

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

MARCH 5, 2015

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda, Vice-Chair
Timothy McCann, Clerk
Robyn Conroy
Randolph Bloom
Karl Bjork

Commission Members Absent: Kevin Provencher, Chair

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

CALL TO ORDER

Vice-Chair Shveda called the meeting to order at 5:30 p.m.

APPROVAL OF THE MINUTES:

Upon a motion the Commission voted 5-0 to approve the minutes of February 19, 2015.

OTHER BUSINESS

1. Request for Letter of Support- Union Station Bathrooms Renovations

George Saliba from the City's Office of Economic Development and Robert Para, Jr. from Lamoureux Pagano Architects appeared on behalf of the item.

Mr. Saliba stated that they are looking to obtain a letter of support for renovation of the Union Station bathrooms and Mr. Para could provide more detail on that.

Mr. Para stated that the two bathrooms are in the front of the building. The plan is to renovate them and bathrooms will be added to the concourse going down toward the parking garage.

Vice-Chair Shveda asked if the bathrooms fixtures would be replaced. Mr. Para stated some of the fixtures will be changed.

Secretary McCann stated that not a lot of historical material is being removed. Mr. Para stated the areas they are working on is not in the historical portion of the building.

Secretary McCann stated that this work will not have any impact on the rest of building so he would not see an issue with issuing a Letter of Support.

Vice-Chair Shveda stated that he would agree with Secretary McCann's comments.

Upon a motion by Secretary McCann and seconded by Commissioner Conroy, the Commission voted 5-0 to issue a Letter of Support.

OLD BUSINESS

2. 5-7 Ashland Street (HC-2015-002)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Bullard Properties
Present Use: Multi Family Building
Year Built: Circa 1872
Historic Status: MACRIS-listed, NRDIS (National Register District), NRMRA (National Register Multiple Resource Area) and located in the Crown Hill Local Historic District.
Petition Purpose: Retroactive approval to replace front step railings and supporting pillars

Vice-Chair Shveda stated that they have received a request for a continuance and this is the third request for a continuance.

Upon a motion by Secretary McCann and seconded by Commissioner Conroy, the Commission voted 5-0 to continue the item until the April 2, 2015 meeting and extend the constructive grant deadline until April 18, 2015. The Commission stated that there were would be no further continuances granted on this application.

List of Exhibits

Exhibit A: Application for Building Demolition Delay Waiver and Certificate of Appropriateness received December 23, 2014 and dated December 23, 2014
Exhibit B: Request for postponement dated January 28, 2015 and received January 28, 2015.
Exhibit C: Request for postponement dated February 26, 2015 and received February 26, 2015.

5:42 p.m. – Commissioner Conroy recused herself from the next two items.

3. 41 Maywood Street (HC-2015-005)

Petition: Building Demolition Delay Waiver
Petitioner: Trustees of Clark University
Present Use: Multi family residence
Year Built: Circa 1894
Historic Status: MACRIS-listed, and formerly known as the Edward A Bryant Two Decker
Petition Purpose: Remove/replace porch railing systems

Derek Lundstrom appeared on behalf of the item. Mr. Lundstrom stated that he has decided to take the Commission's recommendation from the last meeting and not remove the baluster and just remove it and have it dipped and then reinstall it.

Secretary McCann stated that for the record the balusters on the front A side of the building would be chemically stripped and removed and dipped off site and then repainted and the applicant Mr. Lundstrom is agreeing that is possible.

Vice-Chair Shveda stated that Mr. Lundstrom had concerns at the last meeting that during the stripping the balusters may deteriorate to where they are no longer usable and asked Mr. Lundstrom what would be the plan if that was the case. Mr. Lundstrom responded that if that occurred he would provide that evidence to the Commission and would provide some alternatives to the Commission as to what could be done.

Vice-Chair Shveda stated that would be fair.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 4-0 that the removal of the baluster on the Maywood side of the property to be stripped, painted, and re-installed on the building is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Application for Building Demolition Delay Waiver received January 15, 2015 and dated January 15, 2015.

NEW BUSINESS

4. 950 Main Street (HC-2015-008)

Petition: Building Demolition Delay Waiver
Petitioner: Trustees of Clark University
Present Use: College
Year Built: 1887-1910

Historic Status: MACRIS-listed, NRDIS (National Register District), NRMRA (National Register Multiple Resource Area) and located in the Clark University Historic District

Petition Purpose: Repairs to Chimneys

Mark Leahy and Derek Lundstrom from Clark University appeared on behalf of the petition.

Vice-Chair Shveda stated that he had reviewed the materials provided by the applicant and the applicant had provided a detailed report on the proposed remediation of the problem.

Mr. Leahy stated that part of the chimney was constructed in 1980 and over the past few years it has become structurally unstable and this summer they would like to tear it down and rebuild exactly as is.

Vice-Chair Shveda stated that basically there are two chimneys, one he believed was from 1967 and one built in the 1980's. Mr. Leahy stated that was correct and the boiler chimney would come down six feet from the top and built back up and repointed. Vice-Chair Shveda asked if that was the original chimney. Mr. Leahy stated that it was.

Commissioner Bloom asked why the newer chimney is so flawed. Mr. Leahy stated that the contractor stated that there were a few expansion issues and contractor will address that when it is rebuilt.

Commissioner Bloom asked if that will resolve the problem but chimneys will look the same. Mr. Leahy stated that aesthetically it would look the same.

Vice-Chair Shveda stated that from the photos you can tell the chimneys are in serious disrepair and they are going to be placed in-kind he would see no issue with the application.

Secretary McCann stated that what was being dealt with was two non-original chimneys but he would ask that the mason who rebuilds the chimney to match the mortar joints with whatever remains.

Upon a motion by Secretary McCann and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Application for Building Demolition Delay Waiver received January 30, 2015 and dated January 29, 2015.

6:00 p.m. – Commissioner Conroy returned to the meeting room.

5. 322-332 Main Street (HC-2015-009)

Petition: Building Demolition Delay Waiver
Petitioner: 332 Main Street Associates, LP
Present Use: Office Building
Year Built: 1925
Historic Status: MACRIS-listed, NRDIS (National Register District), NRMRA (National Register Multiple Resource Area) and formerly known as the Central Building

Petition Purpose:

- Remove/Replace existing windows
- Replace existing storefront windows and doors
- Replace existing aluminum store front doors and service doors

Brian Lever from Epsilon Associates appeared on behalf of the application.

Mr. Lever stated that the building was constructed in 1925 and the current owner is planning a renovation and part of the project is to replace the windows as a lot of the wood windows have deteriorated. On the ground floor there are storefronts that will be removed and replaced with a new pair of aluminum and glass storefront with sidelights and transom and the service doors with new doors similar to existing.

Vice-Chair Shveda asked if the limestone had been checked. Mr. Lever stated that it looks like the masonry has held up pretty well.

Vice-Chair Shveda asked if any restoration work to the exterior skin façade of the window would be done. Mr. Lever stated that there will be some re-pointing.

Commissioner Bjork asked if the retail space would have a uniformity of design. Mr. Lever reviewed the plans of what was proposed and stated it would not be entirely uniform.

Commissioner Bloom asked if any of the windows on the front façade in upper portion are original. Mr. Lever stated that the ones with the decorative metal work were original and he didn't see any evidence the wood ones were replaced.

Vice-Chair Shveda stated that on the plans there were quite a few notes to repair but in cases where it going to be repair/replace will it be done on individual basis. Mr. Lever stated that it would.

Vice-Chair Shveda asked if all the decorative elements would be cleaned and remain in place. Mr. Lever stated that was correct.

Vice-Chair Shveda stated that one of the elements of the windows that is very nice is the ogee feature and asked if that would be replicated. Mr. Lever stated that it would be.

Commissioner Bjork asked if Mr. Lever had a photo of how the entrance would look. Mr. Lever showed a photo and stated that portion would be a consistent color.

Secretary McCann asked what the window color would be. Mr. Lever stated that it would be similar to what exists now.

Commissioner Bjork stated that he hoped a lot of attention would be spent on the front façade. Mr. Lever stated that it would.

Vice-Chair Shveda stated that he was very pleased that care is going into refurbishing the truly historic elements on the storefronts.

Secretary McCann stated that it will give it a more cohesive look.

Secretary McCann asked if any work would be done to the parapet. Mr. Lever stated that just the metal work.

Vice-Chair Shveda asked what would be use of the building. Mr. Lever stated that it would be a mix between market rate apartments and affordable but did not know what portion was affordable.

Secretary McCann stated that the Commission is very happy with the project and is glad that the owner has decided to go in this direction. Vice-Chair Shveda stated that he agreed with Secretary McCann and it is pleased the owner is keeping the historical elements of the building.

Commissioner Conroy stated that the building is a main stay of downtown and it is great to see that it will be reused as it is a beautiful building.

Jo Hart, city resident, asked if the second floor storefronts would continue to be retail. Mr. Lever stated that most of ground floor will be retail but not the second floor. Ms. Hart expressed opinion that she would prefer second floor be retail.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Application for Building Demolition Delay Waiver received February 3, 2015 and dated January 22, 2015.

6. 1 Chapin Street (HC-2015-010)

Petition:	Building Demolition Delay Waiver
Petitioner:	City of Worcester
Present Use:	School Building
Year Built:	1893

Historic Status: MACRIS-listed, and formerly known as the Union Hill #1 Grammar School

Petition Purpose:

- Remove/Replace windows
- Remove/Replace doors
- Installation of exterior accessible ramp

Russ Adams, Assistant Commissioner of Engineering & Architectural Services for City of Worcester, appeared on behalf of the project along with Janis Mamayek from Icon Architecture.

Mr. Adams stated that they are going through the MSBA for reimbursement of 80% of the cost to replace the windows and doors.

Secretary McCann asked about the time-frame. Mr. Adams stated that there is a time crunch associated with the project as they need to award a bid to a contractor, order materials and the hope is to do this over the summer. They are trying to maintain the historic look of the windows but where they will deviate because they are going through MSBA process and the purpose are the energy efficient windows which will be installed to save energy and minimize maintenance.

Ms. Mamayek reviewed the plans of what was proposed for the school.

Upon a motion by Commissioner Conroy and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Application for Building Demolition Delay Waiver received January 25, 2015 and received January 25, 2015.

7. 54 Queen Street (HC-2015-011)

Petition: Building Demolition Delay Waiver

Petitioner: South Middlesex Non-Profit

Present Use: Rooming House

Year Built: 1872

Historic Status: MACRIS-listed and formerly known as the Charles E Brooks House

Petition Purpose:

- Demolition of garage
- Installation of handicapped ramp to the house

Mike Komisnky and Arilen Elef appeared on behalf of the application.

Mr. Komisnky stated that there is a garage behind the building that has fire damage and they would like to take it down to make an accessible ramp to the rear of the building.

Secretary McCann asked if they had any renderings of the ramp. Mr. Kominsky stated that they did and it is a straight forward ramp and order to make the rear entry accessible they need to widen it as right now there is a replacement door they would replace in order to meet the 36 inch requirement.

Vice-Chair Shveda asked if they are demolishing the garage to make space for the ramp. Mr. Kominsky stated yes and also that building is unusable after the fire that occurred.

Vice-Chair Shveda asked what was the siding material. Mr. Kominsky stated that it was asbestos siding that they have abated. Secretary McCann asked if there was any indication of anything under the asbestos siding. Mr. Kominsky stated no.

Vice-Chair Shveda asked how much of garage had been damaged. Mr. Kominsky stated about a 1/3 and they acquired this property in 2013 and it was already in that condition.

Vice-Chair Shveda stated that given the condition of the garage and doesn't look like it has much historical value left. Secretary McCann stated that he would agree and as far as the opening they are not taking away any historical material.

Jo Hart, city resident, asked for clarification as to where the property was. Secretary McCann explained where the address was located.

Upon a motion by Commissioner Bloom and seconded by Secretary McCann, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Application for Building Demolition Delay Waiver received February 5, 2015 and dated February 3, 2015.

OTHER BUSINESS

8. Communication Received

- **Main Street & Maywood St project update** – Mr. Rolle provided an update and stated that the Commission could vote that staff send a letter asking that the Commission continue to receive updates regarding the project and would like opportunity to comment on the 25% design hearing meeting that is due to be scheduled.

Upon a motion by Commissioner Bjork and seconded by Secretary McCann the Commission voted 5-0 to have staff draft that letter.

- Letter from Epsilon Associates re: Hill Envelope Co., dated January 29, 2015; received February 3, 2015 – No comment.
- Letter from Massport re: Request for Comments, dated February 4, 2015; received February 6, 2015 – No comment.

- Letter from WSP re: Vibration Monitoring Report., dated February 19, 2015; received February 20, 2015 – No comment.

ADJOURNMENT

Upon a motion the Commission voted 5-0 to adjourn the meeting at 7:14 p.m.