

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
July 21, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Thomas Constantine, Chair
Timothy McCann, Vice-Chair
Peter Schneider
James Crowley
Kevin Provencher

Staff Present: Edgar Luna, Division of Planning & Regulatory Services
Meagen Mulherin, Intern Student

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

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

MINUTES:

The Commission accepted the minutes from June 23, 2011, and July 7, 2011.

UNFINISHED BUSINESS:

NEW BUSINESS:

- 1. 2 Ionic Avenue (HC-2011-039) – Building Demolition Delay Waiver:** James Levin, petitioner, presented the petition. Mr. Levin stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (1) Remove and replace all existing windows with aluminum replicas of the original windows, as per Massachusetts Historic Commission requirement for listing in the National Register of Historic Places, (2) Re-point and repair all brick masonry where needed, (3) Remove and replace the roof, (4) Demolish the building addition (ca. 1918-1938) located on the northern side of the building, (5) Restore the original fenestration pattern on the northern façade of the building, (6) Demolish the building addition (ca. 1958) on the eastern façade of the building, (7) Restore the eastern façade, (8) Create new egresses to comply with City code, Fire code and ADA (American with Disabilities Act) requirements, and meet Massachusetts Historical Commission criteria, and (9) Create new window wells on the northerly and southerly facades, by enlarging existing basement window wells below grade. Mr. Levin stated that he strongly supports restoration and reuse of historic structures, and indicated that in this case, he was planning to restore and convert the

building into 21 market-rate residential units. He also stated that as part of the restoration project, he intended to apply for listing in the National Register of Historic Places in order to qualify for historic tax credits. Therefore, the proposed restoration plan was designed and would be implemented to meet the standards of eligibility in the National Register of Historic Places. Mr. Levin stated that the building presented many design challenges due to the fact that it had been designed to function as a sports facility for the Boy's club. However, he said that in order to minimize changes to the original layout plan, the proposed design included incorporating existing spaces for other uses; in particular, he mentioned that the gymnasium would be retained in its original form but would be reused for commercial purposes. Commissioner Provencher asked Mr. Levin if the façades of the building would change significantly. Mr. Levin responded that the façades would be restored to their original design and provided elevations of the building. He also indicated that the proposed window restoration plan would significantly improve the exterior appearance of the building as it would become more symmetrical. Commissioner Schneider asked Mr. Levin if the windows in the gymnasium would retain their original design and Mr. Levin responded affirmatively. Mr. Levin stated that the windows in the gymnasium are currently covered with plastic-resistant glass due to the fact that it had been used as a sports facility. Chair Constantine reminded the Commission that what was before the Commission was the Building Demolition Delay Waiver and not the future use of the structure. Commissioner Crowley asked Mr. Levin if he would be requesting a Letter of Support from the Historical Commission for the proposed nomination to the National Register of Historic Places and he responded affirmatively. Susan Ceccacci from Preservation Worcester stated that if Mr. Levin was planning to seek National Register eligibility, he would benefit from contacting the Massachusetts Historical Commission and following their guidelines on such matters, and Mr. Levin responded that he was planning to do so. Upon a motion by Commissioner Schneider and seconded by Commissioner Crowley, 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: Application submitted by Levin Development LLC, dated June 22, 2011 and received June 22, 2011.

Exhibit B: Building Elevations.

2. **2 Massachusetts Avenue (HC-2011-040) – Certificate of Appropriateness and Building Demolition Delay Waiver:** John Brattle, the project's architect, and Mary McGillicuddy petitioner, presented the petition. Mr. Brattle stated that the petitioner was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approvals to make the following changes: (1) Construct a 500 SF gathering room attached to the rear of the house. The new addition will be constructed utilizing the same materials as the house, in a similar architectural style, and with double-hung wooden windows, (2) remove two (2) double-hung windows on the northeast side, and replace them with new double-hung windows, and (3), install a double hung window on the southwest side. Mr. Brattle stated that the new addition would be constructed utilizing natural materials and in a style that complemented the architectural style of the house, including a copper roof.

Commissioner Provencher asked if the addition would include exterior gutters. Mr. Brattle stated that the gutters would be built in. Commissioner Provencher also asked if the proposed project would include installation of architectural decorative details and Mr. Brattle indicated that the new pillars and other decorative elements would be custom-built using natural materials. Upon a motion by Commissioner Schneider and seconded by Commissioner Crowley, the Historical Commission voted 5-0 that the proposed changes were appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, voted 5-0 to approve a Certificate of Appropriateness. Upon a motion by Commissioner Provencher and seconded by Commissioner Crowley, the Historical 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.

Exhibit A: Certificate of Appropriateness and Building Demolition Delay Waiver Application submitted by Gerald and Mary McGillicuddy, dated June 22, 2011 and received June 22, 2011.

Exhibit B: Memorandum from the Division of Planning & Regulatory Services to the Historical Commission regarding 230 Salisbury Street – Certificate of Appropriateness and Building Demolition Delay Waiver.

- 3. 49 Houghton Street (HC-2011-041) – Building Demolition Delay Waiver:** The Duong, petitioner, presented the petition. Mr. Duong stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove, repair and reinstall fifty (50) windows, and (b), repair the wooden siding where needed. Mr. Duong stated that he has been in contact with Preservation Worcester staff and has become informed that restoring architectural features, including windows and doors is less expensive than purchasing new items. He stated that as a result of his interactions with Preservation Worcester and his recently acquired knowledge, he was proposing to restore the windows and siding as opposed to changing these architectural features with new vinyl windows and siding. Commissioner Crowley congratulated Mr. Duong in his preservation efforts and suggested keeping track of the changes and submitting the information to the Historical Commission and Preservation Worcester as a case study of preservation. Mr. Duong stated that he would do so. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, 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: Application submitted by The Duong, dated June 22, 2011 and received June 33, 2011.

- 4. 114 Southbridge Street (HC-2011-042) – Building Demolition Delay Waiver:** Michael Novia, representative for the applicant Somdatt Prashad, presented the petition. Mr. Novia stated that the applicant was seeking Building Demolition Delay Waiver approval to make the following changes: (1) Remove nine (9) windows located on the

upper floors and replace them with energy-efficient vinyl windows, (2) Remove the wooden structure located in the rear of the building and replace it with a new structure of the same size and materials. Mr. Novia stated that the building is in a severe state of disrepair, and indicated that some sections of the building have remained vacant and unused for long periods of time. Specifically, he stated that the windows to be changed were located on the second floor, and some of them were currently boarded up because the glass panes were broken or were missing. He also indicated that when he applied for a Building Permit at the Department of Inspectional Services (DIS) to remove and replace the windows with vinyl windows, he was issued the Permit; however, three (3) days later he received a call from DIS staff informing him that the structure was MACRIS listed and the proposed changes would require approval from the Historical Commission. In addition, he indicated that during those three (3) days, he purchased single-pane vinyl windows which he was planning to use to replace the second-floor windows. Commissioner Provencher asked if the nine (9) windows to be removed were all located in front of the building, and Mr. Novia responded that seven (7) windows were located in the front and two (2) on one side. Susan Ceccacci from Preservation Worcester stated that some of the windows appeared to be original wooden windows. Commissioner Provencher stated that original windows appeared to have been two-over-two windows, and indicated that the Commission prefers that window replacements be of similar style to the originals. Mr. Novia acknowledged that the windows purchased were single-pane windows, and indicated that he would not be able to exchange them for two-over-two vinyl windows. Commissioner Schneider asked Mr. Novia if the window arches would be retained and he responded that the arches would be retained. Mr. Novia stated that he was willing to install simulated double hung partitions in the windows within six (6) months (January 21, 2012). Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, 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 with following condition:

- **The petitioner will install simulated double hung partitions in the windows within six (6) months (January 21, 2012).**

Exhibit A: Application submitted by Sid Prashad, dated June 23, 2011 and received June 23, 2011.

5. **140 Eastern Avenue (HC-2011-043) – Building Demolition Delay Waiver:** Douglas George, petitioner, presented the petition. Mr. George stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (1) remove the existing vinyl siding and restore the original wooden siding clapboard. (2) remove fifty-six (56) one-over-one vinyl windows and replace them with one-over-one vinyl windows, (3) repair and retain the existing front porch, (4) remove the three-story side porch, (5) repair and retain existing wood trim and overhangs (all trim will be flat-stock and covered with white trim coil), and (6), remove and replace the asphalt roof with like materials. Mr. George stated that he purchased the property recently without knowing the site was MACRIS-listed. He also acknowledged receiving a Cease and Desist Order from

the Department of Inspectional Services for removing the siding without obtaining a Building Permit prior to commencing the work. He stated that although he was he was proposing vinyl window replacements, such windows would have dividing lights to resemble the original double-hung windows. In addition, Mr. George indicated that that he was proposing to repair and retain the wooden siding and demolish the side porches because they were not original features to the house. Susan Ceccacci from Preservation Worcester asked Mr. George if he was proposing to retain the wood trim and overhangs. He stated that was proposing to replace the wood trim with a 5" wooden molding to be consistent the rest of the molding in the house. Commissioner Provencher asked the petitioner to describe how he was planning to address the roof height difference after the porches were removed. Mr. George stated that the new roof would be extended to address the height difference. Commissioner Crowley complimented the petitioner regarding his decision to repair and retain the wood siding. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, 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 Urban Neighborhood Homes. LLC, dated June 23, 2011 and received June 23, 2011.

Note: Commissioner McCann left the meeting at 6:47 pm.

- 6. 9 Crown Street (HC-2011-044) – Building Demolition Delay Waiver:** James Marcotte representative for Dorothy Telfor, petitioner, presented the petition. Mr. Marcotte stated that the applicant was seeking Building Demolition Delay Waiver approval to make the following changes: (1) remove and replace the damaged porch decking and column bases with like materials, (2) repair the wooden railings where needed. He also indicated that the proposed restoration work was needed to address the advanced state of decay of the wood. Commissioner Schneider stated that while visiting the site he was not able to see the column bases. Mr. Marcotte indicated that the column bases were removed for safety reasons. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, the Commission voted 4-0 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 Dorothy Telfor, dated June 25, 2011 and received June 27, 2011.

- 7. 12 Crown Street (HC-2011-045) – Building Demolition Delay Waiver:** James Marcotte representative for the petitioner, and Margaret Savage, petitioner presented the petition. Ms. Savage stated that she has lived at this house since 1975. Mr. Marcotte stated that the applicant was seeking Building Demolition Delay Waiver approval to make the following changes: (1) remove the asphalt roofing material and replace it with synthetic architectural shingles, and (2) repair the soffit where needed. He also stated that in general, the house was in good condition, and indicated that the proposed restoration work would enhance and preserve the house. Upon a motion by Commissioner Crowley

and seconded by Commissioner Provencher, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester.

Exhibit A: Building Demolition Delay Waiver Application submitted by Mary Savage, dated June 19, 2011 and received June 27, 2011.

- 8. 4 Germain Street (HC-2011-045) – Building Demolition Delay Waiver:** James Marcotte, representative for Marc Moran petitioner, presented the petition. Mr. Marcotte stated that the applicant was seeking Building Demolition Delay Waiver approval to make the following changes: (1) remove the mid-section straight balustrade and replace it with a curved balustrade as originally constructed utilizing the same materials and design, and (2), install wooden finials on the posts as originally constructed. Mr. Marcotte stated that the proposed work would restore the balustrade to its original design, and indicated that all the work would be custom-made in order to blend harmoniously with the rest of the house. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester.

Exhibit A: Building Demolition Delay Waiver Application submitted by Marc Moran, dated June 27, 2011 and received June 27, 2011.

OTHER BUSINESS:

- 9. 2 Ionic Avenue - Letter of Support for listing in the National Register of Historic Places:** Chair Constantine stated that the Historical Commission would send a Letter of Support for listing in the National Register of Historic Places.
- 10. Kenneth Burns Bridge Monument Discussion:** Mr. Luna informed the Commission that there was no new information regarding this project.
- 11. Meagen Mulherin:** Mr. Luna introduced Ms. Mulherin to the Commission and indicated that she was an intern student with the Division of Planning and Regulatory Services from University of Massachusetts – Amherst. He also stated that she has been working on projects related to Historic Commission matters.

MEETING ADJOURNMENT:

Meeting adjourned at 7:00 PM.