

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

SEPTEMBER 29, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Andrew Shveda, Chair
Timothy McCann, Vice-Chair
Robyn Conroy
Devon Kurtz
Karl Bjork, Alternate

Commission Members Absent:

Randolph Bloom, Commissioner
Cheryl Holley, Alternate

Staff Members Present:

Deborah Steele, Division of Planning & Regulatory Services

Approval of Minutes - August 3, 2016, August 11, 2016, September 1, 2016

August 3, 2016 and August 11, 2016 minutes held.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 5-0 to approve the minutes of September 1, 2016.

Old Business

1. 220 Salisbury Street – HC-2016-054-

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness

Petitioner: Erjona Irene Mehillaj

Present Use: Single-family residence

Year Built: 1952

Historic Status: MACRIS Listed and part of the Montvale Avenue Historic District

Petition Purpose:

- Construction of a 10x12 wood shed on left side of house
- Covering the lumber wall with exterior stone where the large window is located

BDDW Constructive Grant Deadline: October 3, 2016

COA Constructive Grant Deadline: October 3, 2016

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bjork the Commission voted 5-0 to continue the Building Demolition Delay Waiver and the Certificate of Appropriateness until the November 3, 2016 Historical Commission meeting and to extended the constructive grant deadline for both to November 7, 2016.

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness received June 23, 2016 and dated June 23, 2016.

Exhibit B: Request for postponement received electronically September 1, 2016.

Exhibit C: Request for postponement received electronically September 14, 2016.

New Business

3. 73 Cambridge Street– HC-2016-065

Petition: Building Demolition Delay Waiver
Petitioner: Joseph Marzilli
Present Use: Three family residence
Year Built: 1911
Historic Status: MACRIS Listed, (fka-Cheney-Ballard Building)
Petition Purpose: Remove and replace roof
BDDW Constructive Grant Deadline: October 7, 2016

Joseph Malo appeared on behalf of the application.

Vice-Chair McCann asked if the main roof was the only place to be re-shingled. Mr. Malo stated just the main roof.

Chair Shveda stated that the roof is not architecturally significant and probably not historic material.

Chair Shveda asked if there would be any work to the fascia. Mr. Malo stated no.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 5-0 to approve the Building Demolition Delay Waiver application.

Exhibit A: Application for Building Demolition Delay Waiver received August 23, 2016 and dated August 18, 2016.

4. 41 Stoneland Road– HC-2016-066

Petition: Building Demolition Delay Waiver
Petitioner: Margaret Owusu

Present Use: Multi-family apartment building

Year Built: 1925

Historic Status: MACRIS Listed

Petition Purpose:

- Remove second and third floor porches
- Re deck first floor porch
- Close in second and third floor doors
- Vinyl side wall

BDDW Constructive Grant Deadline: October 13, 2016

Michael Keaney along with Margaret Owusu appeared on behalf of the application.

Chair Shveda stated that they had received the letter from Inspectional Services that the porches need to be made safe as they are in disrepair.

Chair Shveda asked why the porches are being removed instead of being repaired. Mr. Keaney stated that due to cost they want to remove the porches but the building inspector does not have a preference if they are removed or repaired.

Ms. Owusu stated that due to the weather and where the property is located it has caused the porches to shift and that is why she like to remove the porches.

Vice-Chair McCann asked if any research has been done at looking at costs to repair versus removing the porches.

Mr. Keaney stated that \$7950 would be cost to tear down the porches. Vice-Chair McCann asked about cost to repair. Mr. Keaney stated that he would have to go back and look at the property but probably in the same price range between \$8,000 and \$10,000 but he would need to meet with the building inspector prior to starting the work to determine that.

Chair Shveda stated that he thinks that the porches could be saved and if they are removed it going to change of the look of the house. Mr. Keaney stated that he could look at the option of repairing the porches.

Chair Shveda stated that maybe the best option is to have the applicant ask to continue so they can work with the building inspector and see if the porches could be saved and applicant could come back at the next meeting and present some cost estimates on repairing the porches compared to removing the porches and the Commission if they have the figures could also look at economic hardship for removal of the porches.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz the Commission voted 5-0 to continue the item until the October 13, 2016 Historical Commission meeting and to extend the constructive grant deadline until October 17, 2016.

Exhibit A: Application for Building Demolition Delay Waiver received August 29, 2016 and dated July 14, 2016.

Exhibit B: Letter from Inspectional Services

5. 866 Main Street– HC-2016-067

Petition: Building Demolition Delay Waiver
Petitioner: Worcester Community Housing Resources
Present Use: Mixed Used Building
Year Built: 1888
Historic Status: MACRIS Listed, (fka) Delavan Thayer House
Petition Purpose:

- Repoint main chimney
- Repair and stabilize Clarendon Street side chimney
- Demolish North chimney

BDDW Constructive Grant Deadline: October 15, 2016

Andy Howarth appeared on behalf of the application.

Mr. Howarth stated that their general contractor was doing work on the property and discovered that the three chimneys were structurally unsound. Chimney 1 is facing Main Street is topped with four chimney pots, Chimney 2 is on the Clarendon Street side and is topped with two chimney pots and Chimney 3 is largely invisible from either Main Street or Clarendon Street.

Mr. Howarth stated that the original budget for repairing and replacing the chimneys was \$4,050 but due to structural deficiencies Chimney 1 and Chimney 2 the price is \$3,940 and for the third chimney they could demolish to below the roofline for \$1,440 or rebuild for cost of \$4,350.

Mr. Howarth stated that what they would like to do is repoint the main chimney, repair and stabilize the Clarendon Street chimney while reducing its height by 12 courses and demolish the North chimney. He also stated that property will be coming back before the Commission for other work that is being proposed for the property.

Vice-Chair McCann stated that he is willing to accept the loss of third chimney as it is not as visible as the other ones.

Commissioner Conroy stated she would like to see all three remain but she understands the financial limits and thinks this is a good comprise.

Chair Shveda stated that when the chimney pot is removed from the third chimney the applicant should take care of where/how it stored.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Kurtz the Commission voted 5-0 that the removal of one chimney-Chimney #3 and the partial removal of one Chimney

#2 is not detrimental to the historic and architectural resources of the City and approved the Building Demolition Delay Waiver application.

Exhibit A: Application for Building Demolition Delay Waiver received August 31, 2016 and dated August 31, 2016.

6. 108 Beacon Street– HC-2016-069

Petition: Building Demolition Delay Waiver

Petitioner: Iglesia Cristian De La Comunidad

Present Use: Mixed Used Building

Year Built: 1901

Historic Status: MACRIS Listed, (fka-Beacon Street Firehouse)

Petition Purpose:

- Replacement of wood door with outswing handicapped door
- Replacing existing glass door with outswing handicapped door

BDDW Constructive Grant Deadline: October 27, 2016

Charles Wilmont along with a representative from Iglesia Christian De La Comunidad appeared on behalf of the application.

Mr. Wilmont stated that they would like to replace an existing door glass door and also a wood door.

Chair Shveda stated that the glass door which is identified in photo as #108 is not original so would not have issue with replacement of that door but the wood door appears to be original and asked what would be the replacement plans for the door.

Mr. Wilmont stated that the property use to be a commercial building but is now a church and the church is required to meet the ADA compliance codes for the door.

Chair Shveda asked if the doors currently swing out. Mr. Wilmont stated no.

Chair Shveda asked what would be the replacement. Mr. Wilmont stated that they plan to use glass similar to the other door.

Chair Shveda stated that a lot of the original material is gone from the building.

Vice-Chair McCann stated that there is plenty of reversibility so if the applicant could just save the doors in case someone wants to put doors back they could do that.

Chair Shveda asked if transom above the door would be replaced. Mr. Wilmont stated they would replicate the transom above.

Commissioner Conroy stated that she hates to see the doors go but she understand that in this case it is needed to meet the code compliance for the church.

Upon a motion by Commissioner Conroy and seconded by Vice-Chair McCann the Commission voted 5-0 to approve the Building Demolition Delay Waiver application.

Exhibit A: Application for Building Demolition Delay Waiver received September 12, 2016 and dated September 9, 2016.

167 Vernon Street – HC-2016-059

Petition: Building Demolition Delay Waiver

Petitioner: Heather Zenaro

Present Use: Two-Family Residence

Year Built: 1815

Historic Status: MACRIS Listed, (fka Samuel L. Thompson House)

Petition Purpose: Remove and replace roof

BDDW Constructive Grant Deadline: October 3, 2016

This was third time applicant had not appeared. Staff had sent letter to applicant and left voicemail on September 26, 2016 reminding them of the meeting.

The Commission felt there was not enough detail for them to act on the application without having the applicant present.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 0-5 to approve the Building Demolition Delay Waiver application. The motion failed and the Building Demolition Delay Waiver was denied.

Exhibit A: Application for Building Demolition Delay Waiver received July 14, 2016 and dated July 14, 2016.

Communications

a. Historic Preservation Plan

Ms. Steele stated the final report will be forwarded prior to the next meeting and a full presentation will take place at the October 13, 2016 Historical Commission meeting.

b. CLG annual report

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 5-0 to accept the CLG annual report.

c. Communication from CBRE re: 102 Grand Street received September 7, 2016 2 and dated September 1, 2016.

- No comment.
- d. Communication Rainbow Development Center, 10 Edward Street dated September 7, 2016.
- No comment.
- e. Communication from Helen Turano, re: 80 Williams Street received September 13, 2016, not dated.
- The Commission asked if staff could contact the owner of 80 Williams Street and asked when the work approved by the Historical Commission would begin.

Adjournment

Upon a motion the Commission adjourned the meeting at 6:45 p.m.