

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

January 22, 2015

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Kevin Provencher, Chair
Timothy McCann, Clerk
Robyn Conroy
Randolph Bloom
Karl Bjork

Commission Members Absent: Andrew Shveda, Vice Chair

Staff Members Present: Stephen S. Rolle, Division of Planning & Regulatory Services-
arrived at 6:30
Deborah Steele, Division of Planning & Regulatory Services

Approval of the Minutes:

1/8/2015 - Upon a motion by Chair Provencher and seconded by Secretary McCann the Commission voted 4-0 to approve the minutes of January 8, 2015. Commissioner Bjork abstained as was not present for the January 8, 2015 meeting.

Unfinished Business

1. 144 Pleasant Street (HC-2014-087)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Justin Duffy & Patricia Kirkpatrick
Present Use: Commercial Building
Year Built: Circa 1844, formerly known as Asa Walker House
Historic Status: MACRIS-listed, NRDIS, NRMRA, Crown Hill Local Historic District
Petition Purpose: Remove/replace column on front porch

Justin Duffy appeared on behalf of the item.

Chair Provencher stated that this item had appeared before the Commission last summer and the applicant had requested a leave to withdraw in order to do research and come back with a new proposal for the columns.

Mr. Duffy stated that he had done the research and hired a woodworker and the column itself is structurally sound but the capitol is rotted out and the woodworker has fabricated a mahogany replacement capitol and the original column can be restored with internal support.

Chair Provencher asked if the replacement column was exact except for the capitol. Mr. Duffy stated that he is keeping the original column and just replacing the capitol.

Chair Provencher stated that he thought the original column was rotted but now applicant is stating it is going to be reused. Mr. Duffy stated that was correct.

Chair Provencher asked if column is still suitable for structural support. Mr. Duffy stated that it was.

Chair Provencher asked if the replacement column is going to be removed entirely and the applicant is going to keep as much of it as original as he can and he will put a new custom built capitol and paint it. Mr. Duffy stated yes and just probably put an internal metal support.

Chair Provencher stated that is was a good proposal.

Commission Bloom stated that to have the column going back looking old is a good thing.

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

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 5-0 that the petition was appropriate for the district. The motion passed and the Certificate of Appropriateness was approved.

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness
Application received December 11, 2014 and dated December 11, 2014.

2. 26 Louise Street (HC-2014-075)

Petition: Building Demolition Delay Waiver
Petitioner: 26 Louise Street LLC
Present Use: Three-family residence
Year Built: Circa 1900
Historic Status: MACRIS-listed, NRIND, NRMRA, formerly known as the David Hunt
Three-Decker
Petition Purpose: Remove/replace siding and porch with like materials

Applicant did not appear for item.

Upon a motion by Secretary McCann and seconded by Commissioner Conroy, the Commission voted 5-0 to postpone the item until the February 12, 2015 meeting and to extend the constructive grant deadline until March 23, 2015.

Exhibit A: Building Demolition Delay Waiver application received October 15, 2014 and dated October 15, 2014.

New Business

3. 52 Holden Street (HC-2015-001)

Petition: Building Demolition Delay Waiver
Petitioner: Patrick Cusson
Present Use: Single-family residence
Year Built: Circa 1912
Historic Status: MACRIS-listed, formerly known as the Nils Bjork House.
Petition Purpose: Add a second floor addition to home that will match two tone of existing house and structure with associated work.

Patrick Cusson appeared on behalf of the application.

Mr. Cusson stated that he would like to put an addition on the house.

Chair Provencher asked if this work was visible from the street. Mr. Cusson stated that it was not, the work is on the back of the home.

Secretary McCann asked if work was being done to the first floor of the house. Mr. Cusson stated no.

The Commission reviewed the photos of the work being proposed.

Chair Provencher asked what is being done to the 1912 portion of the home. Mr. Cusson stated that the plan is to peel back the roofing and then flash in the new roofing.

Secretary McCann asked if that portion was slate. Mr. Cusson stated that it was.

Chair Provencher stated that all the work proposed is on the back side of the home.

Secretary McCann stated that the original addition done a few years back did not detract from the home and is on the rear of the home.

Mr. Cusson asked what the threshold was to be a historical home as he was told home has to be 100 years old or older. Secretary McCann explained the different historical listings and explained that age alone does not determine historic status.

Commission Bjork stated that his father had built this home and he had lived in it.

Upon a motion by Commissioner Conroy and seconded by Secretary McCann, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not

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

Exhibit A: Building Demolition Delay Waiver application received December 22, 2014 and dated December 20, 2014.

4. 49-57 Hermon Street & 51-59 Jackson Street (HC-2015-003)

Petition: Building Demolition Delay Waiver
Petitioner: Bradly Sullivan Worcester Properties
Present Use: Former mill complex, now vacant
Year Built: Circa 1874
Historic Status: MACRIS-listed, registered in the National Register of Historic Places, NRDIS, NRMRA, formerly known as the Glasgo Thread Works
Petition Purpose: Demolish the one story component of the former boiler room at the west end of the site within the interior courtyard of the building.

Taya Dixon from Epsilon Associates, Tyler Langlois and Todd Ramos from Brady Sullivan Properties LLC appeared on behalf of the item.

Ms. Dixon stated that this is the one-story component of the former boiler house at the west end of the site, within the interior courtyard of the building. It has been deemed structurally unsound by a structural engineer and the building does not occupy a major portion of the site and it is technically unfeasible to rehabilitate the building.

Mr. Langlois stated that the existing building due to its condition would require substantial rehabilitation and reconstruction and following the removal of the structure, the east wall of the two story component will be removed and plan is to use it for a patio area.

Commissioner Bloom asked if any of property can be seen from Hermon or Jackson Street. Mr. Langlois stated that a very small portion could be seen but would be very hard.

Chair Provencher stated that he had reviewed the proposal and the building is not salvageable and this is a proposal of demolition by neglect and asked when applicant purchased property and what was condition the boiler house was in when they the purchased property.

Mr. Langlois stated that deterioration since they have purchased the property but when they purchased it was unsafe to go into and a fire occurred in it prior to them purchasing the property.

Chair Provencher asked when they purchased the property. Ms. Dixon stated three years ago.

Secretary McCann stated that the property had been in serious disrepair prior to this owner purchasing the property.

Chair Provencher stated that it was a shame as it was charming part of the complex and it was disappointing.

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

Exhibit A: Building Demolition Delay Waiver application received December 19, 2014 and dated December 21, 2014.

5. 5-7 Ashland Street (HC-2015-002)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Bullard Properties
Present Use: Multi Family Building
Year Built: Circa 1872
Historic Status: MACRIS-listed, NRDIS (National Register District), NRMRA (National Register Multiple Resource Area) and located in the Crown Hill Local Historic District.
Petition Purpose: Retroactive approval to replace front step railings and supporting pillars

Attorney Jonathan Finkelstein along with Cleland Blair appeared on behalf of the application.

Chair Provencher stated that this request is for retroactive approval for work that was already done.

Attorney Finkelstein showed a photo of the work that had been done and explained that the work was done due to deterioration.

Secretary McCann asked if the work done is a long term solution or temporary. Mr. Blair stated that it is only temporary.

Mr. Blair stated that the doors had only been removed to be dipped due to lead paint issue and they were put back and now the only issue is the railings.

Chair Provencher stated that some replacement has been done on the columns. Mr. Blair stated that was correct due to rot.

Chair Provencher asked what was there before on the balusters and handrails.

Commissioner Bloom stated that he was not sure and image presented does not represent what was there prior. Mr. Blair stated that is what was there when he purchased the building.

Chair Provencher stated that regardless there was significant amount of original material that Mr. Blair had removed without approval and that is a problem and there was no way the Commission would have approved what was done and what was done does not meet the standards of the District. Mr. Blair stated that this is only a temporary measure due to safety.

Chair Provencher asked about the columns. Mr. Blair stated that they are identical to what was there. Chair Provencher stated that they were not. Mr. Blair stated that they were completely rotted out. Chair Provencher stated that he understood that but the work was done without approval.

6:20 p.m. - 6:25 p.m. - Commission took five minute break to allow applicant to discuss options with his counsel.

6:26 p.m. Commission resumed meeting.

Attorney Finkelstein requested to postpone the item to another meeting so they could have time to do historical research on what the porches used to look like and would like to have woodworker look at the property and then come back to the Commission with a plan.

Chair Provencher asked if any of the original material was saved. Mr. Blair stated that it was not.

Upon a motion by Secretary McCann and Commission Bjork the Commission 5-0 to approve continuance to the March 5, 2015 meeting and to extend the constructive grant deadline until March 23, 2015 meeting.

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness
Application received December 13, 2014 and dated December 13, 2014.

Other Business

1. Historical Commission Brochure - Commission requested date on brochure be updated and that additional photo to be taken.

Communication

2. Letter from URS, re: Blackstone Visitor Center; dated December 23, 2014; received December 26, 2014.- Filed

Adjournment

Commission adjourned the meeting at 6:40 p.m.