

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

DECEMBER 15 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

Commission Members Absent: Cheryll Holley, Alternate

Staff Members Present:

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

Approval of Minutes

November 17, 2016-Upon a motion by Vice-Chair McCann and seconded by Commissioner Bjork the Commission voted 5-0 to approve the minutes of November 17, 2016.

Old Business

1. 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

- Construct 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

Upon a motion by Vice-Chair McCann and second by Commissioner Conroy the Commission voted 5-0 to accept the Leave to Withdraw for the application.

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

Exhibit B: Request for Leave to Withdraw received electronically.

2. 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 (NRIP), National Register (MRA), fka Draper Ruggles House

Petition Purpose:

- Remove existing deteriorated front porch columns, including new concrete pier foundations. New columns to match existing corner details.

Upon a motion the Commission voted 5-0 to postpone the item to the January 19, 2017 Historical Commission meeting and to extend the constructive grant deadline until January 24, 2017.

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

Exhibit B: Request to Postpone received electronically

New Business

3. 90 Vernon Street – HC-2016-078

Petition: Building Demolition Delay Waiver
Petitioner: Rosanne Bagdis
Present Use: Three family residence
Year Built: 1902
Historic Status: MACRIS Listed, National Register Individual Property (NRIP), National Register (MRA) fka Peter Baker Three Decker

Petition Purpose:

- Replace asphalt roof shingles with asphalt shingles

Roseanne Bagdis appeared on behalf of the application. Ms. Bagdis stated that she needed to replace the roof as it is in bad condition.

Chair Shveda asked if the roof was original. Ms. Bagdis stated that it was not.

Chair Shveda asked if the only replacement was where the currently asphalt was. Ms. Bagdis stated yes.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz the Commission voted 5-0 that the replacement of asphalt roof shingles with asphalt shingles 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 Waiver Application received November 15, 2016 and dated November 15, 2016.

4. 94 Elm Street – HC-2016-079

Petition: Building Demolition Delay Waiver
Petitioner: Southbridge RE, LLC
Present Use: Single Family Residence
Year Built: 1877
Historic Status: MACRIS Listed, fka Austin Barton House

Petition Purpose:

- Repair window panes, siding and front door

Cheryl Price along with Charles Wilmont appeared on behalf of the application.

Ms. Price stated that there had been a fire at the building and the Fire Department had to kick the door down so that needs to be replaced as well as some other repairs.

Mr. Wilmont stated that for the door that he plans to find a similar size door with same thickness and replace it with that and he is confident he can match the door that was there and any other work they will replace in kind.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 5-0 that replacing of the front door, repairing of window panes and siding 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 Waiver Application received November 16, 2016 and dated November 16, 2016.

Other Business

Main Street CBD Streetscape Improvement Project

Bill McGrath from Mass DOT gave a presentation on the Main Street Streetscape Improvement Project that would be taking place over the next two years.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bjork the Commission voted 5-0 to request that staff draft a Letter of Support for the proposed improvements to the Main Street Central Business Streetscape project.

Preservation Plan Presentation

Mr. Rolle stated that the item would be presented at another meeting.

Communications

- a. Communication from MHC re: Main and Franklin Streets Historic District, dated November 30, 2016 and received December 5, 2016.

No action was taken on the item.

- b. Communication from MHC re: Main and Franklin Streets Historic District, dated November 18, 2016 and received November 23, 2016.

No action was taken on the item.

- c. Request for Letters of Support from Epsilon Associates

Wellington Community-6 Jacques Avenue, 22 Ethan Allen Street, 23 Wellington Street, 25-27 Ethan Allen Street, 26 Ethan Allen Street, 33 Wellington Street, 42 Wellington Street, 46 Wellington Street, 51 Wellington Street, 718 Wellington Street

Worcester County Courthouse-2 Main Street

Abby's House-52 High Street

Central Building-322-332 Main Street

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

Adjournment

Upon a motion the Commission adjourned the meeting at 7:45 p.m.