

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

NOVEMBER 17, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Andrew Shveda, Chair
Timothy McCann, Vice-Chair
Randolph Bloom, Clerk
Robyn Conroy
Devon Kurtz
Karl Bjork, Alternate
Cheryll Holley, Alternate

Commission Members Absent:

Staff Members Present:

Stephen Rolle, Division of Planning & Regulatory Services
Deborah Steele, Division of Planning & Regulatory Services

Approval of Minutes – August 3, 2016, August 11, 2016, September 29, 2016, October 13, 2016, November 3, 2016

Upon a motion by Chair Shveda and seconded by Clerk Bloom the Commission voted 3-0 to approve the minutes of August 3, 2016.

Upon a motion by Chair Shveda and seconded by Commissioner Conroy the Commission voted 5-0 to approve the minutes of August 11, 2016.

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 5-0 to approve the minutes of September 29, 2016.

Upon a motion by Chair Shveda and seconded by Commissioner Bjork the Commission voted 5-0 to approve the minutes of October 13, 2016.

Upon a motion by Chair Shveda and seconded by Commissioner Conroy the Commission voted 5-0 to approve the minutes of November 3, 2016.

New Business

1. 73 Cambridge Street – HC-2016-074

Petition:	Building Demolition Delay Waiver
Petitioner:	Joseph Marzilli
Present Use:	Three family residence
Year Built:	1911
Historic Status:	MACRIS Listed
Petition Purpose:	<ul style="list-style-type: none">• Install insulation• Install aluminum coil around the windows and fascia and vinyl side

John Mello from Diamond Construction appeared on behalf of the application.

Mr. Mello stated that the siding will not be removed as there is asbestos but another contractor had already vinyl sided some of the home and he was hired to complete the rest of the home.

Vice-Chair McCann asked if the intention was to vinyl side rest of property. Mr. Mello stated that was correct.

Chair Shveda stated that the original elements are the window casings on the main building and the soffit of the eaves and brackets. Mr. Mello stated that they are not doing any work around the windows and will not wrap the fascia as it is in good condition.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz the Commission voted 5-0 that the installation of insulation and the installation of aluminum coil around the windows and fascia and vinyl side was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

Exhibit A: Building Demolition Delay Application received October 17, 2016 and dated October 17, 2016.

Commissioner Kurtz recused himself and left the meeting room.

2. 88 Sagamore Road – HC-2016-077

Petition:	Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner:	Sean W. & Pamela M. Farren
Present Use:	Single family residence
Year Built:	1906

Historic Status: MACRIS Listed, National Register District (NRD), National Register (MRA) and part of the Montvale Historic District

Petition Purpose:

- Repair structural issues with side screen porch and installation of new footings

John O’Sullivan the contractor appeared on behalf of the item.

Mr. O’Sullivan stated that he will be replacing the lattice with cedar lattice and the work is required to repair structural issues with the side screen porch.

Chair Shveda stated that this is a simple application and area is being returned to a more original state.

Vice-Chair McCann stated that these repairs will be good for the home.

Upon a motion by Commissioner Bloom and seconded by Vice-Chair McCann the Commission voted 5-0 that the repair of structural issues for the side screen porch and installation of new footings was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 that the repair of structural issues for the side porch and the installation of new footings is appropriate for the Montvale Historic District and approved the Certificate of Appropriateness.

Exhibit A: Application for Building Demolition Delay Waiver and Certificate of Appropriateness received October 20, 2016 and dated October 20, 2016.

Commissioner Kurtz returned to the meeting room.

3. 306 Main Street – HC-2016-076

Petition: Building Demolition Delay Waiver
Petitioner: Day Building Joint Venture Trust, Melvin S. Cutler, Trustee
Present Use: Commercial Building
Year Built: 1897
Historic Status: MACRIS Listed, National Register Individual Property (NRIP), National Register (MRA), National Register (NRD)

Petition Purpose:

- Install temporary shoring in the basement directly below the sidewalk and exterior wall

- Construction a temporary barrier/temporary exterior wall in order to remove and reconstruct the existing exterior wall
- Clean the existing corroded steel beams in the basement and install shim plates and non-shrink grout
- Remove the existing glass curtainwall
- Remove all exterior masonry that is above the sidewalk and below the glass curtainwall
- Reconstruct the bottom portion of the exterior wall
- Attach the ends of the 2x6 stud wall to the existing building columns with steel angle clips.
- Replace the glass curtainwall
- Remove the temporary shoring in the basement and the temporary barrier/temporary exterior wall
- Install exterior finishes as required to match the existing conditions

No one appeared for the item.

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 5-0 to postpone the item until the December 15, 2016 Historical Commission meeting and to extend the constructive grant deadline until December 19, 2016.

Exhibit A: Application for Building Demolition Delay Waiver received October 19, 2016 and dated October 19, 2016.

4. 21 Catherine Street - HC-2016-075

Petition:	Building Demolition Delay Waiver
Petitioner:	Advocates, Inc.
Present Use:	Rooming House
Year Built:	1848
Historic Status:	MACRIS Listed, National Register Individual Property (NRIP), National Register (MRA), fka the Draper Ruggles House

Petition Purpose:

- Remove existing deteriorated roofing materials on existing detached garage. Install new roofing materials including #30 rolled roofing and Charcoal Grey Architectural Shingles
- Make repairs to, or replace existing roof of rear section of building including flashing joint where rear section connects main structure. Install new roofing materials including #30 rolled roofing felt and Charcoal Grey Architectural Shingles.

- Remove existing deteriorated front porch columns, including new concrete pier foundations. New columns to match existing corner details.
- Repair existing front porch as needed and replace existing porch railing system.
- Remove existing covered roof deck on left side of structure. Patch as needed.
- Remove exterior door leading covered roof deck, replace with window to match existing and match as needed.
- Jack up and make level existing bay on right (driveway) side of building. Repair or replace existing foundation at that location as required.
- Remove existing first floor entry door and stair at front right corner of building. Infill door opening with window to match existing.
- Replace existing improperly install windows throughout as needed. New window to match existing.
- Remove existing aluminum siding and any underlying previously existing siding. Replace with new vinyl siding.

Steven McGrath and Kevin Hadley appeared on behalf of the item.

The Commission reviewed the ten items and did not have issue with work with the exception of the removal of the existing deteriorated front porch columns, including new concrete pier foundations and replacing with new columns to match existing corner details.

Chair Shveda stated that in the application the applicant states that the cost to repair the columns would be over \$83,000. Mr. McGrath stated that he estimated the cost to construct and to replace columns would be \$23,000.

Commissioner Bloom stated that the columns are an extremely important element to the building.

Chair Shveda stated that most of the damage seems to be at the bottom of the columns.

Mr. McGrath stated that two columns are already down as in such bad shape.

Vice-Chair McCann asked what was the condition of the two columns that remain. Mr. McGrath stated that they have rot on the bottom.

Commissioner Bloom asked how much of the column is deteriorated. Mr. McGrath stated that probably the worst one is about three feet. Commissioner Bloom stated that he would be disappointed to lose this important architectural feature for only three feet.

Chair Shveda stated that there are different measures to do repair and different costs involved.

Commissioner Bloom stated that he believes the columns are original and this is an important as there are so few properties left that look like this so is struggling with this part of the application.

Chair Shveda stated that there should be some attempt to maintain the columns.

Chair Shveda stated that he had no issue with the porch work.

The Commission members all agree that they had no issue with the majority of the scope of work with the exception of the columns and stated that they would like to see more financial information on the cost to repair versus replacing them and Chair Shveda explained to the applicant that Commission could vote on all the items and the applicant could come back at their next scheduled meeting and present the financial figures. The application stated that is what they would like to do.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 that

- Removal of existing deteriorated roofing materials on existing detached garage. Install new roofing materials including #30 rolled roofing and Charcoal Grey Architectural Shingles
- Making repairs to, or replace existing roof of rear section of building including flashing joint where rear section connects main structure. Install new roofing materials including #30 rolled roofing felt and Charcoal Grey Architectural Shingles.
- Repairing existing front porch as needed and replace existing porch railing system.
- Removal of existing covered roof deck on left side of structure. Patch as needed.
- Removal of exterior door leading covered roof deck, replace with window to match existing and match as needed.
- Jacking up and making level existing bay on right (driveway) side of building. Repairing or replacing existing foundation at that location as required.
- Removal of existing first floor entry door and stair at front right corner of building. Infill door opening with window to match existing.

- Replacing existing improperly install windows throughout as needed. New window to match existing.
- Removal of existing aluminum siding and any underlying previously existing siding. Replace with new vinyl siding.

was not detrimental to the historical and architectural resources of the city and voted 5-0 to approve the Building Demolition Delay Waiver application

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 0-5 that the removal of the existing deteriorated front porch columns, including new concrete pier foundations and to add new columns to match existing corner details.as not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application. The motion failed and the Building Demolition Delay was denied.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 to continue the item until the December 17, 2016 Historical Commission and to extend the constructive grant deadline until December 19, 2016 in order that the applicant could present an economic hardship case.

Exhibit A: Application for Building Demolition Delay Waiver received October 18, 2016 and dated October 18, 2016.

Other Business

- Historic Preservation Plan

Mr. Rolle stated that a special meeting was being planned in December to present this item.

Communications

- a. Communication from MHC re: Worcester State Hospital received October 26, 2016 and dated October 26, 2016

Filed.

- b. Request for Letter of Support, Union Station, 2 Washington Square

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 5-0 to issue a Letter of Support.

Adjournment

Upon a motion the Commission voted to adjourn the meeting at 6:55 p.m.