

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
July 12, 2012**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: J. Thomas Constantine, Chair
Timothy McCann, Vice-Chair
Kevin Provencher, Clerk
Andrew Shveda
Erika Dunn

Staff Members Present: Nancy Tran, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair Constantine called the meeting to order at 5:30 P.M.

MINUTES:

The Historical Commission held the minutes from the May 3, 2012 meeting.

NEW BUSINESS:

1. 15 Oread Street (HC-2012-031) – Building Demolition Delay Waiver

The petitioner, George Valeri, appeared before the Commission with H&R roofing contractor, John Morris seeking a Building Demolition Delay Waiver to: 1) remove and replace slate and asphalt shingle roof with architectural shingles; 2) remove and replace wood soffits with like materials; and 3) remove one chimney.

Mr. Morris presented to the Commission a contract addendum stating that whole roof replacement with slate costs \$43,000 and replacement of ¼ to ½ the roof costs a minimum of \$10,000. He presented pictures showing damage caused by roof leaks. He explained that the exact locations could not be determined unless the entire roof is removed and that complete repair was not feasible. Mr. Morris said the \$13,000 quote for asphalt replacement includes chimney removal as well as soffit and fascia replacement.

Chair Constantine stated he was unable to see the entire roof from the street but indicated noticeable needed repairs to the roof.

Commissioner Provencher asked the approximate percentage of asphalt versus slate coverage. Mr. Morris said two layers of asphalt are presently nailed atop the slate and that all roof layers are failing. He stated that if asphalt were removed, slate condition would likely be poor, broken, full of holes and not salvageable.

Mr. Morris said soffits would be reconstructed with in-kind materials and replicate original looks. He added that the chimney to be removed is no longer used and not visible from the street.

Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, the Commission voted 4-1 (Commissioner Provencher voting against) that the 1) removal/replacement of slate and asphalt shingle roof with architectural shingles; 2) removal/replacement wood of soffits with like materials; and 3) removal of one chimney would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by George Valeri, dated May 11, 2012 and received May 15, 2012.

Exhibit B: Contract Addendum and Roof Images (3) submitted by H&R Roofing, undated and received July 12, 2012.

2. 779 Main Street (HC-2012-034) –Building Demolition Delay Waiver

The petitioner, Arthur Mooradian, appeared before the Commission seeking a Building Demolition Delay Waiver to perform the following work:

Left (east) Elevation: 1) replace broken “victrolite” panels at the top with similar material; 2) install new stucco system at the lower half portion; 3) replace the existing window system; 4) repair the existing overhang; 5) repair existing metal panels.

Front (north) Elevation: 1) replace broken “victrolite” panels at the top with similar material; 2) install new stucco system; 3) replace existing window system at the lower half; 4) replace doors with window-and-door system; 5) repair existing overhang.

Right (west) & Rear (south) Elevations: 1) install new stucco system to match the front.

Commissioner Provencher expressed his concern with the use of dry-bit stucco in place of the enamel present on the building’s front lower portion. Commissioner Shveda concurred and stated that use of stucco changes the building’s architecture. He then suggested the use of metal panels instead as original materials may not be available.

Robert Parra of EKG Design was also present. Mr. Parra stated that the front façade’s top porcelain enamel siding would remain but the bottom by the door would not.

Commissioner Provencher suggested that replacement glass be infilled, not glazed.

Mr. Parra said not all features can be preserved and that a new passage door will need to be added for the business.

Mr. Mooradian added that the garage doors would remain, however, the facade may change depending on the restaurant and retail tenants secured.

Jo Hart, Worcester resident, said the Main South neighborhood is pedestrian-friendly and expressed her opposition of the proposed drive-thru use.

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the Commission voted 4-1 (Commissioner Provencher voting against) that the proposed demolition

would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Arthur Mooradian, dated April 30, 2012 and received June 11, 2012.

3. 244-246 Park Avenue (HC-2012-035) – Building Demolition Delay Waiver

Dave Cole of Cole Contracting presented the application on behalf of the petitioner, Paul B. Howley. Mr. Cole stated that the petitioner sought a Building Demolition Delay waiver to 1) remove failing brick in the rear of the building and install brown steel siding to match the north side of the building; and 2) install new steel support columns on a concrete foundation. Mr. Cole stated similar work had been previously approved for sunken brick that was falling apart. The presently proposed work would leave brick in place, mimic the concrete bottom and attach brown paneling atop 4' of concrete.

Commissioner Provencher stated he believed there exists no significant architectural features in the proposed area – the building's rear side. Commissioner McCann stated that he believed all architecturally significant features have been long removed.

Upon a motion by Commissioner Provencher and seconded by Commissioner McCann, the Commission voted 5-0 that the 1) removal of failing brick in the rear of the building and install brown steel siding to match the north side of the building; and 2) installation of new steel support columns on a concrete foundation would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Paul B. Howley, dated June 12, 2012 and received June 12, 2012.

4. 2 Hitchcock Road (HC-2012-036) – Building Demolition Delay Waiver

Contractor Richard Kubert, representative for Vanita Leonard, petitioner, presented the application. Mr. Kubert stated that the petitioner sought a Building Demolition Delay Waiver to remove and replace asphalt roof shingles with asphalt and no other work would be performed.

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the Commission voted 5-0 that the removal and replacement asphalt roof shingles with like materials would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Vanita Leonard, dated June 12, 2012 and received June 12, 2012.

5. 93 Grand Street (HC-2012-037) – Building Demolition Delay Waiver

Attorney Brian Beaton of Bowditch & Dewey, architect Ryan Hagglar of The Architectural Team and project manager Michael Lozano of the Community Builders Inc. represented the petitioner, Main South Community Development Corporation (CDC). Atty. Beaton said the petitioner sought a Building Demolition Delay Waiver to do the following:

1. Demolish 2-story and 1-story building facing Hollis Street which is attached to the 5-story mill building (to remain);
2. Perform the following work on the remaining 5-story brick building:
 - a. Remove all windows on the 1st, 2nd, 3rd and 4th floors and replace with new paired double-hung, six-over-six window assemblies with sixteen-light fixed transoms;
 - b. Remove and replace all windows on the ground floor with new paired double-hung, six-over-six window assemblies;
 - c. Repair and repoint brick façade;
 - d. Restore original masonry openings on the northwest façade in conjunction with demolition of the buildings (see above) and install windows to match the rest of the building;
 - e. Install glazed storefront systems in the existing openings;
 - f. Install 3 new canopies at the main entrance points to the building; and
 - g. Remove existing roofing and replace with a new membranes roofing system.

Atty. Beaton said once renovated, the mill building will provide 94 dwelling units, associated parking and landscaping. He explained that the two-story building is not the same architecture as the 5-story because it was built afterward. He stated the project cannot come be completed as designed if the two-story building were not demolished. Atty. Beaton added that the Massachusetts Historical Commission did not support adding the building to the National Register of Historic Places because the building was considered as part of an aggregate of structures. Because it was tied to other structures that have since been demolished, it is not eligible for Federal tax credits.

Mr. Hagglar said the proposed window would have the original profile mutton patterns and would meet National Register standards.

Mr. Lozano said the existing cell tower was installed by the previous owner, prior to Main South CDC's purchase of the property and will remain.

Commissioner Provencher asked whether demolition for surface parking was necessary. Atty. Beaton replied affirmatively and stated that parking is required for the proposed amount of units.

Deborah Packard of Preservation Worcester stated that she had met with Atty. Beaton and Mr. Hagglar and expressed support of the project. She stated that Preservation Worcester wanted assurances that the new windows would preserve the original profile. Mr. Hagglar replied that the intent was to mimic the original windows with the benefit of greater energy efficiency and structural strength.

Commissioner Dunn asked whether the proposed awnings would be similar to the Canal Lofts, to which Mr. Hagglar replied affirmatively.

Upon a motion by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural

or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Main South Community Development Corporation, dated June 14, 2012 and received June 15, 2012.

6. 62 Blackstone River Road (HC-2012-038) – Building Demolition Delay Waiver

Congregation members, Samuel Norford and another unidentified person, represented the petitioner, Northeastern Conference – Seventh Day Adventist Church. Mr. Norford said the Church sought to eliminate a window in order to create a new door opening on the left (southern) side of building in order to provide access for a handicap accessible ramp.

He stated that the ramp would begin at the building's left side near the front and wrap to the end by the stairs. He added that the ramp was necessary because of the need of many handicapped members

Commissioner Provencher stated it looked like one window and the aluminum siding (not original) would be affected.

Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, the Commission voted 5-0 that the elimination of a window in order to create a new door opening on the left (southern) side of building in order to provide access for a handicap accessible ramp would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Building Demolition Delay Waiver Application submitted by Northeastern Conference – Seventh Day Adventist Church, dated June 7, 2012 and received June 18, 2012.

7. 408 Pleasant Street (HC-2012-039) – Building Demolition Delay Waiver

Petitioner Edward Hyder and George Hayek of Hayek Construction presented the application. Mr. Hyder told the Commission he sought a Building Demolition Delay waiver to 1) remove the wood walls that currently enclose the formerly firehouse garage doors and entry door areas off of Pleasant Street; and 2) move two windows up several inches and create two new door openings on the building side facing Winslow Street associated with the proposed construction of two additions to the building off of Pleasant Street and Winslow Street.

Mr. Hyder said the City had significantly altered the structure prior to his ownership by removing the firehouse garage doors and replacing the original granite columns with masonry columns.

Commissioner Shveda suggested relocating the proposed addition to the building's south or west elevations rather than east and front. Mr. Hyder replied that the proposed location met setback requirements and minimized the loss of parking.

Commissioner Provencher stated that the proposed design detracts from the building's architecture. Commissioner Shveda concurred and said the addition destroys the building's character.

Mr. Hayek stated that the proposed addition's roof would be tied back to the original structure and that the existing granite and brickwork would be tied with ledger board to provide a seamless connection. Mr. Hyder said that while more visible, the 1850 SF addition provides necessary business security because of past break-ins.

Mr. Hayek said the proposed project cost is estimated at \$370,000 and would provide a total of 17 parking spaces for staff and customers. If the addition were to be relocated to the south or west elevations, only 9 spaces would remain and be insufficient for staff parking alone. Mr. Hyder said relocating the addition would be a detriment to the business, maintenance growth and be uneconomical.

Upon a motion by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 2-3 (Commissioners Provencher, Shveda and McCann voting against) that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester. The motion failed and the Historical Commission considered the Building Demolition Delay Waiver with respect to the petitioner's evidence related to undue economic hardship.

Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 3-2 (Commissioners Provencher and Shveda voting against) that the petitioner had demonstrated undue economic hardship. The motion passed and the Building Demolition Delay Waiver was granted.

Exhibit A: Building Demolition Delay Waiver Application submitted by Edward G. Hyder, dated June 18, 2012 and received June 18, 2012.

8. 3 Crown Street (HC-2102-040)– Building Demolition Delay Waiver

Aliaksandr Yeuchyck, the petitioner, appeared before the Commission for a Building Demolition Delay Waiver to 1) remove and replace the right (southern) side of the deck, porch and posts with like materials; and 2) remove the remaining portion of the deck roof.

Mr. Yeuchyck said the stairwell was installed as a required form of egress for the unit. He stated that existing materials are wood, will be replaced with the same materials and painted. He indicated that the cornice would be removed and that only the porch would be rebuilt up to the railing.

Deborah Packard stated that the property has a preservation restriction on it. She suggested Mr. Yeuchyck meet with Robert Parra of EKG Design to work on an agreeable design.

Commissioner Provencher suggested that as a compromise, half the second floor porch roof be reconstructed.

Upon a motion by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 5-0 that demolition would not be detrimental to the architectural or historical resources of the City of Worcester. The Commission approved the Building Demolition Delay

Waiver with the condition that the first column and floating cornice section be removed and the rest of the porch and roof remains.

Exhibit A: Building Demolition Delay Waiver Application submitted by Aliaksandr Yeuchyuk, dated June 13, 2012 and received June 20, 2012.

9. Received Communication

The Commission took no action with respect to received communication.

Adjournment

The Commission adjourned the meeting at 7:20 P.M.