

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
May 8, 2014**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Kevin Provencher, Chair
Andrew Shveda, Vice Chair
Timothy McCann, Clerk
Randolph Bloom
Robyn Conroy
Erika Dunn
Karl Bjork

Commission Members Absent: None

Staff Members Present: Deborah Steele, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

Call to Order:

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

Approval of the Minutes:

The minutes for March 27, 2014 were held.

Upon a motion the Commission voted 7-0 to approve the minutes for April 24, 2014.

Unfinished Business:

1. 31 Newbury Street (HC-2014-004)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Henry Kasdon
Present Use: Three-Family Dwelling
Year Built: Circa 1865
Historic Status: Crown Hill Local Historic District, MACRIS-listed, formerly known Gay-McGrath House & Attached Barn
Petition Purpose: Retroactive approval for deck/stairs construction on the building's southerly side; Install a dormer on the third floor.
BDDW Constructive Grant Deadline: June 20, 2014
COA Constructive Grant Deadline: June 20, 2014

Chair Provencher stated that staff had received letter from Mr. Kasdon asking to postpone as he was planning on removing the stairs and redesigning the project.

Upon a motion by Clerk McCann and seconded by Vice-Chair Shveda, the Commission voted 7-0 to postpone the Building Demolition Delay Waiver & Certificate of Appropriateness until the May 22, 2014 meeting.

Upon a motion by Clerk McCann and seconded by Vice-Chair Shveda the Commission voted 7-0 to extend the constructive grant deadlines for the Building Demolition Delay Waiver & Certificate of Appropriateness to June 20, 2014.

Exhibit A: Building Demolition Delay Waiver Application received February 27, 2014 and dated February 27, 2014.

New Business:

2. 917 Main Street (HC-2014-012)

Petition: Building Demolition Delay Waiver

Petitioner: Helen Nguyen

Helen Nguyen along with her contractor, Hanh Hoang, appeared on behalf of a petition for Building Demolition Delay Waiver for the following:

- Scrape/paint front of house;
- Install vinyl siding; and
- Install new porch roofing

Mr. Hoang stated that the paint the front needs to be painted and Ms. Hoang would like to do siding on the sides of the home and install a small roof over the front porch.

Chair Provencher asked whether layer of insulation would be put behind the new siding. Mr. Hoang responded that it would be.

Mr. Hoang stated that the window casing and soffits would be wrapped with aluminum.

Chair Provencher asked how decision was made to paint one portion of house and do vinyl on the rest. Mr. Hoang responded that the front is beautiful and the wood is in good shape so they would prefer to paint the front.

Secretary McCann asked if the front dormer would be painted. Mr. Hoang stated that it would.

Chair Provencher stated that this was a straight forward application as no demolition was proposed.

Chair Provencher asked whether the windows were like the picture presented. Ms. Nguyen stated yes and that the windows were like that when she bought home ten years ago.

Commissioner Bloom asked if there was possibility of not siding the bay area portion of house and siding could start could start beyond that. Mr. Hoang stated they could look into that.

Vice-Chair Shveda stated that the applicant could look at the cost involved of what Commissioner Bloom was asking and then make that decision.

Secretary McCann asked whether the applicant planned to paint the house the same color. Mr. Hoang stated that he would.

Russ Haims stated that he is an abutter to the property and supports the project.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner McCann, the Commission voted 7-0 that the 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: Building Demolition Delay Waiver Application received April 3, 2014 and dated March 28, 2014.

3. 4 Dix Street (HC-2014-013)

Petition: Building Demolition Delay Waiver

Petitioner: Steven O'Leary

Steven O'Leary appeared on behalf of the petition for a Building Demolition Delay Waiver to remove/replace asphalt shingles with reclaimed slate and rebuild the chimney with like materials.

Mr. O'Leary showed examples of the slate that are proposed to be used.

Chair Provencher asked what would happen with the chimney. Mr. O'Leary stated that it would be rebuilt.

Secretary McCann stated that when rebuilding the chimney they should keep the brick the same color and tint the mortar so it doesn't stand out.

Chair Provencher stated that the slate is quite a bit heavier than the original roof material and would caution applicant to review the rafter sizing and look to see if additional support is needed as this is very nice project. Mr. O'Leary stated that his contractor assured him that what is being proposed can support the roof.

Chair Provencher asked if any work would be done on the gutters. Mr. O'Leary stated he was not sure at this time.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner Dunn, the Commission voted 7-0 that the 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: Building Demolition Delay Waiver Application received April 3, 2014 and dated April 9, 2014.

4. 365 Plantation Street (HC-2014-014)

Petition: Building Demolition Delay Waiver

Petitioner: Sedler Corporation

Janet Birbara and Adam Smith Mitchell appeared on behalf of the petition for a Building Demolition Delay Waiver to install a handicap accessible ramp (northern elevation).

Mr. Mitchell showed photographs of what is being proposed. He stated that the ramp has the same rail type as the existing stairs and that it is a wood ramp and will be ADA compliant.

Chair Provencher stated that the vestibule and stairs are not original to the building and believes they were added in the 1980's. Ms. Birbara stated that was correct.

Chair Provencher stated that when the item was before the Historical Commission a few months ago it was being proposed to be an extended stay hotel. Mr. Mitchell stated that that use is no longer being proposed and there will no change to the present use.

Chair Provencher stated that the ramp is consistent with what is currently there.

Secretary McCann stated that it will not be a detriment to the existing property.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 7-0 that the 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: Building Demolition Delay Waiver Application received April 10, 2014 and dated April 10, 2014.

5. 137 Ararat Street (HC-2014-015)

Petition: Building Demolition Delay Waiver

Petitioner: Meredith Monfreda

Meredith Monfreda along with Al Bonfiglio appeared on behalf of the petition for a Building Demolition Delay Waiver for retroactive approval to remove a chimney and patch the roof.

Mr. Bonfiglio stated that he was Ms. Monfreda's stepfather. While she was on vacation he went to check on her property and found a business card from Inspectional Services stating homeowner needed to call since the work was being done without a permit. Mr. Bonfiglio stated that he spoke with the contractors and they had all pulled permits except for the individual who had removed the chimney. He later found out that contractor was not licensed and he told the gentleman that he needed to stop doing work until homeowner was back and could pull a proper permit.

Chair Provencher asked if the chimney was rebuilt. Mr. Bonfiglio stated that it was removed so that new heating could be installed.

Secretary McCann stated that the chimney is not really visible from the street so it is not a key element to the home.

Vice-Chair Shveda stated that when he drove by he didn't see the chimney but looked at photos and it was a very small chimney and a small architectural element.

Chair Provencher stated that the Commission needs to look at the streetscape and how much did that chimney contribute to the homes on the street.

Secretary McCann stated that from a street scape standpoint there is no loss with removal of the chimney.

Upon a motion by Secretary McCann and seconded by Commissioner Shveda, the Commission voted 7-0 that the 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: Building Demolition Delay Waiver Application received April 10, 2014 and dated April 10, 2014.

Other Business

Communication Received:

- a. Letter from Jacobs Engineering Group, Inc, re: Section 106 Review; dated April 15, 2014 and received April 17, 2014.

Staff will follow up as no attachment provided.

- b. Letter from Division of Planning & Regulatory Services, re: 10 Chatham Street; dated May 1, 2014.

Ms. Steele informed Commission that the application had been filed and will be heard at the June 5, 2014 meeting.

Sub-Committee

Chair Provencher stated that the Commission had voted to form the sub-committee and a discussion should be held as to what would be the purpose of the sub-committee.

Commissioner Shveda stated that the purpose would be initially to study the feasibility of the expansion of the Historical Commission web-site and that he, Secretary McCann and Commissioner Conroy had met and some of the ideas discussed were as follows:

- The sub-committee looked at the Worcester Arts Council web-site and is looking at whether it is feasible to create a similar web-site for the Historical Commission.
- The sub-committee will propose the content of what would should be on web-site.
- The sub-committee reviewed other community web-sites and they are similar to City of Worcester.

Chair Provencher pointed out that resources such as web-design and funding would need to be explored. Ms. Steele stated that she would need to discuss that with the administration.

Secretary McCann stated that the Commission should look at Worcester Technical School, Becker College, Clark University and Worcester State College as they have web-design programs and maybe the Commission could utilize students to help create the site.

Vice-Chair Shveda stated that the Commission sometimes receives letters to apply for grants and that should be explored to see if funding is available that way.

Ms. Dunn stated that the Abby Kelley High School is also a resource that could be utilized as students need to do a community project for graduation and may be interested in doing this project.

Chair Provencher stated that there are some opportunities to obtain help from students but he believes any content would have to be approved by the administration. Ms. Steele stated that would be correct.

Vice-Chair Shveda stated that the Commission may also want to contact Worcester Arts Council to discuss how they created their site.

Adjournment

Upon a motion the Commission voted 7-0 to adjourn the meeting at 7:35 p.m.