

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

**September 7, 2017**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Randolph Bloom  
Robyn Conroy  
Devon Kurtz

**Commission Members Absent:** Mark Wamback  
Courtney Ross Escobar, Alternate

**Staff Members Present:** Susan Arena, Division of Planning & Regulatory Services

**Call to Order**

The meeting was called to order by Chair Shveda at 5:30 pm.

**Approval of Minutes**

Review of the August 3, 2017 and August 17, 2017 minutes.

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Bloom the Commission voted 3-0 to approve the meeting minutes from August 3, 2017.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz the Commission voted 3-0 to approve the meeting minutes from August 17, 2017.*

**Old Business**

None

**New Business**

**1. 185 Salisbury Street – HC-2017-062 (MBL 20-014-00010)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: American Antiquarian Society  
Present Use: Museum  
Year Built: 1910  
Historic Status: MACRIS Listed, National Register Individual Property, a National Historic Landmark, and located within the Massachusetts Avenue Local Historic District  
Petition Purpose:

- Remove and replace glass panes on basement storm windows

Ellen Dunlap, President, and Andy Cariglia, Head of Buildings and Grounds, appeared on behalf of the application.

Ms. Dunlap stated that there are three basement windows with opaque glass in the storms. One will be hidden with the completion of the addition that is underway, and they'd like to replace the glass in the remaining two with clear glass to match the windows on the upper stories.

No public comment.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 4-0 that the proposed demolition is 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 Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 4-0 that the changes proposed to 185 Salisbury Street is appropriate for the Massachusetts Avenue Local District and approved the Certificate of Appropriateness.*

Exhibit A: Building Demolition Delay Waiver Application dated August 8, 2017 and received August 9, 2017.

---

## **2. 190 Salisbury Street – HC-2017-065 (MBL 20-007-00013)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: American Antiquarian Society  
Present Use: Single-family residence/Museum  
Year Built: 1905  
Historic Status: MACRIS Listed, National Register Individual Property, and located within the Montvale Local Historic District, fka the Harry Williams Goddard House

### **Petition Purpose:**

- Remove and replace roof in-kind
- Remove and cover skylight
- Install snow fence or heat trace to prevent ice hazards
- Repair/ replace chimney flashing
- Repair/ replace roof drains

Item taken out of order; #4 on agenda.

Ellen Dunlap, President, and Andy Cariglia, Head of Buildings and Grounds, appeared on behalf of the application.

Ms. Dunlap explained that the Commission had previously granted approval for the roof replacement, but that the work had not been completed and the approval had expired. The reason was that other building envelope issues had been identified, including moisture retention in the walls due to blown insulation and caulk along each clapboard. They have been working with Wessling Architects in Quincy to formulate a more complete plan. This stage includes reshingling the asphalt roofs; replacing the flat-seam copper roofs in-kind; replace chimney flashing to match; and adding heat trace, clips and snow guards over the east entrance. The last item has been a site of repeated ice damming, creating a hazardous situation. In addition, the sidewall shingles on dormers will be replaced in-kind with pre-

dipped cedar. The flat roof drains over the kitchen and the skylight to be closed are not visible from a public way.

No public comment.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 4-0 that the proposed demolition is 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 Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 4-0 that the changes proposed to 190 Salisbury Street are appropriate for the Montvale Local District and approved the Certificate of Appropriateness.*

Exhibit A: Building Demolition Delay Waiver Application dated August 18, 2017 and received August 23, 2017.

---

### **3. 32 Westland Street – HC-2017-063 (MBL 11-007-00017)**

Petition: Building Demolition Delay Waiver  
Petitioner: Barry and Sally Blomgren  
Present Use: Single-family residence  
Year Built: 1898  
Historic Status: MACRIS-listed, located within the Hammond Heights National Register Historic District, fka the Calvin Miller House

Petition Purpose:

- Remove and rebuild front portico
- Replace cement entry steps with granite
- Remove front porch (retroactive)
- Install railings (partially retroactive)

Barry and Sally Blomgren, owners, appeared on behalf of the application.

Chair Shveda noted a cease and desist order issued by Inspectional Services regarding unpermitted work and asked for additional background information from the applicants. Mrs. Blomgren stated that the porch was falling off, that they have two young granddaughters and she was concerned for their safety, so she took the porch down. The railing installation noted in the ISD letter referred to an unsecured section that had been propped up along the right side of the portico as there is now a gap there from where the porch was. In addition, they'd like to remove the existing portico and replace it with modern materials to match the current design. They do not wish to replace the porch that has been removed.

Regarding the replacement of the portico, Mr. Blomgren stated that he'd like to replicate the railings, columns, etc. in Azek. Chair Shveda confirmed that the roof would be rebuilt to be more accurate, as it has currently been boxed in to create a flat roof. The Commission did not see any major concerns with the portico replacement proposal but were concerned about the loss of the porch, because the work was done without a permit and it alters the appearance of the house. Commissioner Bloom explained that their goal is keep the house as historically intact as possible.

There was extensive discussion regarding the history of the one-story addition to the right, and the porch across the front. The applicants claimed that neither element was original. Chair Shveda noted that most houses within the Hammond Heights neighborhood include front or side facing porches, indicating that this porch could have been original. The Blomgrens stated that rebuilding the porch would be cost prohibitive, and prevent them from replacing the front steps with granite.

Ms. Arena suggested that the porch be rebuilt only to the corner of the house, where the one-story addition begins. All parties agreed to this compromise; Mr. Blomgren stated that this would help support the bay window along that elevation as well.

No public comment.

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Conroy, the Commission voted 4-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city provided that the front porch is rebuilt to the length of the front façade of the house to the column just before the addition, and that the portico is rebuilt in modern material to match the historic design as closely as possible, and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated July 26, 2017 and received August 16, 2017.

---

#### **4. 16 (aka 14) Sycamore Street – HC-2017-064 (MBL 03-009-00009)**

Petition: Building Demolition Delay Waiver  
Petitioner: Centro Las Americas, Inc.  
Present Use: Multi-family Residence  
Year Built: c1850  
Historic Status: MACRIS-listed  
Petition Purpose:

- Remove two wood basement windows and replace with vinyl; replace vinyl windows in-kind
- Enclose two-story open porch, and extend roof over new addition
- Clean and repoint brick; clean and repair woodwork
- Remove and replace exterior doors
- Remove window in porch and replace with a door
- Expand front porch and replace staircase
- Remove two brick chimneys and replace with chimney pipes

Robert Thomas, President and COO of New American CDC (subsidiary of Centro, Inc) and Jose Martinez, architect, appeared on behalf of the application.

Chair Shveda provided some background on the property, stating that the Commission had previously approved the demolition of the other house on the property that sat in front of the remaining building. Mr. Thomas concurred, and followed up by saying that they've also received comment from MHC with a finding of no anticipated adverse effect on historic resources. Their goal is to create two affordable housing units at this location.

Mr. Martinez explained that the proposed changes reflect the new use and layout of the units, and that their goal is to retain the historic character as much as possible. Chair Shveda observed that the more distinctive architectural elements appear to be either retained to relocated, which is a positive aspect.

Commissioner Conroy asked about the front door, whether it would be retained. Mr. Thomas stated that it is in deteriorated condition and would be replaced with a modern double door. Commissioner Bloom felt a single door with sidelights would be more appropriate. Chair Shveda stated that this issue would likely need to be decided by ISD requirements. Regarding the removal of the chimneys, Commissioner Bloom expressed concern that this will negatively alter the building's character. Mr. Martinez said they could encase the new chimney pipes in brick to replicate the original appearance; the Commission agreed to this.

No public comment.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city, **provided that the new chimney pipes are encased in brick**, and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated August 18, 2017 and received August 18, 2017.

---

### **Communications**

- a. Communication from FCC re: Section 106 filing notification for MBTA, dated August 23, 2017 and received August 28, 2017.

*No comment.*

### **Other Business**

- I. Discussion of Local Historic District Rules & Regulations and Certificate application.

### **Adjournment**

Upon a motion the Commission adjourned the meeting at 8:45 p.m.