

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
May 2, 2013**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Kevin Provencher, Vice-Chair
Meagen Mulherin
Andrew Shveda
Karl Bjork

Commission Members Absent: Timothy McCann, Chair
Erika Dunn, Clerk

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Vice-Chair Provencher called the meeting to order at 5:31 P.M.

APPROVAL OF MINUTES:

The minutes for 4/4/2013 and 4/18/2013 were not approved. The Commission stated that they needed more time to review them.

New Business:

1. 24 Marconi Road (HC-2013-009):

Kevin LaMalva appeared on behalf of the petition for a Building Demolition Delay Waiver (BDDW). Mr. LaMalva stated that he is looking to remove the existing slate roof and replace with new standard shingles. Mr. LaMalva presented the following two financial options to complete the work:

Option 1

Strip slate to bare wood on main house.
Install 6 feet of ice and water to all downsides to prevent ice dam problems.
Install roofers choice felt paper to remaining part of house.
Install new drip edge to entire house.
Install arc shingles to entire house and small roofs on both sides of house.

If plywood needs to be replaced, customer will pay for material cost.
Materials, Labor and Rubbish removal included.

Deposit: \$1695.00
Upon Completion: \$3,000.00
Total Job: \$4,695.00

Option 2

Same as first option, but replace with new slate.
Material, Labor, Rubbish removal included.

Deposit: \$4,995.00
Upon Completion: \$9,995.00
Total Job: \$14,990.00

Mr. LaMalva stated that based on the figures it is not economically feasible for him to pursue Option #2.

Commissioner Shveda asked if the quote included the shed shown on the photos. Mr. LaMalva responded that it did.

Commissioner Shveda asked if Mr. LaMalva had obtained any other quotes. Mr. LaMalva stated that he had obtained three other quotes and the quotes all came in about the same price.

Upon a motion by Commissioner Shveda and seconded by Commissioner Mulherin, the Commission voted 0-4 (Vice-Chair Provencher, Commissioner Shveda, Commissioner Mulherin and Commissioner Bjork voting no) that the proposal was not detrimental to the architectural or historical resources of the City. The motion failed.

Upon a motion by Commissioner Shveda and seconded by Commissioner Mulherin, the Commission voted 4-0 to approve the proposed request for a demolition delay waiver based on an undue economic hardship to the applicant.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated March 27, 2013 and submitted April 2, 2013.

Exhibit B: Scope of Work performed and cost submitted by J.E. Fournier, Chimney & Roof Solutions and dated April 15, 2013 and submitted April 16, 2013.

2. 23 Germain Street (HC-2013-010):

Rick A. Miller appeared on behalf of the petition for a Building Demolition Delay Waiver (BDDW). Mr. Miller stated that he would like to remove existing aluminum siding, replace damaged clapboards and repaint clapboards and trim.

Vice-Chair Provencher asked if the window frames were intact and was intent to paint and patch. Mr. Miller responded that was his intent.

Commissioner Shveda asked Mr. Miller if he could document the project and provide before and after pictures to the Commission so they could provide as a learning tool to future applicants who may wish to pursue a similar application.

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

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated March 27, 2013 and submitted April 3, 2013.

3. 230 Park Avenue (HC-2013-011):

Greg O'Connor from O'Connor and Associates requested a postponement until the May 16, 2013 Historical Commission meeting.

Upon a motion by Vice-Chair Provencher and seconded by Commissioner Shveda, the Commission voted 4-0 to postpone the item until the May 16, 2013 meeting.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated March 29, 2013 and submitted April 4, 2013.

4. 371-377 Main Street and 379-385 Main Street (HC-2013-012):

Attorney Joshua Lee Smith from Bowditch & Dewey appeared on behalf of the applicant, SJ Realty, LLC. Accompanying him were Albert Rex, Dan Beniot, Bruce Ellis, Kyle Aldrich and Daniel Jalbert.

Mr. Smith stated that the applicant is looking for a Building Demolition Delay Waiver (BDDW) for a project at 371-377 Main Street and 379-385 Main Street. The scope of the project is as follows:

Remove and replace all windows with single hung aluminum sash windows by Universal Window (with insulated glass, spacer bars to simulate divided lights and mechanically affixed exterior muntins)

Restore the existing storefronts by replicating the original storefront design to provide recessed entryways, paneling and a signage band with ornamental lighting and a transom

Restore the color of the original brick façade by removing the existing paint.

Mr. Rex stated that at 379 Main Street on the fourth floor there are nine original wood windows. The other windows have been altered over time and their proposal is to replace all the windows on the front façade and showed a mini mock up of the window and presented the following financial figures for the cost of the windows.

Remove 4'x7' double sash 4 pane window	\$350.00
Abate asbestos glazing from both sashes	\$500.00
Remove glass and dip sashes to abate lead paint	\$460.00
Replace 4 glass pane window windows and re-glaze	\$460.00
Prime window sashes and window mullions	\$280.00
Replace 4'x7' double sash 4 pane window	\$350.00
Caulk and insulate window jambs and trim	\$164.00
Paint window sash, trim and stops	\$300.00

Vice-Chair Provencher asked about the fifth level windows. Mr. Rex stated that they are not original windows.

Mr. Aldrich stated that they have chosen these windows so as not to alter the appearance of the building.

Mr. Beniot stated that the only change on the windows on 371 Main Street would be the glazing.

Vice-Chair Provencher asked what were the plans for the storefront at 379 Main Street. Mr. Benoit responded that the intent is to bring it back as much as possible to the building original look.

Vice-Chair Provencher asked Mr. Beniot to give an overview of the cleaning of the brick. Mr. Rex stated that they are going to take the brick back to its original appearance and using the gentlest means possible to prevent a negative impact to the brick.

Commissioner Shveda asked what would happen with the Demarkis sign. Mr. Rex responded he was unsure if there had been a decision made to keep it. Mr. Benoit responded he believed the intent was to patch, re-point and then repaint to make it consistent. Commissioner Shveda stated that he would like to see it restored and maintained. Mr. Beniot stated that his concern would be that the owner of the building is trying to create a new image for the building and would prefer to paint it all one color.

Dan Jalbert stated that he is the owner of the building and they intend to put a plaque inside the building recognizing the Demarkis ownership but nothing on exterior of the building.

Mr. Fontane stated that the applicant had come before the Zoning Board of Appeals and there was an understanding that as part of the approval that the sign would no longer be there.

Jo Hart, city resident, stated that she is in favor of the project but would prefer that they keep the Demarkis period look and keep the Demarkis sign.

Vice-Chair Provencher stated that the Commission had received a letter from the Division of Planning & Regulatory Services in support of the application.

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

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application; received April 9, 2013; prepared by Attorney Joshua Lee Smith, Bowditch & Dewey, LLP.

Exhibit B: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Historical Commission; re: 371-377 Main Street and 379-385 Main Street, dated May 2, 2013.

Other Business:

5. Request for Letter of Support – From Mary Nastasi, Inc. for Massachusetts Historic Rehabilitation Tax Credits re: 230 Park Avenue Letter of Support for Historic Rehabilitation Tax Credits; From Mary Nastasi, Inc.; electronic mail dated April 18, 2013.

Upon a motion by Vice-Chair Provencher and seconded by Commissioner Shveda the Commission voted 4-0 to postpone the item until the May 16, 2013 meeting.

Exhibits:

Exhibit A: Electronic Mail from Mary Nastasi; to Abigail McCabe; dated April 18, 2013.

Communication Items:

6. Letter from Christopher Skelly, MHC to Worcester Historic Commission; re: Membership Update; dated April 10, 2013

Mr. Fontane sated that staff will be reviewing and will provide an update to the Commission at a future meeting.

Exhibits:

Exhibit A: Letter from Christopher Skelly; received April 10, 2013; prepared by Christopher Skelly.

7. Letter from Katelyn Coughlin, MHC to Worcester Historic Commission; re: digital mapping of historic properties; dated April 11, 2013.

Mr. Fontane sated that staff will be reviewing and will provide an update to the Commission at a future meeting.

Exhibits:

Exhibit A: Letter from Katelyn Coughlin, Massachusetts Historical Commission; dated April 10, 2013; prepared by Katelyn Coughlin.

8. Invitation to 2013 MA Historic Conference on June 3 at Holy Cross.

Mr. Fontane asked that if any member is interested in attending to let staff know as soon as possible in order to complete the registration process.

Exhibits:

Exhibit A: Invitation from Holy Cross College dated, April 16, 2013.

MEETING ADJOURNMENT:

The Commission voted to adjourn the meeting at 6:35 p.m.