

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

MARCH 19, 2015

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Kevin Provencher, Chair
Timothy McCann, Clerk
Robyn Conroy
Randolph Bloom

Commission Members Absent: Andrew Shveda, Vice-Chair
Karl Bjork

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

APPROVAL OF THE MINUTES: 3/5/2015-Minutes Held.

NEW BUSINESS

1. 100 Institute Road – Boynton Hall (HC-2015-012)

Petition: Building Demolition Delay Waiver
Petitioner: Worcester Polytechnic Institute
Present Use: College
Year Built: 1865
Historic Status: MACRIS-listed, NRD (National Register District), NRMRA (National Register Multiple Resource Area)
Petition Purpose: Remove existing slate and copper roof and replace with like materials and restore areas previously covered with copper back to slate

Jim Bedard, Director of Construction for WPI, and Steven Susca from Hoffmann Architects, Inc. appeared on behalf of the project.

Mr. Bedard stated that the building is about 150 years old and that portions of the roof are original slate material. Mr. Bedard reviewed photos of what is existing on building and what the proposed work would be.

Mr. Bedard stated that what they want to do is replace the entire slate roof and existing copper. They want to replace the copper standing seam going down between the dormer with slate and the slate on the west wing they want to replace in kind. They also want to put back the color banding shown in the historical photos and presented photographs of what was being proposed.

Commissioner Bloom asked if there were any challenges in putting back the slate in between the dormers. Mr. Bedard stated that there are no real challenges with respect to that.

Chair Provencher stated that he had reviewed the plans that had been submitted which described the work in great detail and work appears to be appropriate in every respect and it is a great project.

Secretary McCann stated that it is rare that the Commission sees a project that is this well done and it is great that WPI is trying to bring back to original look and they appreciate that immensely.

Upon a motion by Commissioner Bloom and seconded by Commissioner Conroy, 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 19, 2015 and dated February 12, 2015.

2. 300 Southbridge Street (HC-2015-013)

Petition:	Building Demolition Delay Waiver
Petitioner:	Thelma Talbert Trustee
Present Use:	Commercial Building
Year Built:	1866
Historic Status:	MACRIS-listed, NRD (National Register District), NRMRA (National Register Multiple Resource Area)
Petition Purpose:	Remove/replace existing asphalt shingle roof

Dan Ford, Project Manager, Charles Lee, General Contractor and Ben Mentile, representing the property owner, appeared on behalf of the application.

Mr. Lee stated that they will remove the existing shingles and with metal roofing.

Chair Provencher asked for clarification as to area of building where work was being done.

Mr. Mentile stated that it was the small office off of the bigger building. Chair Provencher asked if the buildings were attached. Mr. Mentile stated that they were.

Chair Provencher asked about the asphalt shingles on the hip portion of roof and asked if work would be done on the flat portion. Mr. Mentile stated that there will be and where roof is flat the slate will just be put back as is.

Chair Provencher stated that from the photos it looks like the one story portion was added at one time. Commissioner Conroy stated that on photos shown you can see it was there but is barely visible.

Chair Provencher asked when was the property built. Mr. Mentile stated that in 1866 and the roof has had repairs over the years and they were unaware that building has been put on historical register.

Chair Provencher stated that it looks like this portion of the building has been comprised over the years and sees very limited value to this portion of the building and they just need to talk about the proposal to change material.

Mr. Lee stated that they would like to do a tin roof. Commissioner Bloom asked if that could be done on a hip roof. Mr. Mentile stated that it could be done.

Chair Provencher stated that they had no issue with material but they need to make it clear when they vote to state the changes as this was a change from what was originally advertised. The Commission did not feel this was a significant change as to what was originally advertised.

Upon a motion by Secretary McCann and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City with the condition that they replace the existing asphalt shingle roof with standing seam metal roof. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Application for Building Demolition Delay Waiver received February 19, 2015 and dated February 18, 2015.

3. 26 Louise Street (HC-2015-014)

Petition:	Building Demolition Delay Waiver
Petitioner:	26 Louise Street LLC
Present Use:	Three-Family Residence
Year Built:	1900
Historic Status:	MACRIS-listed, NRIND (National Register Individual District), NRMRA (National Register Multiple Resource Area)
Petition Purpose:	Remove/replace existing the siding and porch with like material and relocate side entrance to back of building

Shiran Aguila appeared on behalf of the application.

Chair Provencher stated that this is a new application, the last one was withdrawn. Mr. Aguila stated that was correct and he added something to the new petition which is adding side entrance to the rear.

Chair Provencher asked Mr. Aguila to review porch portion. Mr. Aguila stated that the porch will be torn down and showed a rendering what was being proposed and stated that the work proposed will keep original characteristics of the home.

Secretary McCann stated that the siding project that was allowed previously includes conventional siding along with continuing the banding with fish scale. Mr. Aguila stated yes and porch will be rebuilt and they will use same type of material.

Chair Provencher stated that there are columns at each corner of the porch and asked what the materials were for the column and guardrail. Mr. Aguila stated that it would be wood and will be painted to match the look of the existing structure.

Chair Provencher asked if the siding will extend to the back. Mr. Aguila stated that it will be the whole house and the fish scale would be kept where it is and so will the clapboard.

Chair Provencher asked about the relocated porch portion. Mr. Aguila stated that due to the storms over the winter the porch needs to come down and that the side entrance needs to be moved to the back and he wants to pave over the driveway so it is easier for people to get in and out of the home.

Secretary McCann asked if the back of the house was enclosed. Mr. Aguila stated yes and they will do an opening and put in a set of stairs. Secretary McCann asked if opening was there now. Mr. Aguila stated currently it is a window that will be opened up.

Chair Provencher asked what would happen to existing door opening. Mr. Aguila stated it will be closed off and they may have to put a smaller window in there to let light in.

Chair Provencher stated that it looks like most of the porch has been replaced over time and at the top there are some spindles that support the canopy and he thinks they might be original and does Commission think that has enough value that Commission thinks it should be kept.

Secretary McCann stated that he never likes to lose original material and if there was a more prominent feature he may have an issue and Mr. Aguila is looking to add some functionally to the home and porch is being relocated to a non-visible portion of the house. He stated that he does not think it is an issue as this a beautiful building and thinks they have found a compromise that addresses the owner's maintenance needs and the need to abate the lead paint issue while maintaining the character of the home including the multiple colors, the fish scales, the color banding and the front porch and an accessory side porch loss is not that great and he in general likes the rest of the project.

Chair Provencher stated that he agreed with Secretary McCann and that it is a minor appendage to the house and he was surprised it lasted so long and real story is the front of the house and Mr. Aguila has addressed it well and provided a good response.

Commissioner Conroy stated that she would like to thank Mr. Aguila for taking to time to pay respect to the building and his effort with working with the Commission.

Commissioner Bloom stated that it is a handsome three decker and work proposed will keep in character of the home.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, 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 23, 2015 and dated February 23, 2015.

Exhibit B: Rendering of front elevation of 26 Louise Street dated February 26, 2015 and received at the March 19, 2015 Historical Commission meeting.

4. 12 Freeland Street (HC-2015-015)

Petition: Building Demolition Delay Waiver
Petitioner: City of Worcester
Present Use: School Building
Year Built: 1885
Historic Status: MACRIS-listed, NRIND (National Register Individual District), NRMRA (National Register Multiple Resource Area)
Petition Purpose: Installation of a fume hood vent with a double wall stainless steel pipe chimney running up the back exterior wall of the science lab, through the overhanging soffit and extending to a point about the roofline

Clark Burritt, Director of Architectural Services with City of Worcester, and Jeff Martin, Director of Facilities for the Worcester Public Schools, appeared on behalf of the application.

Mr. Burritt stated that the grant has not come through yet to pay for the engineer who will design the hood but they do know it a 10 inch pipe that at some point will penetrate the wood inside over the first floor window area. Mr. Burritt reviewed some photos of what was being proposed.

Mr. Burritt stated that the chimney will project beyond the eaves line so they will probably go through the soffits and penetrate through and continue through chimney to edge of roof.

Chair Provencher asked if they had to cut through eaves. Mr. Burritt stated that he could go around.

Chair Provencher stated that he was unclear how they are going through the eaves. Mr. Burritt stated that they would go through the soffit underneath, the overhang and reemerge above the roof.

Secretary McCann asked how much soffit there was. Mr. Burritt stated that he was not sure as engineers are not involved yet.

Chair Provencher asked if the chimney was in use. Mr. Burritt stated that it was and it had two flues, one in use and the other abandoned. Chair Provencher asked if the abandoned one could be used. Mr. Burritt stated that to get into that inside it would be difficult and the least straight

forward method and in the past they have encountered asbestos and don't know if they can afford the remediation of it.

Chair Provencher asked if the CDBG grant had been filed or are they looking for approval from the Historical Commission first. Mr. Martin stated that approval from Historical Commission was part of the application.

Chair Provencher asked what was the timeline.

Gregory Baker from the City of Worcester's Housing Division stated that \$160,000 is committed to this project and when they looked at the scope of the project they realized it might affect some historical characteristics of the property and that is why they came before Historical Commission but they are still working on the scope of work but they were trying to accomplish this by May 2.

Chair Provencher stated that he is not be in favor of the proposal because there may be some other opportunities that may not have been explored. Perhaps the applicant should investigate some other options to bring the vent up through the building and the applicant can return to the Commission with different options. He would not be comfortable voting on the item today.

Secretary McCann stated that he agreed as long as time is not an issue with the timeline. He would like to see a plan that is a little more fleshed out since other possibilities have not been considered and there may be something that would be less invasive to the building. He would be more comfortable voting on the application after that is presented.

Chair Provencher stated that if they could provide an order of magnitude estimate of some of the other options that are available and the Commission supports the laboratory project but would like the work to be done with minimal impact to the building.

Secretary McCann stated that he would agree and some of the questions that applicant should look at are knowing what the impact to the eave line would be relative to the size of the hood, how is it going to be attached to the masonry as details like that are very important to projects like this and he feel better voting on items with those questions answered.

Mr. Baker stated that they did receive approval from Massachusetts Historical and could provide a copy. Chair Provencher stated they had project notification form for Massachusetts Historical but it didn't state a finding on it.

Mr. Baker stated that the Massachusetts Historical Commission usually send a stamped copy back and he has sent staff to office to obtain a copy and asked for a few minutes for staff to bring to meeting. Chair Provencher stated he did not think that it would affect their decision tonight but would still like to enter into record.

Mr. Baker provided a stamp copy that stated that "after review of the MHCs files and the materials submitted, the MHC has determined that the proposed project will have "no adverse effect" on significant historic or archaeological properties.

Commissioner Bloom stated that he was surprised by that as there are so many variables to the project.

Chair Provencher asked if applicant would like continuance. Mr. Burritt stated that they would.

Upon a motion by Secretary McCann and seconded Commissioner Conroy, the Commission voted to continue the item until the April 2, 2015 Historical Commission meeting and to extend the constructive grant deadline until April 18, 2014.

Exhibit A: Application for Building Demolition Delay Waiver received February 23, 2015 and dated February 23, 2015.

5. 8 Euclid Avenue (HC-2015-016)

Petition: Building Demolition Delay Waiver
Petitioner: Le Trung LLC
Present Use: Three Family Residence
Year Built: 1912
Historic Status: MACRIS-listed, NRD (National Register District), NRMRA (National Register Multiple Resource Area)
Petition Purpose: Scrape and paint for de-leading purposes
Wrap basement windows in aluminum

Timothy Hansen from the Lead Paint Program from City of Worcester Economic Division appeared on behalf of the item.

He stated that they are de-leading a home since a child under 7 is in the home and they will scrape and paint for de-leading purposes and wrap the basement windows and showed on photo the proposed work.

Chair Provencher asked why they chose aluminum to wrap the windows. Mr. Hansen stated that aluminum will last longer and the basement window would not be easy to scrape.

Chair Provencher stated that this looked like a straight forward application as it is public safety issue.

Commissioner Conroy stated that there was a picture of a garage included. Mr. Hansen stated that will also be scraped and made intact as well.

Upon a motion by Commissioner Bloom and seconded by Commissioner Conroy, 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 25, 2015 and dated February 25, 2015.

OTHER BUSINESS

6. Communication Received

- Email communication from WinnDevelopment Co LP dated March 5, 2015 requesting Letter of Support for 18 Chestnut Street

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

- Communication from Epsilon Associates, Inc. dated March 3, 2015; received March 5, 2015; Requesting a Letter of Support for 322-332 Main Street

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

- Communication from Epsilon Associates, Inc. dated March 3, 2015; received March 5, 2015; Requesting a Letter of Support for the Worcester Junction Shops

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

- Email communication from WinnDevelopment Co,LP dated March 5, 2015 requesting a Letter of Support for 714 Main Street

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

Adjournment

Upon a motion the Commission adjourned the meeting at 6:53 p.m.