close the first floor window on left north side of the house and to eliminate one chimney that is on the right side of the house.

Vice-Chair Bloom asked what would the current windows be replaced with. Mr. Lee stated vinyl. Vice-Chair Bloom asked if the windows were original. Mr. Lee stated that they were.

Commissioner McCann asked if they wanted to eliminate chimney due to it no longer being functional. Mr. Lee stated that the chimney goes through middle of the room so they like to remove to make the room bigger to make into a meditation room.

Commissioner McCann asked what is the square footage of the house. Mr. Lee stated 4,300 square feet. Commissioner McCann stated that the removal of the chimney seems unnecessary.

Mr. Lee stated that they could live with the chimney remaining intact.

Vice-Chair Bloom stated that the two chimneys are a part of the house and serves as architectural balance to the house and if you remove one you would change appearance of the home.

Clerk Conroy stated that she would agree with the other Commissioners that the chimney should remain.

Chair Shveda stated that the applicant did not provide any information about the current condition of the windows and how many are being replaced and without knowledge of the functionality of the windows currently it would be very difficult to render a decision as the windows are very prominent feature on the home.

Vice-Chair Bloom stated that there are ways to make the current windows energy efficient windows.

Larry, a contractor for the applicant stated that the windows on the home are very old and most of the locks on the window are broken and showed the vinyl window that they like to replace wood windows with.

Vice-Chair Bloom pointed out that the locks on could be repaired.

Chair Shveda asked what would be the budget for the window replacements. Larry stated about 55 windows would be replaced and would cost \$17,000 but price does not include labor.

Vice- Chair Bloom stated that \$17,000 could go a long way to improving what already there.

Chair Shveda stated that this is a very important home on Highland Street and they want to make sure it stays as much to the original appearance as possible and stated that he cannot make a decision on the windows as he does not have enough information and would like to see a detail listing of the windows being replaced, photographs of the condition of the windows, a window schedule and would like the plans resubmitted.

Mr. Lee stated that they would like to go home and take photos of current condition to present to the Commission but he believes it would cost more to repair than replace. Commissioner McCann stated that the applicant can make that argument but no financial information was presented tonight for the Commission to review.

Mr. Lee asked about the siding. Chair Shveda stated that the since it only repair that the Commission would not have purview.

Mr. Lee stated that since they are willing to keep the chimney so only item they would come back for is the windows.

Chair Shveda asked if the applicant was requesting to continue the item until another meeting to provide the information requested. Mr. Lee stated that they would like some time to gather the information and would like to continue to the February 9, 2017 Historical Commission meeting.

Upon a motion by Clerk Conroy and seconded by Commissioner McCann the Commission voted 5-0 the application be continued to the February 9, 2017 Historical Commission meeting and to extend the constructive deadline until February 13, 2017.

Exhibit A: Building Demolition Delay Waiver Application received November 29, 2016 and dated November 28, 2016.

5. 2 Washington Street- HC-2016-083

Petition: Building Demolition Delay Waiver
Petitioner: City of Worcester

Present Use: Train station
Year Built: 1911
Historic Status: MACRIS Listed, National Register Individual Property (NRIP), National Register (MRA), Preservation Restriction fka Union Station
Petition Purpose:

- Installation of digital message boards

Amanda Gregorie and John O’Dell from the City of Worcester appeared on behalf of the application.

Ms. Gregorie stated that the City would like to install four digital message boards inside Union Station that would provide scheduling and announcements to the patrons of Union Station. Ms. presented plans where the message boards would be placed inside the station and how they would be mounted.

Commissioner McCann stated that none of the masonry is going to be harmed.

Jo Hart, city resident, stated her only concern is that the messages scrolling on the boards is correct.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 5-0 that installation of digital message boards was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application

Exhibit A: Building Demolition Delay Waiver Application received December 14, 2016 and dated December 13, 2016.

Other Business

Communications

- a. Communication from MHC, re: 52 High Street received December 8, 2016 and dated December 8, 2016. – No comment.
- b. Communication from vhb request for Letters of Support
 - Bancroft Hotel-50 Franklin Street
 - Duprey Building, 16 Norwich Street
 - Houghton Building, 82 Franklin Street
 - Indian Hill School, 155 Ararat Street
 - Park Building, 507 Main Street

Upon a motion by Chair Shveda and seconded by Commissioner McCann the Commission voted 5-0 to issue Letter of Support for the project.

- c. Communication from John O'Dell, Director of Energy & Asset Management, re: Request for Letter of Support-Union Station Digital Signage

Upon a motion by Chair Shveda and seconded by Clerk Conroy the Commission voted 5-0 to issue a Letter of Support.

- d. Electronic communication from Preservation Worcester, re: Notre Dame Petition received December 29, 2016.

Deborah Packard from Preservation of Worcester stated that she was requesting that the Historical Commission support the petition of their group consisting of about 30 people, called Re-imagine Notre Dame! Don't Tear it Down. She stated that they have made efforts to reach out to the CitySquare developer to initiate a dialogue about the future of the church building, but has not received a response. She stated that the goal of the group is to save this landmark building.

Ms. Packard stated that the group has collected about 1,000 signatures in one week. She stated that the petition urges CitySquare II Development to make every effort to collaborate with interested parties to find a productive reuse for the downtown landmark and to engage in a dialogue with the local historic preservation community and other interested parties, while working to seek a buyer or developer willing to preserve the historic structure. She stated that the petition also asks that the City Council to get involved by encouraging the church's owner and to seek a buyer for the building or find alternatives to demolition.

Dottie Hargrove, city resident, asked that the Commission support the petition.

Jo Hart, city resident, stated that the building should be saved.

Upon a motion by Chair Shveda and seconded by Vice-Chair Bloom the Commission voted 5-0 that the Historical Commission to support and endorse the petition.

- e. Meeting schedule 2018-Held

Chair Shveda thanked Vice-Chair McCann for his years of service on the Commission.

Adjournment

Upon a motion the Commission voted 6-0 to adjourn the meeting at 7:30 p.m.