

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

October 5, 2017

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda
Randolph Bloom
Robyn Conroy
Mark Wamback
Janet Theerman

Commission Members Absent: Devon Kurtz
Courtney Ross Escobar, Alternate

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

Call Commission to Order

The meeting was called to order by Chair Shveda at 5:30 pm.

Approval of Minutes

Review of the August 24, 2017 & September 7, 2017 minutes.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback the Commission voted 4-0 to approve the minutes of August 24, 2017.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 4-0 to approve the minutes of September 7, 2017.

Chair Shveda introduced new member Janet Theerman, as a representative of the Massachusetts Avenue Local Historic District.

Old Business

None

New Business

1. 72 Coes (aka 140 Mill) Street – HC-2017-066 (MBL 08-051-00001)

Petition: Building Demolition Delay Waiver
Petitioner: Preservation Worcester
Present Use: Mixed-use

Year Built: c1812
Historic Status: MACRIS Listed, National Register listed as part of the Worcester MRA, fka Stearns Tavern

Petition Purpose:

- Replace windows and doors to match existing
- Enlarge one door opening and two window openings
- Close attic storage doors and emergency access
- Install gutters and downspouts, and shutters
- Install and replace siding as needed to match existing

Deborah Packard from Preservation Worcester and Phil Niddrie from the City of Worcester Business Assistance Department appeared upon behalf of the application.

Ms. Packard reviewed the scope of the work, explaining that the building is currently owned by Preservation Worcester, but will be transferred to the City in the future.

Chair Shveda stated that his only concern was the front door and whether it could be salvageable. Ms. Packard stated that it's not original but would like to save it if at all possible.

Commissioner Theerman asked why wooden gutters are not being considered. Ms. Packard stated that they are too expensive.

Public comment:

- 1) Jeanice Sherman, resident of Montvale Historic District, asked for clarification about the siding material. Ms. Packard stated that the siding will be wood.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 5-0 that the proposed demolition is 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 dated August 18, 2017 and received August 23, 2017.

2. 12 Page Street – HC-2017-067 (MBL 06-023-00032)

Petition: Building Demolition Delay Waiver
Petitioner: Redemption Christian Center International
Present Use: Church
Year Built: c1886
Historic Status: MACRIS Listed, fka the George S. Bond Barn
Petition Purpose:

- Install vinyl siding on the garage

Reverend Alex Mfum from Redemption Christian Center International Church appeared upon behalf of the application.

Chair Shveda stated that the main house had already appeared before the Commission and the applicant and the Commission came to agreement on how the house would be repaired.

Reverend Alex reviewed the proposal for vinyl siding the garage.

Chair Shveda asked if any historic material would be removed. Reverend Alex stated no, he was just covering it over.

Commissioner Theerman stated that she went to house and the style of siding seems inappropriate for the house. Chair Shveda explained that item had already been discussed with the Commission and they came to an agreement to limit the amount of vinyl to the house.

Public comment:

- 1) Mike Theerman, resident of Massachusetts Ave Historic District, stated that they had a chance to go to the house and all the important architectural features have been removed and doesn't think they will be replaced and thinks that this may be an enforcement issue and the siding on the house is inappropriate for age of house.

Chair Shveda clarified the history and approval relating to the house. Commissioner Conroy pointed out that the Commission only has purview in this case on what is being removed not what it is being replaced with.

- 2) Roy Hegedus, resident of Montvale Historic District, spoke in support of the application as the applicant is not asking to demolish anything, just cover it up.

Upon a motion by Commissioner Bloom and seconded by Commissioner Wamback, the Commission voted 4-1 (Commissioner Theerman voting against) that the proposed demolition is 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 dated September 14, 2017 and received September 15, 2017.

3. 72 Jaques Ave – HC-2017-068 (MBL 06-015-00006)

Petition: Building Demolition Delay Waiver
Petitioner: Community Health Link, Inc.
Present Use: Hospital
Year Built: c1908
Historic Status: MACRIS-listed, fka City Hospital: Memorial Home for Nurses
Petition Purpose:

- Replace soffit and fascia with PVC material to match original

John Yancik, Quality Contracting, and Michael Rescala, Vice President of Operations for Community Health Link, Inc. appeared upon behalf of the application.

Mr. Yancik stated that the existing fascia is in disrepair and falling to the ground and needs to be repaired. They have been hired to replace the front and the left elevations at this time.

Chair Shveda expressed concern that there could be a change in the detail and profile and doesn't know if that will happen as the Commission doesn't have access to what material will be used for replacement.

Mr. Yancik stated that they plan to match the design as closely as possible. At this time they do not have safe access to the soffit, as that will require staging to they can assess the material. Chair Shveda

and Commissioner Bloom stated that they would feel better if they could see samples of what material is going to be used so they know that material is replaced exactly in kind. Specifically, chair Shveda asked to see all the shapes to be used in the replacement. Cut-sheets showing section profiles of the elements would be fine.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 5-0 to continue the application to the October 19, 2017 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver Application dated September 8, 2017 and received September 11, 2017.

Exhibit B: Continuance form dated October 5, 2017.

4. 14 Montvale Road – HC-2017-069 (MBL 20-007-00015)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Paul Vitello
Present Use: Single-family residence
Year Built: c1915
Historic Status: MACRIS Listed, and located within the Montvale Local Historic District, fka Maurice Reidy House.

Petition Purpose (deleading):

- Remove and replace windows and doors
- Dip and strip or scrape and make intact trim, siding, porch elements, and cellar windows
- Remove storm windows

Timothy Hansen from the City of Worcester Lead Program, appeared upon behalf of the application.

Mr. Hansen stated that the work is required to be done as there are children living in the home and lead paint has been discovered.

Commissioner Bloom asked how the lead source is determined in the home. Mr. Hansen stated that a Massachusetts Lead Inspector inspects and tests all surfaces in the home to determine the presence of lead paint, specifically focusing on frictional and impactable surfaces.

Paul Vitello, property owner, stated that he and his wife value the home for being historical but they have small children and there is dust from the windows which is a problem but they are trying to keep the home as historical looking as possible. He feels that they are also trying to improve the aesthetic of the house, as the replacement windows will allow for the removal of the storm windows so the grid pattern and detail will be more visible.

Chair Shveda stated that the Commission's main concern would be the windows and asked why the windows could not be dipped. Mr. Hansen stated that a letter had been provided to the Commission from the Lead Paint Division where inspector stated that he did not believe the windows could survive the dipping process.

Mr. Rolle stated that in addition to the letter from Lead Paint Division there was also an email from a neighbor in support of the project.

Commissioner Bloom stated that the owners seem to be doing everything they can to remove the lead paint but remain the historic character of the home.

Chair Shveda stated that he understands about fact that windows cannot survive the dip and feels the windows being proposed are appropriate.

Public comment:

- 1) Rebecca Zash, abutter to the property, stated that she was a doctor and fully supports the application due to the lead paint being found in home and children being present.
- 2) Roy Hegedus, resident of Montvale Historic District, spoke in support of the application, stating that reducing the lead levels will improve the value of the house and quality of the neighborhood.
- 3) Jeanice Sherman, resident of Montvale Historic District, spoke in opposition to the application regarding the placement of the grids and the aesthetic impact. She also stated that she was former member of the Commission and that during her time on the Commission they voted against the removal of windows. If they allow this it will set a precedent for the District. She suggested that the Commission could request a second opinion on the item as once the windows are gone they are gone forever.
- 4) Jo Hart, city resident, spoke in opposition to the application, reiterating many of Ms. Sherman's comments, adding that there should be better education about the
- 5) Ms. Vitello, property owner, stated their love of the house and their desire to retain it as much as possible, but that they feel they're under the gun in terms of time and money. That if the dipping and stripping doesn't work, they'll still need to replace the windows and then pay for both processes.
- 6) Mike Theerman, resident of Massachusetts Ave Historic District, spoke in opposition to the application, and stated that it more cost effective to keep your old windows instead of replacing every ten years and asked if wood replacement windows had been considered. Mr. Hansen stated that he did not request that as did not believe HUD would approve it. Mr. Theerman asked what the amount of the Lead Paint Grant is. Mr. Hansen reviewed the scope of what HUD would allow. Mr. Theerman stated that windows should be repaired and not replaced.
- 7) Jeanice Sherman spoke again stating that she spoke with Deborah Packard from Preservation Worcester and that there are funds available for façade restoration and stated that all avenues should be explored prior to the work being done.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 4-1 (Commissioner Theerman voting against) that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application with condition that replacement windows must closely match existing windows.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 4-1 (Commissioner Theerman voting against) that the changes proposed to 14 Montvale Street is appropriate for the Montvale Local District and approved the Certificate of Appropriateness with the condition that replacement windows must closely match existing windows.

Exhibit A: Building Demolition Delay Waiver Application dated September 7, 2017 and received September 13, 2017.

Exhibit B: Letter from Ken Wolanin, Rehabilitation Specialist City of Worcester dated August 31, 2017.

Exhibit C: Electronic communication from Chad LaBove, dated October 4, 2017.

5. 2 Main Street – HC-2017-070 (MBL 02-029-00001)

Petition: Building Demolition Delay Waiver
Petitioner: Trinity Worcester Development LLC
Present Use: Vacant (former courthouse)
Year Built: c1844, 1878, 1898, and 1955
Historic Status: MACRIS Listed, and National Register listed as part of the Institutional District, fka Worcester County Courthouse.

Petition Purpose:

- Remove and replace all windows
- Clean and restore granite masonry
- Replace select doors
- Install handicap accessible ramp
- Install signage

Michael Lozano, senior project manager with Trinity Financial, and Alisa Augenstein, historic consultant with VHB, appeared upon behalf of the application.

Mr. Lozano reviewed the proposal and stated that they believe that only about 60 percent of the courthouse windows are original but all the windows are suspected of having PCB caulking and that is the reason they are unsalvageable.

Chair Shveda stated that he was impressed with the attention to detail to maintain the envelope of the building and that no new openings will be made to the exterior.

Commissioner Bloom asked if statue of Gen. Charles Devens would remain. Mr. Lozano stated that it will remain where it is currently located.

Public comment:

- 1) Deborah Packard, Preservation Worcester, spoke in support of the project. She stated her appreciation that Mr. Lozano met with her and other staff to review the project in advance, and that she expects that this will result in something that the city can be proud of.
- 2) Roy Hegedus, local resident, spoke in support of the application. Specifically he commended their attention to preserving the 1955 addition.
- 3) Jo Hart, Worcester, inquired about the problem with the current windows and why they can't be saved. Ms. Augenstein responded that due to their deteriorated condition, the cost to repair would probably make the project financially prohibitive. Mr. Lozano followed up, stating that to abate the PCBs the units have to be disposed of. Ms. Hart made some design suggestions regarding the retention of certain interior features.

- 4) Stu Loosemore, Chamber of Commerce, spoke in support of the project. As an anchor building at the north end of Main Street, this project will create density and vitality by providing needed housing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition is 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 dated September 13, 2017 and received September 14, 2017.

Exhibit B: Letter from Chamber of Commerce dated October 5, 2017 and received October 5, 2017.

6. 530 Massasoit Road – HC-2017-071 (MBL 45-034-00001)

Petition: Building Demolition Delay
Petitioner: Sean Bushe
Present Use: Single-family residence
Year Built: c1815
Historic Status: MACRIS Listed, fka Hayward - Rice House.
Petition Purpose:

- Remove three chimneys
- Remove one window on barn and replace with a door

Sean Bushe, owner, and Jay Gallant, architect, appeared upon behalf of the application.

Mr. Bushe stated that he is doing a complete renovation of the house which consists of mainly interior work. They would like to add a dormer in the rear, requiring the removal of the three chimneys, which are not original.

Chair Shveda asked what the function of the chimneys is. Mr. Bushe replied that they are not in use at this time. The size and location of the chimneys hinder optimal use of the interior layout.

The Commission stated that the applicant may want to look into building a faux chimney in the center of the house to recreate the historic aesthetic.

Public comment:

- 1) Deborah Packard, Preservation Worcester, stated that their group has a preservation restriction on the property and they have reached a compromise with the property owner and are supportive of the application.
- 2) Roy Hegedus, local resident, spoke in support of the application.

Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition is 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 dated September 14, 2017 and received September 15, 2017.

Communications

- a. *Communication from MHA Northeast re: Request for new letters of support for tax credit applications for: 98 Beacon Street; and Worcester Market, 627 Main Street, received electronically September 14, 2017.

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

- b. Communication from MassDOT re: Stormwater improvements, dated September 13, 2017 and received September 15, 2017.

No comment.

- c. *Communication from Douglas Vogel re: Request for new letter of support for tax credit application for 6 Brussels Street, dated September 14, 2017 and received September 18, 2017.

Doug Vogel gave a brief overview of the proposal.

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

- d. Communication from FCC re: Section 106 filing for 18 Grafton Street, dated September 13, 2017 and received September 18, 2017.

No comment.

**Items requiring action*

Other Business

- I. Review of proposed 2018 meeting schedule

Item held

Adjournment

Upon a motion the Commission voted 5-0 to adjourn the meeting at 8:56 p.m.