

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
August 15, 2013**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Chair
Kevin Provencher, Vice-Chair
Erik Dunn, Clerk
Meagen Mulherin
Andrew Shveda
Karl Bjork

Staff Members Present: Marlyn Feliciano, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair McCann called the meeting to order at 5:33 p.m.

APPROVAL OF THE MINUTES:

The minutes for 5/30/2013 and 7/25/2013 were approved without edits. The minutes for 7/11/2013 were approved with the edit to correct the spelling of Commissioner Mulherin's name.

NEW BUSINESS:

1. 1 Lucian Street (aka 1 Lucian Place) (HC-2013-033):

Petition: Building Demolition Delay Waiver
Petitioner: Nghia Tran
Present Use: Three-family residence
Year Built: Circa 1915
Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System)

Petition Purpose: Remove existing asphalt shingled roof and replace with like material

BBDW Constructive Grant Deadline: August 15, 2013

Nhang Tran was present on behalf of the petition. He stated that his parents own the three-decker and the roof is leaking and they want to replace the asphalt roof with like materials. There is no other work proposed other than replacing the wood fascia because it is rotten.

Upon a motion by Mr. Provencher and seconded by Ms. Dunn, the commission voted 6-0 that the proposed is not detrimental to the historical or architectural resources of the city.

LIST OF EXHIBITS:

Exhibit A: Building Demolition Delay Waiver Application for 1 Lucian Street; dated June 28, 2013; received July 1, 2013.

2. 36 Holden Street (HC-2013-034):

Petition: Building Demolition Delay Waiver
Petitioner: Byran & Kara Goodall
Present Use: Single family residence
Year Built: Circa 1908
Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System)

Petition Purpose: Replacement of porch on rear side of house and back of house

BDDW Constructive Grant Deadline: August 16, 2013

Bryan Goodall was present on behalf of this petition. He stated that the work has been done so he is seeking retroactive approval. The work involved replacing a porch that was an add-on to the home in the 60s; it was falling off the house. The vinyl windows that were there were replaced and the deck was enclosed to create a three season room. He still needs to side and trim the addition.

Mr. McCann asked what type of materials were present prior to the change and Mr. Goodall responded that there was wood and cedar shakes and he has replaced wood for wood and will side the porch with cedar shakes.

Mr. McCann stated that without being able to see what was there originally it is very difficult to vote on whether what was done was detrimental to the historical or architectural resources of the city but considering the materials are replaced with like materials and it is hardly visible from a public way he would be willing to vote in favor of it.

Upon a motion by Mr. Provencher and seconded by Mr. Shveda, the commission voted 6-0 that the proposed is not detrimental to the historical or architectural resources of the city.

LIST OF EXHIBITS:

Exhibit A: Building Demolition Delay Waiver Application for 36 Holden Street; dated June 10, 2013; received July 2, 2013.

3. 200 Heard Street (HC-2013-035):

Petition: Building Demolition Delay Waiver
Petitioner: City of Worcester
Present Use: Heard Street Elementary School

Year Built: Circa 1932
Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System)
Petition Purpose: (1) Recover existing flat membrane roof with new membrane
(2) Provide additional attic ventilation and rain water drainage
(3) Replace original slate shingles with matching synthetic shingles

BDDW Constructive Grant Deadline: August 16, 2013

Clark Burritt, Principal Architect for the City of Worcester, stated that they are proposing replacing the slate roof on this school with synthetic slate. The roof is leaking most severely where the slate meets the gutters. The roof was repaired in the late 90s with caulking sealing all the slate tiles but the caulking is crumbling. The School Department is concerned about longevity and maintenance expense; therefore, they chose that a synthetic slate has a warranty for 50 years.

Mr. McCann asked about the condition of the slate tiles. Mr. Burritt stated that about half of it could be salvageable but the main issue is at the transition point of the roof.

Mr. McCann asked if they had looked into just repairing the transition point instead of replacing the material. Mr. Burritt stated that he had proposed that but it was not an option the School Department wanted to consider.

Mr. Provencher stated that he had a hard time approving this request when the slate does not seem to be the problem. Mr. Shveda concurred. Ms. Mulherin asked if this was a request under the economic hardship provision. Mr. Burritt stated that that the School Department had received \$800,000 to pay for three projects in the current budget cycle but the three projects have already been bid and total \$1,021,850. There is a shortfall of \$221,850 given current funding. Projects 1 and 2 have been awarded. The administration was able to locate enough funding for this project but there is not enough for the additional \$31,500 it would take to replace the roof with natural slate.

Mr. Burritt stated that there is also asbestos on the flat portion of the roof.

Mr. McCann stated that he would like to see cost figures for repairing the rubber membrane while keeping the existing slate. Mr. Bjork stated that he wants to know if there are additional leaks.

Mr. Burritt requested a continuance to the August 29, 2013 meeting and an extension of the constructive grant deadline to September 28, 2013.

Upon a motion by Mr. Shveda and seconded by Mr. Provencher, the Commission voted 6-0 to continue the item to August 29, 2013 and extend the constructive grant deadline to September 28, 2013.

LIST OF EXHIBITS:

Exhibit A: Building Demolition Delay Waiver Application for 200 Heard Street; received June 27, 2013; prepared by City of Worcester School Department.

- Exhibit B: Map and Images; undated February 14, 2013.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Historical Commission; re: 200 Heard Street – Building Demolition Delay Waiver; dated June 27, 2013.
- Exhibit D: MACRIS Form B – 200 Heard Street; WOR.2297; accessed on June 28, 2013.
- Exhibit E: Memorandum and attachments from Clark Burritt – Principal Architect/Director, Architectural Services Division, City of Worcester Department of Public Works & Parks to the Worcester Historical Commission; re: Heard Street Roof Replacement – Additional Information for Waiver Application; dated August 7, 2013.

4. 22 Somerset Street (HC-2013-036):

- Petition: Building Demolition Delay Waiver
- Petitioner: James May
- Present Use: Three family residence
- Year Built: Circa 1905
- Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System)
- Petition Purpose: (1) Remove the existing asphalt singled roof and replace with 30 year architectural shingles.
- (2) Install a 3 ft. ice and water shield.
- (3) Install an 8” wide drip edge.

BDDW Constructive Grant Deadline: August 29, 2013

James May was present for this item. He stated that he will be removing two layers of fiberglass shingles and replacing it with architectural shingles. He stated that the soffits are already sided and the eaves and fasciae are wrapped in aluminum.

Mr. Leo Veloris, 24 Somerset resident, stated he was not opposed to the project. He just wanted to ensure that the applicant would be using an insured contractor because their homes are very close together and he does not want anyone falling off and hurting themselves on his property. Mr. May stated that his contractor is fully insured and licensed.

Upon a motion by Mr. Provencher and seconded by Ms. Mulherin, the Commission voted 6-0 that the proposed is not detrimental to the architectural or historic resources of the city.

LIST OF EXHIBITS:

- Exhibit A: Building Demolition Delay Waiver Application for 22 Somerset Street; dated July 12, 2013; received July 15, 2013.

5. 8 Massachusetts Avenue (HC-2013-037):

Petition: Certificate of Appropriateness
Petitioner: Vincent & Debbie Asbridge
Present Use: Single family residence
Year Built: Circa 1899
Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System, Massachusetts Avenue Historic District, NRIND (National Register District))

Petition Purpose: Restore garden wall; add pergola, hardscape and plantings in front of wall

COA Constructive Grant Deadline: September 13, 2013

Vince Asbridge was present for the item. He stated that he wants to install an 11' x 20' white pergola and repair his brick garden wall (8' high x 30' long) by repairing the cap on top of the wall. He stated that there used to be a concrete base and slate patio by the wall but a tree fell and the roots pulled out the patio. He wants to install the pergola to soften the look of the back wall and provide some shade in the backyard now that the tree is no longer there. Mr. Asbridge stated that he plans to have planting beds before the wall and plant shrubbery in front of the wall and ivy growing up the wall to soften the look of the wall. He also stated that he plans to match the columns on the pergola to the ones on the house.

Mr. McCann stated that he believed the petition was in keeping with the neighborhood and had low visibility from the street.

Upon a motion by Mr. Provencher and seconded by Mr. Shveda, the Commission voted 6-0 to approve the Certificate of Appropriateness.

LIST OF EXHIBITS:

- Exhibit A: Certificate of Appropriateness Application; prepared by Vincent and Debbie Asbridge; received July 15, 2013;
- Exhibit B: Images (Retaining Wall & Pergola); undated; received July 15, 2013.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Historical Commission; re:8 Massachusetts Avenue; dated August 13, 2013.
- Exhibit D: MACRIS Form WOR.A: Massachusetts Avenue Historic; accessed on July 16, 2013.

6. 18 Oxford Street (HC-2013-038):

Petition: Certificate of Appropriateness
Petitioner: 18+24 Oxford Street, LLC
Present Use: Day Care Center
Year Built: Circa 1850

Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System), Crown Hill Local Historic District, NRIND (National Register District), National Register Determination of Eligibility
Petition Purpose: Addition of a gas meter to the outside of the house to convert from oil to gas heat

COA Constructive Grant Deadline: September 16, 2013

Candace Haddad was present for this matter. She stated that she wanted to switch from oil heat to gas heat and it required that a meter be added to the outside of the house. Mr. Bjork stated that he had viewed the property and the bushes would hide the meter.

Upon a motion by Mr. Shveda and seconded by Mr. Provencher, the Commission voted 6-0 that the proposed change is appropriate to the Crown Hill Local Historic District.

LIST OF EXHIBITS:

- Exhibit A: Certificate of Appropriateness Application; prepared by Candace Haddad; received July 18, 2013;
- Exhibit B: Images; undated; received July 18, 2013.
- Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Historical Commission; re:18 Oxford Street; dated August 13, 2013.
- Exhibit D: MACRIS Form B – 17 Oxford Street; WOR.1785; accessed on August 9, 2013.
- Exhibit E: MACRIS Form WOR.C: Oxford – Crown Hill Historic; accessed on August 9, 2013.

7. 35 Somerset Street (HC-2013-039):

Petition: Building Demolition Delay Waiver
Petitioner: Matthew Ward
Present Use: Single family residence
Year Built: Circa 1905
Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System)
Petition Purpose: Strip existing asphalt shingles and replace with new architectural shingles

BDDW Constructive Grant Deadline: September 1, 2013

Tim Wromer, representing the owner, Matt Ward, was present for this matter. He stated that he was petitioning to remove the asphalt roof with architectural shingles. The flat portions of the roof will also be replaced. The wood trim will be taken off and then put back. The eaves, soffits, fasciae will not be touched but the chimney will be re-flashed.

Upon a motion by Mr. Provencher and seconded by Ms. Mulherin, the Commission voted 6-0 that the proposed change is not detrimental to the historical or architectural resources of the city.

LIST OF EXHIBITS:

Exhibit A: Building Demolition Delay Waiver Application for 35 Somerset Street; dated July 18, 2013; received July 18, 2013.

8. 80 Dewey Street (HC-2013-40):

Petition: Building Demolition Delay Waiver
Petitioner: Yi Wang
Present Use: Three-family residence
Year Built: Circa 1894
Historic Status: MACRIS-listed property (Massachusetts Cultural Resource Information System), NRIND (National Register District) and NMRA (National Register Multiple Resource Area)

Petition Purpose: (1) Repair the front porch by removing and replacing with like materials (wood for wood)
(2) Paint existing window frames and install glass

BDDW Constructive Grant Deadline: September 9, 2013

Yi Wang and Qiu Shi Tang were present for this matter. Ms. Tang stated that they will attempt to repair the windows, and if unable to, they will replace the windows. They also want to repair the porch because of its poor condition but plan to keep the same style.

Mr. Shveda asked if they plan to keep the round posts or the square ones on the porch since it seems that each floor has different ones. Ms. Tang stated that they will replace the round ones with the pressure treated square ones to give the house a uniform look.

Mr. Bjork stated that this property needed a lot of work and the Commission agreed. Mr. McCann suggested that the applicants paint the pressure treated wood once it cures.

Ms. Mulherin asked about the window frames but since they are in the rear of the property they are not visible from the street.

Upon a motion by Mr. Provencher and seconded by Mr. Shveda, the Commission voted 6-0 that the proposed change is not detrimental to the historical or architectural resources of the city.

LIST OF EXHIBITS:

Exhibit A: Building Demolition Delay Waiver Application for 80 Dewey Street; dated July 26, 2013; received July 26, 2013.

Other Business:

Communications Received:

- a) Electronic Mail from Mary Nastasia, MacRostie Historic Advisors, LLC; Re: Letters of Support; dated July 24, 2013
- **MHRTC – Grout’s Block, 379-385 Main Street**
Upon a motion by Mr. McCann and seconded by Ms. Mulherin, the Commission voted 6-0 to issue a letter of support.
 - **MHRTC – Osgood Bradley, 18 Grafton Street**
Upon a motion by Mr. McCann and seconded by Mr. Provencher, the Commission voted 6-0 to issue a letter of support.
 - **MHRTC – Fire Alarm Building, 230 Park Avenue**
Upon a motion by Mr. McCann and seconded by Mr. Provencher, the Commission voted 6-0 to issue a letter of support.
- b) Letter from STV, Incorporated; re: **220 Brooks Street**; dated June 19, 2013
Mr. Provencher stated that they should withhold comment until they know in detail what is being proposed.
- c) Letter from MHC; re: Worcester Regional Transit Authority Proposed New Maintenance and Operations Facility, **220 Brooks Street**; dated July 8, 2013
No comment.
- d) Letter from EBI Consulting; re: **67 Millbrook Street**; dated July 3, 2013
No comment.
- e) Environmental Assessment – Proposed Rectrix Facilities for **Worcester Regional Airport**; July 2013
No comment.
- f) Letter from Mass Historical Commission; **Re: Worcester State Hospital Demolition of Prentice Hospital 269 Belmont Street, Worcester, MA**; dated July 18, 2013; received July 23, 2013.
No comment.

- g) Letter from Epsilon Associates, Inc.; **re: Worcester State Hospital Farmhouse 365 Plantation Street** Request for National Register Evaluation, dated July 22, 2013

Mr. Birbara, principal of Sedler Corporation and owner of the Beechwood Hotel, stated that he also now owns the Worcester State Hospital Farmhouse. He introduced Doug Keller, Epsilon Associates, stated that it was constructed in 1896 and was constructed for the Head Farmer for the hospital and included a 50 bed dormitory for those that worked with him. It has been used as medical offices since the late 1980s.

Mr. Kelleher stated that the Historical Commission received a copy of the request he sent to the Massachusetts Historical Commission to consider the Farmhouse separate from the National Historic listing for the Worcester State Hospital. This would qualify Mr. Birbara to apply for historical tax credits.

Mr. Birbara stated that the proposal is to convert the Farmhouse into extended stay guest rooms for the Beechwood Hotel. Mr. Kelleher stated that they are requesting a letter of support from the Historical Commission to the Mass Historical Commission to make the finding that this structure be considered for individual inclusion into the National register.

Upon a motion by Mr. Shveda and seconded by Mr. Provencher, the Commission voted 6-0 to issue a letter of support.

- h) Letter from MHC; **re: National Register of Historic Places Lunch Car# 705**; dated July 24, 2013 (Park Diner Lunch Car).

No comment.

- i) Letter from Preservation Worcester, **re: Hale Building Condition at Worcester State Hospital, 269 Belmont Street**; dated July 18, 2013.

Mr. Shveda stated that the Commission should also draft a letter to the Division of Capital Asset Management support Preservation Worcester's request to secure the building before it must be demolished by neglect.

Upon a motion by Mr. McCann and seconded by Mr. Shveda, the Commission voted 6-0

- j) Letter from Epsilon Associates Inc; **re: Worcester Junction Shops, 49-57 Hermon Street, 51-59 Jackson Street, 62-74 Beacon Street, Worcester, MA**; dated August 7, 2013.

Upon a motion by Mr. Provencher and seconded by Mr. Shveda, the Commission voted 6-0 to issue a letter of support.

- k) Letter from Epsilon Associates Inc.; **re: Worcester Industrial Technical Institute (Worcester Voke), 2 Grove Street, Worcester, MA**; dated August 7, 2013.

Upon a motion by Mr. Provencher and seconded by Ms. Dunn, the Commission voted 6-0 to issue a letter of support.

- l) Letter from Bristol Traffic Transportation Consulting LLC; **re: Winthrop Street Reconstruction**, MDOT No. 605740, Section 106 Review; dated July 17, 2013.

No comment.

- m) Letter from Epsilon Associates, Inc.; **re: request for letter of support, 365 Plantation Street, Worcester**, Request for Letter of Support from Worcester Historic Commission; dated August 7, 2013.

Doug Kelleher, Epsilon Associates, stated that he was requesting a letter of support from the Historical Commission for inclusion with their request for state and federal historic tax credits. He stated that he understood that they needed to come before the Commission with a Building Demolition Delay Waiver application. They plan to convert the Farmhouse into 23 extended stay guest rooms. They will build an ADA compliant connector between the main building and the Farmhouse. They also plan to replace the windows with wood windows with insulated glass and the same profiles. The slate roof will be repaired and the masonry will be repointed.

Mr. McCann stated that this was a very well thought out plan and fully supports this project. Mr. Shveda stated that he was not convinced with the connector but since that was not a demolition it was not under his purview.

Upon a motion by Mr. Provencher and seconded by Mr. Mulherin, the Commission voted 6-0 to issue a letter of support.

Adjournment:

The meeting was adjourned at 7:47 p.m.