

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
October 16, 2014**

LEVI LINCOLN CHAMBER – CITY HALL

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

Commission Members Absent: Erika Dunn
Randolph Bloom

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

Approval of the Minutes: 9/18/2014 & 10/2/2014 – Both sets of minutes were held until all members could be present.

Old Business

1. 6 Crown Street (HC-2014-057)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness

Petitioner: Honee Hess, et al.

Present Use: Three Unit Condominium

Year Built: 1865

Historic Status: MACRIS-listed, NRDIS (National Register District), NRIND (National Register Individual Property), National Register DOE, Preservation Restriction, part of the Crown Hill Local Historic District

Petition Purpose: Repair two porches (front and rear) with like materials and replace if necessary

Phil Magnusson appeared on behalf of the petition.

Mr. Magnusson stated that there are two porches; the front porch faces Crown Street and the back porch faces Congress Street and both porches have dropped causing a safety hazard.

Chair Provencher asked what material would be used for the decking. Mr. Magnusson stated that it will be fir. Chair Provencher asked if it would be painted. Mr. Magnusson stated that it would be.

Chair Provencher stated that this looked like a straight forward application.

Secretary McCann stated that everything proposed seemed to be like for like but reminded Mr. Magnusson that the home is in historic district so work done should be done in keeping with the district.

Upon a motion by Vice Chair Shveda and seconded by Secretary McCann, 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.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission vote 5-0 that the petition was appropriate for the district and it was determined that the repair of the wood porches (front and rear) with like materials and the replacement of wood decking and replacement of associated molding at the base of the columns and any related structural repairs was appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness dated August 21, 2014 and received August 21, 2014.

New Business

2. 49 Wellington Street (HC-2014-060)

Petition: Building Demolition Delay Waiver

Petitioner: Matheson Corporation

Present Use: Multi Family Dwelling

Year Built: circa 1886

Historic Status: MACRIS-listed, fka the Main & Wellington Apartment Houses

Petition Purpose: Remove/replace the roof with associated work to the roofing system

No one appeared for the item. Upon a motion by Secretary McCann and seconded by Chair Provencher the Commission voted 5-0 to continue the item until the November 6, 2014 meeting and extend the constructive grant deadline until November 21, 2014.

Exhibit A: Application for Building Demolition Delay Waiver dated September 11, 2014 and received September 14, 2014.

3. 10 Cedar Street (HC-2014-061)

Petition: Building Demolition Delay Waiver
Petitioner: Preservation Worcester
Present Use: Office Building
Year Built: 1901
Historic Status: MACRIS-listed, NRIND, known as the Preservation Worcester Headquarters

Petition Purpose:

Porch – (1) Repair plinth blocks and rails with wood or exterior filler to match existing

(2) Remove/replace posts, sill, decking and ceiling with in-kind

Siding – (1) Remove/replace lattice siding and damaged cedar shingles to match existing

(2) Remove/replace siding with in-kind to install rubber asphalt flashing

Roof – (1) Remove/repair/replace copper valleys, metal roof & damaged slate with In-kind

(2) Re-roof porch roof with asphalt shingles (west elevation)

(3) Repair gutter and downspout

Masonry Work – Repoint masonry, foundations and chimney

Doors – (1) Repair door system

(2) Remove canopy and remove/replace door and transom

Vice-Chair Shveda recused himself for this item.

Deborah Packard and Robert Para appeared on behalf of the application.

Mr. Para stated that the building was renovated 10 years ago and there about six front columns that are rotting and at the base of the columns they need to be removed and replaced. There are downspouts that need to be replaced and lot of the work is ordinary maintenance that needs to be done.

The siding will be removed and replaced in kind and about half dozen roofing slates have come loose and need to be replaced and will be replaced with matching slate.

The chimney on the west was partially re-pointed in 1998, and the areas that were not re-pointed have eroded joints, and require cutting out the joints, and installing new compatible mortar, tooled to match the earlier re-pointing work.

Chair Provencher stated that the application is ordinary maintenance and items are being replaced in kind.

Chair Provencher asked whether the chimney was re-pointed before and what was the mortar color. Mr. Para stated that it was grayish color but doesn't match what was done fifteen years ago.

Chair Provencher stated that they can't regulate the color as the home isn't in historical district but would ask that they try to match the color so it would blend.

Upon a motion by Secretary McCann and seconded by Commissioner Conroy, the Commission voted 4-0 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.

6:00 p.m. – Vice-Chair Shveda returned to the meeting room.

These communications were taken out of order.

- d. From Preservation Worcester re: Elm Park; dated and received 9/25/14.
- f. From MHC re: Worcester Common Phase 3B Project; dated 9/17/14; received 9/24/14
- g. Letter from MHC re: Renovations & Improvements at Elm Park; dated 9/19/2014; received 9/22/14.

Mr. Rolle stated that Preservation Worcester had done research in response to the state's request as to why Elm Park is listed on the Historical Register and that letter was provided to the Board.

Chair Provencher asked what work proposed prompted the letter. Mr. Rolle stated that it was the work involving the red bridge and the south mere.

A brief discussion was held as to what the Commission's role was with regards to parks property and the Worcester Common. The Commission requested Mr. Rolle follow up with Parks Department on status of south mere and also requested that he look into whether an ordinance amendment could be proposed to allow the Commission purview on projects such as these prior to them starting.

- a. Liberty Church gargoyles update-Memo Forthcoming

Ms. Packard gave an update and stated that they have also discovered the stones are missing from the church but they are working on the issue and will hopefully have update very soon.

4. 2 Massachusetts Avenue (HC-2014-062)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Gerald & Mary McGillicuddy
Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Gerald & Mary McGillicuddy
Present Use: Single Family Residence
Year Built: Circa 1900
Historic Status: MACRIS-listed, part of the Massachusetts Avenue Historical District
Petition Purpose: (1) Remove existing asphalt driveway and replace with asphalt

(2) Border perimeter of asphalt of with granite cobbles

Mary McGillicuddy appeared on behalf of the item.

Ms. McGillicuddy stated that the driveway has to be replaced as it is falling apart and there is a sinkhole so it is very unsightly. Chair Provencher asked about the edging. Ms. McGillicuddy stated that they would delineate the driveway and would be sunken in with reclaimed granite.

Chair Provencher asked if any landscaping next to driveway would need to be addressed. Ms. McGillicuddy stated that some hostas near the house will be removed.

Secretary McCann stated that on side note he would like Ms. McGillicuddy to know that her home is the photo proposed for the new historical brochure.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, 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.

Upon a motion by Secretary McCann and seconded by Vice-Chair Shveda the Commission voted 5-0 that the petition was appropriate for the district. The motion passed and the Certificate of Appropriateness was approved

Exhibit A: Application for Certificate of Appropriateness & Building Demolition Delay Waiver dated September 15, 2014 and received September 16, 2014.

5. 190 Salisbury Street (HC-2014-063)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: American Antiquarian Society

Present Use: Library Museum

Year Built: 1910

Historic Status: MACRIS-listed, NRIND, NHL (National Historic Landmark), part of the Montvale Local Historic District

Petition Purpose: (1) Construct a walkway connecting 90 Park Avenue (parking lot) to the entrance of 190 Salisbury Street and the crosswalk near 185 Salisbury Street;
(2) Repair/install additional steps and railings along the proposed walkway; and
(3) Improve landscaping and lighting along the proposed walkway

Ellen Dunlap, Kim Ahern, Susan Forgit, and Andy Cargilia appeared on behalf of the item.

Ms. Dunlap stated that this is the next phase of the landscaping revitalization and Ms. Ahern could elaborate.

Ms. Ahern stated that they would like to connect the walkway connecting 90 Park Avenue to the entrance at 190 Salisbury Street and she reviewed the photos of landscaping and lighting proposed. Ms. Ahern stated that the goal is for the lighting to be subtle.

Chair Provencher asked Mr. Rolle if the addition of site lighting triggered zoning review. Mr. Rolle stated that it did not.

Ms. Ahern showed a photo board of the characteristics of the plants proposed.

Chair Provencher asked if there was an accessible entrance. Ms. Dunlap stated that this is not a handicapped accessible building.

Secretary McCann asked if there was a particular pattern for the pavers. Ms. Ahern showed where they planned running bone pattern and then the herringbone bone pattern.

Chair Provencher stated that he liked the material palette and the accessories proposed. Chair Provencher stated that it will be a great improvement to the site.

Chair Provencher asked if signage would be added to the site. Ms. Ahern stated that a small sign that is consistent with other signs on property is being proposed.

Commissioner Bjork asked if they planned to follow any standards for width of sidewalks. Ms. Ahern stated about five feet.

Vice-Chair Shveda asked what the edge condition of walkway would be. Ms. Ahern stated that the bricks would be turned so there would be a visual edge.

Upon a motion by Vice Chair Shveda and seconded by Secretary McCann, 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.

Upon a motion by Vice Chair Shveda and seconded by Commissioner Bjork, the Commission voted 5-0 that the petition was appropriate for the district. The motion passed and the Certificate of Appropriateness was approved

Exhibit A: Application for Certificate of Appropriateness & Building Demolition Delay Waiver dated September 17, 2014 and received September 18, 2014.

6. 267 Franklin Street (aka 267 Plantation Street) (HC-2014-064)

Petition: Building Demolition Delay Waiver
Petitioner: Paul & Annette Curci
Present Use: Vacant Fire House
Year Built: Circa 1894
Historic Status: MACRIS-listed, NRIND, NRMRA (National Register Multiple Resource Area) and formerly known as the Bloomingdale Fire House.
Petition Purpose: (1) Repair building masonry
(2) Remove/replace portico and garage doors to replicate original
(3) Remove/replace windows
(4) Paint trim

Attorney Todd Brodeur, Paul Curci & Arthur Kirkos appeared on behalf of the application.

Attorney Brodeur gave a brief overview of how Mr. Curci became the proposed developer of the property.

Mr. Curci stated that he is very familiar with the structure and plans to make this his permanent residence. The first floor they would like to keep as intact as possible. On the exterior, there was damage done to the masonry that occurred when a school bus hit the structure. Mr. Curci stated that they had researched the original bricks used on the structure and they were able to locate the type and model brick used with a company that specializes in locating and replicating antique bricks and pavers. Mr. Kirkos presented example of the brick that was proposed.

Mr. Kirkos stated that the damage of the bricks is only on the outside and brick found is exact measurement of the old bricks.

Chair Provencher asked if it was a glazed brick. Mr. Kirkos stated that it was a fire brick.

Mr. Curci stated that the exterior large front bay doors have been changed out to metal doors from the original wood and he plans to remove the metals doors and replace them with replicated

garage doors. The doors will include paneling and glass with dividers to closely replicate the original doors and they plan to use mahogany or fir as they want the doors as original as possible.

Vice-Chair Shveda asked if they will be used as garage doors. Mr. Curci stated that they would be.

Chair Provencher explained that the property is not in a historic district so Commission is voting on historical material being taken away from the building and from photos presented the present doors are not original.

Attorney Brodeur stated that the exterior windows are not original to the building and Mr. Curci plans to remove and replace them and would like to know the Commission's opinion on that but there is no current design proposed.

Mr. Curci stated that he had met with Deb Packard from Preservation Worcester and they recommended Marvin Window and he may try to have Marvin reproduce the originals but it would be expensive so he would only do one at a time.

Chair Provencher asked if any of the windows left in the building are original or if they are all replacements. Mr. Curci stated that they are all replacements.

Vice-Chair Shveda stated that there are many manufacturers out there that could replicate and asked how many arch top windows are on the property. Mr. Curci stated that there were eight or nine.

Mr. Curci stated that he plans to remove the paneling and the rotted wood and to reconstruct the portico in line with the original construction.

Commissioner Shveda asked if the angle bracing on the front side was covered by T111 right now. Mr. Curci stated that he believed it was.

Mr. Curci stated that there were some remnants of paint on building that they were able to find and gave few examples of proposed paint colors which are being considered.

Mr. Curci stated that as far as removal it just the Texture 111. Not any of the structural wood or the arch pieces.

Chair Provencher stated that there is tremendous amount of work proposed and this is very exciting project and commends the applicant for the work being done on the building and confident that applicant will do a good job and they look forward to seeing the results.

Vice-Chair Shveda asked Mr. Curci if he wouldn't mind photographing and documenting the work and coming back when project is finished to show the Commission.

Commissioner Conroy stated that she commends the applicant for the work he had done researching the project.

Secretary McCann stated that this is a case study on how to rehabilitate a property.

Deb Packard, Preservation Worcester, stated that she supports Mr. Curci's project and is impressed with the proposed plan and this is a great reuse for an old building.

Mr. Rolle stated that the applicant is negotiating a preservation restriction with Preservation Worcester and the Mass Historical Commission and the applicant will need to be consistent with that. He also stated that the property has not been conveyed yet so work cannot begin until the building is conveyed and asked the Commission note that in their vote.

Upon a motion by Secretary McCann and seconded by Vice Chair 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 for this project was approved with the condition that approval is contingent upon the conveyance of the property from the City of Worcester to Paul Curci.

Exhibit A: Building Demolition Delay Waiver dated September 17, 2014 and received September 18, 2014.

Other Business

1. Communication

- a.** From MassDOT re: Streetscape Improvements at Main & Maywood Streets; dated 10/16/14.
Chair Provencher read letter into record and signed.
- b.** From FCC re: §106, 475 Burncoat Street; dated 9/17/2014; received 9/22/14.
No comment.
- c.** From Massachusetts Historical re: FY 2015 Survey & Planning Grant; dated 9/18/2014; received 9/22/14.
Mr. Rolle stated he was working with Preservation Worcester and would provide update at an upcoming meeting.
- d.** From FCC re: §106, 766 Main Street; dated 9/17/2014; received 9/22/14.
No comment.

- 2. Historical Commission brochure** – Commissioner Members reviewed and stated that they would like all members present to have discussion and would like to provide additional feedback to staff prior to finalizing the brochure.

ADJOURNMENT

Upon a motion the Commission voted to adjourn the meeting at 8:05 p.m.