

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

May 24, 2018

LEVI LINCOLN CHAMBER – CITY HALL

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

Commission Members Absent: Devon Kurtz
Courtney Ross Escobar, Alternate
Tomi Stefani, Alternate

Staff Members Present: Susan Arena, 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 April 26, 2018 minutes.

Upon a motion by Chair Shveda and seconded by Commissioner Wamback the Commission voted 6-0 to approve the minutes of April 26, 2018.

Old Business

None

New Business

1. 7 Albert Street – HC-2018-029 (MBL 05-007-00043)

Petition: Building Demolition Delay Waiver
Petitioner: Yan and Jessica Alperin
Present Use: Multi-family residence
Year Built: c1890
Historic Status: MACRIS listed, and National Register listed, fka the Wesley Davis Three-Decker

Petition Purpose:

- Install vinyl siding on the side and rear elevations

Yan Alperin, owner, appeared on behalf of the application.

Mr. Alperin stated that the front face of the building was sided in 2006 by the previous owner. He stated that the sides and rear are in poor condition. A violation notice by the city noted chipping paint, and the insurance company requires that some exposed sheathing on the rear be covered by siding. Also, tenants have complained of leaks.

Chair Shveda asked whether the existing siding will be removed in this process. Mr. Alperin replied that it will remain in place. Chair Shveda and Commissioner Conroy observed that at a cursory glance it is difficult to distinguish between the vinyl and wood. It appeared that most of the character defining elements, such as porches and brackets, have been retained. Commissioner Theerman asked whether the applicant had considered repainting. Mr. Alperin stated that he was concerned about dealing with lead paint, which he assumes is present, and would prefer to encapsulate the material so as not to have to deal with repainting.

Chair Shveda and Commissioner Bloom commented on the protruding cap over the windows and the detail over the staircase windows. Mr. Alperin stated that the window casings will likely be wrapped, as this will address the leak issue. Commissioner Theerman preferred to see it not wrapped at all, noting that once it's covered it's unlikely the work will ever be reversed. Commissioner Wamback stated that since the front has already been sided and the detail there lost, it's easier to accept the changes to the sides.

Upon a motion by Commissioner Wamback and seconded by Commissioner Theerman, the Commission voted 6-0 that the proposed demolition of the historic building located at 7 Albert Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated April 21, 2018 and received April 24, 2018.

2. 62 Harlem Street – HC-2018-030 (MBL 10-032-00028)

Petition: Building Demolition Delay Waiver
Petitioner: Steven Hiou
Present Use: Three-family residence
Year Built: c1916
Historic Status: MACRIS listed, fka the Andrew Sullivan House
Petition Purpose:

- Remove wood shake siding and install vinyl siding

Steven Hiou, Sure-lok Homes, appeared on behalf of the application.

Chair Shveda asked whether the home owner was present. Mr. Hiou stated that he thought he would be here, but something must have come up. He stated that they have a contract with the owner, Mr. Kelly, to replace the roof and install vinyl siding. He stated that the shingles are in poor shape and in some places they can be pulled out by hand, that water has gotten underneath and rusted out the nails. Addressing replacement windows on the left side of the house, Chair Shveda asked whether the Commission had reviewed that work. Staff stated that no record had been found. As the replacement

windows are smaller, several inches of siding below the windows have been left exposed and new shingles not installed.

Chair Shveda noted that he didn't see missing shakes except where they had been removed and not replaced by the owner and that it didn't appear to be in poor condition. Mr. Hiou responded that the deterioration is more noticeable in person. Mr. Hiou stated that this is the only house on the street that doesn't have vinyl or aluminum siding. Commissioners Conroy and Bloom responded that that is a good reason to retain the wood siding. Mr. Hiou suggested a vinyl siding that resembles cedar shake, but they would not be able to replicate the diamond pattern along the bay. Chair Shveda asked whether the owner had considered other options, such as repair. Mr. Hiou stated that he believes the owner had discussed that with the company owner, but he doesn't know the specifics.

As the Commission had several questions that Mr. Hiou could not answer and the owner was not present, they suggested the item be continued to the next meeting so that the owner can be present.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 6-0 to continue the item to the June 7, 2018 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver Application dated May 2, 2018 and received May 3, 2018.

3. 60 Salisbury Street – HC-2018-031 (MBL CO-NDO-00010)

Petition: Building Demolition Delay Waiver
Petitioner: Massachusetts College of Pharmacy and Health Sciences
Present Use: Condominium building
Year Built: 1916
Historic Status: MACRIS listed, and National Register listed, fka North High School
Petition Purpose:

- Replace windows

Mark Donahue, Fletcher Tilton PC; Allen Westman, KSID, LLC; and Deborah O'Malley, MCPHS, appeared on behalf of the application.

Mr. Donahue explained that the former North High school building had been converted into condominiums and sometime around 2006 several owners replaced their windows as part of a single project. The work involved replacement of 62 out of a total of 188 windows. Since 2009 MCPHS has been acquiring units to be rented to students and now own all but three.

Mr. Westman went on to state that in an effort to maintain continuity and efficiency they would like to replace the remaining windows in the units owned by MCPHS. They have been working with Modern Glazing as that was the company that completed the initial work in 2006.

As part of the previous work, all units on the rear (north) elevation have been replaced, constituting the majority of the new windows, as well as scattered replacements on the other three elevations. The remaining original windows are wood single pane units that leak air and some are broken. The replacements will be aluminum double pane units, with baked on finish and low E glass.

Extensive discussion covered the details of the replacements and how closely they will match the existing units. Chair Shveda focused on maintaining the relationship of elements particularly within the

monumental windows. Mr. Westman stated that the intention is to replace with more energy efficient windows that match the existing as closely as possible. On monumental windows that had been replaced the detail and proportions had been retained.

Chair Shveda noted that an estimate for restoration of the remaining windows had been provided by the applicant, prepared by Joseph Sheehan Associates. The total estimate was \$600,000, approximately double the estimate for window replacement. In addition, Mr. Donahue stated that restoration would be more disruptive to the tenants.

Commissioner Bloom noted that the ground or basement level windows along the street facing facades appeared to be 4-over-4 and have an X pattern on each pane. When asked if this detail would be replicated, Mr. Westman stated that he had spoken with Modern Glazing about it but couldn't say for sure whether they could do it, and that more likely they would end up being 6-over-6. This was a detail that the Commission felt was important to replicate and strongly encouraged the applicant to make every effort to do so. Chair Shveda commented that, as the grids on the replacement windows will be applied, adding more cross pieces shouldn't pose a problem. The applicant agreed to make a good-faith effort to ensure that the new windows contained the X detail. Ms. O'Malley suggested that if for some reason they aren't able to have replica windows fabricated, they will notify the Commission beforehand.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 6-0 that the proposed demolition of the historic building located at 60 Salisbury Street, consisting of the replacement of the remaining 126 wood windows with aluminum windows with matching muntin patterns, is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated May 4, 2018 and received May 4, 2018.

Other Business

I. 2019 Historical Commission meeting schedule

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 6-0 to approve the proposed 2019 meeting schedule.

II. 12 Scott Street violation

No discussion.

III. Demolition Delay Ordinance revision

No discussion.

Communications

- a. Notification from Massachusetts History Alliance re: Conference for Massachusetts History Organizations and People, June 8, 2018, Worcester – received May 9, 2018.

No comment

- b. *Request for updated Letter of Support from MJ Whittall LLC re: Tax credit application for MJ Whittall Mills Building #2, 6 Brussels Street – received electronically May 15, 2018.

Upon a motion by Chair Shveda and seconded by Commissioner Theerman, the Commission voted 6-0 to provide and updated letter of support for 6 Brussels Street.

Adjournment

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 6-0 to adjourn the meeting at 7:08 p.m.