

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

June 27, 2013

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Tim McCann, Chair
Kevin Provencher, Vice-Chair
Erika Dunn, Clerk
Andrew Shveda
Karl Bjork

Commission Members Absent: Meagen Mulherin

Staff Members Present: Joel Fontane, Division of Planning & Regulatory Services
Nancy Tran, Division of Planning & Regulatory Services

CALL TO ORDER:

The Chair called the meeting to order at 5:34 pm.

REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair McCann called the meeting to order at 5:35 p.m.

APPROVAL OF MINUTES:

The minutes for May 16, 2013 were approved. The minutes for the May 30, 2013 were held.

New Business:

1. 161 Chandler Street (HC-2013-022):

Attorney Jonathan Finkelstein and Michael O'Rourke appeared before the Commission for a Building Demolition Delay Waiver application for property located at 161 Chandler Street. Mr. O'Rourke is the property receiver appointed by housing court to manage the property and bring it up to code.

The project proposes to: remove rear cement stairs and replace with pressure treated landing and stairs; rebuild front stairs landing and stairs with pressure treated wood; remove clapboards and replace with vinyl siding; remove asphalt shingle roof and with replace with architectural shingles; rebuild chimney with like materials; demolish 2 car garage (cement block); and remove shed door on driveway side of building and re-side over.

Mr. O'Rourke said the front landing staircase is not original and needs to be stabilized as many of the steps are broken and/or cracked. The staircase canopy will be leveled, re-sided and re-roofed with rubber membrane in the same pitch. He added that the bracket details can be retained.

Commissioner Provencher inquired about the wood casing around the window. Mr. O'Rourke stated it was rotted and that he planned to install shutters but he was amenable to siding up to the window.

Mr. Fontane said the property is under receivership and the Mr. O'Rourke's role is to bring it to standards because of foreclosure. He added that work is limited to what Mr. O'Rourke can earn after renovation costs, fees and auction price.

Mr. O'Rourke said he planned to wrap the decorative scrollwork around the eaves with white vinyl because it would cost significantly less than repairing and deleading. He said he intended to strip the trim around the windows and wrap it in vinyl; the rest of the building, up to 6' will be wrapped.

Commissioner Provencher suggested that the seven casement windows kept, scraped and deleading and the other rotted windows or be replaced with in kind if rotted. Mr. O'Rourke said he was amenable to the recommendation clarified with the Commission that he could wrap the other windows up to the canopy bracket, redo the stairs/deck, infill the door and remove the garage.

Upon a motion by Commissioner Provencher and seconded by Commissioner Bjork, the Commission voted 5-0 that the proposed demolition was not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved with the condition that the Chandler Street façade wood window.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver Application for 161 Chandler Street dated May 23, 2013 and submitted May 23, 2013.

Exhibit B: Images for 161 Chandler Street; received June 27, 2013.

2. 17 Russell Street (HC-2013-023):

Attorney Jonathan Finkelstein and Michael O'Rourke of AT&DP, LLC appeared before the Commission for a Building Demolition Delay Waiver application for property located at 17 Russell Street. Mr. O'Rourke is the property receiver appointed by housing court to manage the property and bring it up to code.

Atty. Finkelstein said the applicant received a Building Demolition Delay Waiver in 2011 and is subject to the automatic extension under the State Permit Extension Act. However, the applicant sought to amend the approval to demolish the garage because it had structural issues and rebuild the front/rear porch.

Commissioner Provencher had no issues with renewing the 2011 waiver or garage demolition as it was not on the main façade.

Upon a motion by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 5-0 that the proposed demolition was not detrimental to the historical or

architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver Application for 17 Russell Street dated May 23, 2013 and submitted May 23, 2013.

Exhibit B: Images for 17 Russell Street; received June 27, 2013.

3. 31 Germain Street (HC-2013-025):

Charles Garniewicz, owner of 31 Germain Street, appeared before the Commission to remove/replace the existing porch floor, railings and posts to match existing. He said the porch was damaged by a car and he proposed to use the same material (wood) and pressure treated footings for the substructure. Mr. Garniewicz added that he will salvage existing grillwork as well as posts and install mahogany flooring and curb molding.

Upon a motion by Commissioner Shveda and seconded by Commissioner Dunn, the Commission voted 5-0 that the proposed demolition was not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver Application for 31 Germain Street dated and submitted May 24, 2013.

4. 7 Crown Street (HC-2013-026):

Frank Zirpolo, owner of 7 Crown Street, appeared before the Commission to strip and remove the existing asphalt roof with like materials and repair the cracked porch floor. He stated no other work is proposed for the property which is located within the Crown Hill Local Historic District.

Chair McCann said the Commission has no issue with the proposed project as it proposes like for like material replacement.

Upon a motion by Commissioner Shveda and seconded by Commissioner Provencher, the Commission voted 5-0 to approve the Certificate of Appropriateness.

Upon a motion by Commissioner Shveda and seconded by Commissioner Provencher, the Commission voted 5-0 that the proposed demolition was not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

List of Exhibits:

Exhibit A: Certificate of Appropriateness & Building Demolition Delay Waiver Application; received June 5, 2013; prepared by Frank Zirpolo.

Exhibit B: Image of 7 Crown Street; undated; received June 5, 2013.

Exhibit C: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Worcester Historical Commission; re: 7 Crown Street (MBL: 03-025-00009); June 26, 2013.

Exhibit D: Form B. WOR.1773 for 7 Crown Street

Exhibit E: 1999 Preservation Restriction Agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and the 7 Crown Street Restoration LLC.

Exhibit F: 1984 Preservation Restrictions

Other Business:

5. a. 700 Elm Street (HC-2013-024) – Building Demolition Delay Waiver Determination:

Letter from Attorney Todd E. Brodeur re: 70 Elm Street; dated May 23, 2013, received May 23, 2013. Re: Request to reduce twelve month delay period granted on January 15, 2013 (HC-2012-081) to a six month delay period for 70 Elm Street.

Atty. Todd Brodeur of Fletcher Tilton and Michelle Tuck & Tuck Architects appeared before the Commission to request a waiver of the remaining delay period. Atty. Brodeur stated that the Commission denied the Building Demolition Delay waiver in 2012 and that the property was recently sold after having been on the market for over a year.

Ms. Tuck said the new owner submitted filings to the Planning Board, Zoning Board of Appeals and Conservation Commission to demolish the existing 7,000 SF building and construct a new multi-unit building with an orthodontist office as the main tenant. She said the building has been vacant for 6-9 months. She described the current building conditions, stating that it has been significantly altered since first built (e.g. aluminum siding installation, windows replaced/covered) and that the foundation, framing and roofing is damaged. The owner looked into renovating it but found that it would be too costly to address all the issues including asbestos removal. She showed the Commission a site plan and renderings of the proposed new building stating that it uses elements of nearby buildings to blend with the neighborhood. The building includes a bay window, arched formal entry, wood siding, grill windows, trim and extensive landscaping.

Atty. Brodeur stated he met with Preservation Worcester, which previously opposed building demolition but has now provided a support letter for the new construction. He said the finding a new buyer to rehabilitate the building is not likely and therefore requests that the Commission waive the remaining delay period.

Chair McCann stated that this request did not require a public hearing or notification. He said he appreciated the new owner's time and effort to come up with an alternative.

Commissioner Provencher inquired about cost data, to which Atty. Brodeur said that there was no possibility to rehabilitate because of extensive structural damage.

Commissioner Bjork said the project at hand is different as the existing building is not historic looking anymore and that the new building's use is attractive and would benefit the city.

Chair McCann said the remaining delay period is five months away.

Commissioner Shveda stated he was conflicted and expressed his concern that waiving the remaining time would set a precedent.

The Commission determined that alternatives for purchasing, preserving, rehabilitating or restoring the building have been explored and exhausted. Upon a motion by Commissioner Provencher and seconded by Commissioner Bjork, the Commission voted 5-0 to waive the

remaining ~5 month delay period; therefore, the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Letter from Atty. Todd Brodeur to the Historical Commission re: Historic Demolition Delay Waiver Application, 70 Elm Street, Worcester, Massachusetts; dated and received May 23, 2013.

Exhibit B: Letter from Deborah Packard of Preservation Worcester to the Worcester Historical Commission dated June 14, 2013 and received June 19, 2013.

5. b. Letter from the Massachusetts Historical Commission re: Poor Farm Pond Dam Removal Feasibility Study, Plantation Street; dated May 30, 2013, received June 3, 2013.

The Commission took no action on this item.

5. c. Letter from Massachusetts Historical Commission; re: Gardner Kilby Hammond Bike Path; dated June 11, 2013; received June 18, 2013.

The Commission took no action on this item.

MEETING ADJOURNMENT:

The Commission voted to adjourn the meeting at 7:25 p.m.