

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
February 7, 2013**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Chair
Kevin Provencher, Vice-Chair
Erika Dunn, Clerk
James Crowley
Meagen Mulherin
Andrew Shveda

Commission Members Absent: Thomas Constantine

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 5:34 P.M.

APPROVAL OF MINUTES:

The minutes for 4/5/12, 5/24/12, 8/23/12, 9/6/12, 11/29/12, 12/13/12, 1/10/13, and 1/24/13 were approved with no edits.

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

1. 332 Main Street (aka 322-332 Main Street) (HC-2012-079)

Chair McCann stated that the applicant submitted a request for a continuance to the March 7, 2013 meeting prior to the meeting. Upon a motion by Mr. Crowley and seconded by Mr. Provencher, the Commission voted 5-0 to continue the item to March 7, 2013 and to extend the constructive grant deadline to March 11, 2013.

LIST OF EXHIBITS:

Exhibit A: Building Demolition Delay Waiver Application; received June 27, 2012; prepared by 332 Main Street Associates.

- Exhibit B: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Historical Commission; re: 332 (aka 322-332) Main Street; dated January 9, 2012.
- Exhibit C: Form B – Massachusetts Cultural Resource Information System; re: WORC.454, Central Building, 332 (aka 322-332) Main St; accessed on January 8, 2013.
- Exhibit D: Request for postponement form to January 10, 2013 meeting, dated December 26, 2012.
- Exhibit E: Request for continuance form to February 7, 2013 meeting dated January 10, 2013.

UNFINISHED BUSINESS:

2. 31 Newbury Street (HC-2012-087)

Chair McCann stated that the Commission had received a memo from DPRS staff that briefly explains the application costs involved in obtaining the zoning relief necessary to convert the barn that is proposed to be demolished into a residential dwelling unit. Mr. McCann asked the contractor, Giancarlo Zambrano, if the owner was interested in applying for the necessary relief in order to convert the barn into a residential dwelling. Mr. Zambrano replied that the owner was interested in looking into that option.

Mr. Provencher stated that the Historical Commission could provide a letter of support for the project to the Zoning Board of Appeals but could not guarantee that they would be approved.

Mr. Crowley asked the contractor if he wanted to request a Leave to Withdraw. Mr. Zambrano asked the Commission to vote on the matter that way he would know if he would be allowed to demolish the structure and rebuild.

Mr. Provencher stated that the Form B established that this addition is part of the original construction making it historically significant. Therefore, they would have to consider the matter based on undue economic hardship. Mr. Crowley stated that the owner has made clear that he wants to look at the option to convert, which means that this option is economically feasible. He also informed Mr. Zambrano that he could come back before the Commission if the cost of conversion was too much.

Mr. McCann stated that if the owner chooses to wait a year from the date of application the building could be demolished.

Upon a motion by Mr. Crowley and seconded by Mr. Provencher, the Commission voted 0-4-1 (Meagen Mulherin abstained) that the proposed demolition is not detrimental to the historical or architectural resources of the City. The motion failed.

Upon a motion by Mr. Crowley and seconded by Ms. Dunn, the Commission voted 0-4-1 (Ms. Mulherin abstained) that to deny the petition would cause undue economic hardship. The motion failed.

LIST OF EXHIBITS:

- Exhibit A: Building Demolition Delay Waiver application dated December 12, 2012 and submitted December 27, 2012.
- Exhibit B: Pictures of property received January 24, 2013.
- Exhibit C: Request for continuance to February 7, 2013 and extending the constructive approval to February 28, 2013.
- Exhibit D: Memorandum by Abby McCabe dated February 7, 2013.

NEW BUSINESS:

3. 80 William Street (HC-2013-001)

Bill Masiello stated his purpose as the architect for the project is to reuse the property as an educational structure. Mr. Masiello introduced Kent Cameron, Becker College representative, and stated that the objective is to maintain the integrity of the architecture of the structure. Mr. Masiello stated that the building is two stories, classical in nature, with a detached carriage house. The structure has a terra cotta block with stucco exterior and a clay tile roof, which only requires repair. There are non-functioning gutters throughout the property and they plan to repair when possible and replace when not.

Mr. Masiello stated that the second phase of this project is to make the structure handicapped accessible. The plan is to reuse the entire first floor of the structure by eliminating the kitchen to put in offices and conference room space. The second floor will be used for small classrooms for the gaming design students and office space. Mr. Masiello stated that the carriage house will be retrofitted as two computer rooms. In order to link the main structure with the carriage house an addition will be made between the two that will house a two sided elevator. They propose to match the window profile, roof, and stucco of the addition to the existing materials of the house.

Mr. Provencher asked the applicant to summarize what were the changes proposed to the outside of the structure. Mr. Masiello stated

- (1) Patch/repair existing clay roof tiles and flashing with matching materials, where required;
- (2) Remove/reuse copper and bronze gutters, downspouts and conductors; replace with like materials, where required;
- (3) Remove/replace all dormer windows and frames;
- (4) Repair/re-caulk/repaint elliptical windows (east elevation);
- (5) Repair leaded glass window (east elevation);
- (6) Replace all windows and doors with aluminum clad units (except leaded glass units or unless otherwise noted);
- (7) Repair/replace trim to match existing (including any rotten wood in the columns);
- (8) Remove all the vines from the façade and repair/patch all stucco to match existing, where required;
- (9) Repair/replace/repaint all shutters

- (10) Remove/replace garage doors with new custom window and paneled door façade with stile & rail frames to resemble existing carriage house doors; and
- (11) Demolish east garden wall and house basement stair to construct a 1,600 SF two-story addition and pergola structure using materials to match existing

Mr. Masiello also stated that no work is proposed on the gardens, balustrades, or stairs but they plan to update the lighting on the property with LED lights. They will combine bricks and pavers to repair the student courtyard and add one handicapped parking space.

Mr. McCann asked the applicant what shape the windows were in. Mr. Masiello stated that while they were in fair/poor condition they are one pane, non-insulated, non-tempered glass windows. The dormers are in poor shape but they are not original as they have hardware that he would date back to the 60s. Mr. McCann stated that he would like to see the cost of replacing the windows vs. the cost of repairing and re-glazing the existing windows. Mr. Crowley stated that since they are original windows they are historically significant and would only be approved if they cause an undue economic hardship to repair.

Mr. Provencher asked if the windows have storm sashes. Mr. Masiello stated that the courtyard windows have storm sashes on them but the others do not and directed the Commission to the Drawing A2.1 for specific details on which windows will be replaced and which will be repaired.

Mr. Provencher stated that he recommended the applicant request a continuance to gather the necessary data in order to prove undue economic hardship for the proposed window replacement and garage door. Mr. McCann stated that the applicant also has the choice of having the Commission vote on the other items and continuing the item concerning replacing the original windows and doors to another meeting.

Helen Turono of 12 Somerset Street, stated that since Becker has taken over the property the lighting that was installed on the carriage house is very disturbing when they use their garden. Mr. Cameron stated that he will address the issue and re-direct the lights.

Deborah Packard, Executive Director for Preservation Worcester, asked if the garage doors will be included in the items that are going to be continued. Mr. Masiello stated that only one of the four carriage house doors is original and their goal is to keep the look the same. She also stated that she believed the shutters should be repaired.

Jo Hart, Worcester resident, stated that if the applicant is making an addition they are destroying the look of the historic home by adding an addition. Mr. Masiello stated that doing the work without the addition will necessitate destroying a lot more of the original structure in order to make the space work for Becker and to make it handicapped accessible. Mr. Crowley stated that the Commission does not have purview of what the applicant builds, just on what they are demolishing.

Mr. Masiello asked that the Historical Commission also consider the replacement of the atrium doors. Mr. Crowley stated that they would need the financial information for these as well as the other windows and doors.

Upon a motion by Mr. Crowley and seconded by Ms. Mulherin, the Commission voted 5-0-1 (Mr. Shveda abstained because he arrived late) to continue the proposed replacement of all first and second floor windows, doors, and shutters, including the original set of garage doors on the carriage house, until March 7, 2013 meeting.

Upon a motion by Mr. Crowley and seconded by Mr. Provencher, the Commission voted 5-0-1 (Mr. Shveda abstained because he arrived late) to approve the remaining items including the three non-original garage doors. Upon a motion by Mr. Provencher and seconded by Mr. Crowley, the Commission voted 5-0-1 (Mr. Shveda abstained because he arrived late) to extend the constructive grant deadline on the continued items to March 22, 2013.

LIST OF EXHIBITS:

- Exhibit A: Building demolition Delay waiver Application dated January 9, 2013 and submitted January 10, 2013.
- Exhibit B: Worcester Historical Commission Review Packet prepared by William J. Masiello, Architect Inc. and dated January 9, 2013.
- Exhibit C: Massachusetts Cultural Resource Information System Form B for 80 William Street.

4. 22 Ormond Street (HC-2013-002)

Giancarlo Zambrano, representative for the owners Church of Martyrs, stated that the purpose is to remove/replace architectural-shingled roof with like materials; remove cedar shake siding and replace with vinyl cedar shake; and replace eight wood windows with like materials. Mr. McCann asked about the current condition of the windows. Mr. Zambrano responded that they are deteriorated and non-efficient. He stated the windows open in and obstruct the aisles. Mr. McCann asked if the applicant considered repairing the clapboard siding. Mr. Zambrano stated that the cost and the maintenance would represent a hardship for the church.

Mr. Shveda asked about the cost of the project. Mr. Zambrano stated that the whole job with the roof, the vinyl siding and the windows is \$150,000. If the applicants were to replace the clapboard siding with the same product, it would cost \$145,000 just for the siding and the paint job. Mr. Zambrano also stated that what is on the building now is not the original clapboard; it was replaced in the 1980s.

Mr. Provencher asked how much replacing the windows cost. Mr. Zambrano stated that the windows will cost \$20,000 and if they have to repair them it would likely be twice as much. He also stated that if repaired they would still obstruct the aisles.

Jo Hart, Worcester resident, stated that the applicant should consider applying for funds from Armenian foundations or Preservation Worcester to install cedar shakes and to keep the pivot windows.

Upon a motion by Mr. Provencher and seconded by Ms. Dunn, the Commission voted 1-5 (Mr. Provencher voting yes) that the proposed demolition is not detrimental to the historical or architectural resources of the City. The motion failed.

Upon a motion by Mr. Crowley and seconded by Mr. Provencher, the Commission voted 5-1 (Mr. Shveda voting no) that to deny the proposed demolition would cause undue economic hardship. The motion to approve under economic hardship passed.

LIST OF EXHIBITS:

Exhibit A: Building demolition Delay waiver Application dated and submitted January 10, 2013.

Exhibit B: Photographs submitted February 7, 2013.

Exhibit C: Massachusetts Cultural Resource Information System Form B for 22 Ormond Street.

OTHER BUSINESS:

5. Communication Received – re: Section 106, 25 West Chester Street; dated January 9, 2013.

The Commission had no comment on this project.

MEETING ADJOURNMENT:

The Commission voted to adjourn the meeting at 7:25 p.m.