

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

May 23, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Mark Wamback
Randolph Bloom
Robyn Conroy
Diane Long
Tomi Stefani
Janet Theerman

Commission Members Absent: Devon Kurtz

Staff Members Present: Stephen Rolle, Division of Planning & Regulatory Services
Susan Arena, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services

APPROVAL OF MINUTES – March 28, April 11, and April 25, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 4-0 to approve the minutes of March 28, 2019.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 5-0 to approve the minutes of April 11, 2019.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman the Commission voted 5-0 to approve the minutes of March 28, 2019.

OLD BUSINESS

Building Demolition Delay Waiver

1. 34 South Lenox Street – HC-2019-015 (MBL 24-013-00017)

Petitioner: Jeffrey Archambo
Year Built: c1912
Historic Status: MACRIS listed, fka the George Thompson House
Petition Purpose:

- Replace house roof

BDDW Constructive Grant Deadline: June 1, 2019

Jeffrey Archambo appeared on behalf of the application.

Replacement of the garage roof (asphalt) and the sunroom were approved at the May 9 meeting. The remaining item is replacement of the tile roof on the house with asphalt. A vote was taken and the demolition delay waiver was denied. Applicant is now seeking approval through economic hardship. At the last meeting, he provided an estimate for replacement with asphalt (~\$26,000) and for replacement in-kind (\$140,000). The Commission requested that the applicant seek an estimate for removing the existing tile, replacing the sheathing and reinstalling the tile.

Mr. Archambo stated that he was unable to obtain any new estimates.

Ms. Conroy stated that without the additional numbers she did not know where the Commission goes on the item.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 3-1 (Commissioner Conroy voting against) that the replacement of the house roof would create an undue economic hardship on the applicant and the economic hardship passed.

Exhibit A: Building Demolition Delay Waiver Application, dated April 17, 2019 and received April 17, 2019

NEW BUSINESS

Building Demolition Delay Waiver

2. 126 Chandler Street – HC-2019-018 (MBL 06-17A-0026A)

Petitioner: Worcester Common Ground
Year Built: 1919
Historic Status: MACRIS listed, fka J.R. Torrey Razor and Strop Company
Petition Purpose:

- Replace existing, missing, and boarded up windows
- Create new window openings
- Replace storefront openings with windows
- Construct addition on east side of building

BDDW Constructive Grant Deadline: June 7, 2019

Joel Feinberg from Worcester Common Ground appeared upon behalf of the application.

This project was previously approved, but the approval has lapsed. The design of the proposed addition has changed slightly, but impact to the existing structure has not.

Mr. Feinberg stated that the work had not commenced in the year allowed as Worcester Common Ground did not have the funding.

No Public Comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom the Commission voted 6-0 to close the public hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 6-0 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application, dated April 23, 2019 and received April 23, 2019

Commissioner Conroy recused herself for items #3 and #4, and left the meeting room.

3. 130 Woodland Street – HC-2019-019 (MBL 06-041-11+33)

Petitioner: Clark University
Year Built: c1898
Historic Status: MACRIS listed and National Register listed, fka the George C. Bryant House
Petition Purpose:

- Replace roof, and woodwork as needed

All materials are being replaced in-kind.

Gardner Peters and John Clemente from Clark University appeared upon behalf of the application.

Mr. Peters reviewed the scope of the work.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Ms. Long, the Commission voted 5-0 to close the public hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

BDDW Constructive Grant Deadline: June 15, 2019

Exhibit A: Building Demolition Delay Waiver Application dated May 1, 2019 and received May 1, 2019

4. 11 Hawthorne Street – HC-2019-020 (MBL 06-042-00002)

Petitioner: Clark University
Year Built: c1900
Historic Status: MACRIS listed and National Register listed, fka the John H. Orr House
Petition Purpose:

- Replace roof, and woodwork as needed

All materials are being replaced in-kind.

Gardner Peters and John Clemente from Clark University appeared upon behalf of the application.

Mr. Peters gave a review of the scope of the work.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 5-0 to close the public hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 5-0 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

BDDW Constructive Grant Deadline: June 15, 2019

Exhibit A: Building Demolition Delay Waiver Application dated May 1, 2019 and received May 1, 2019

Commissioner Conroy returned to the meeting room.

5. 204 Main Street – HC-2019-021 (MBL 02-027-00017)

Petitioner: Menkiti Group
Year Built: c1926
Historic Status: MACRIS listed, fka the Kane Building
Petition Purpose:

- Remove vinyl/aluminum panels
- Replace windows
- Create new window openings
- Repair/replace wood elements as needed
- Renovate storefront entry

Paul Morano from Menkiti Group appeared upon behalf of the application and reviewed the scope of the proposal.

No Public Comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 6-0 to close the public hearing.

Upon a motion by Commissioner Conroy and seconded by Bloom, the Commission voted 6-0 that the proposed work which includes the removal of the modern aluminum façade, repair of the remaining façade as well as creation of new window openings on the sides of the building is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

BDDW Constructive Grant Deadline: June 16, 2019

Exhibit A: Building Demolition Delay Waiver Application dated May 2, 2019 and received May 2, 2019

COMMUNICATIONS

- a. Communication from MHC re: PNF review for Coes Reservoir-Columbus Park Trail Improvements Project, 10 Circuit Avenue – dated May 8, 2019 and received May 13, 2019. No comment.
- b. Communication from MHC re: Project review for Worcester Boy’s Club at Lincoln Square, 16 Salisbury Street – dated May 9, 2019 and received May 13, 2019. No comment.
- c. 2020 Meeting calendar.

Upon a motion by Chairman Wamback and seconded by Commissioner Theerman the Commission voted 6-0 to approve the meeting schedule year 2020.

OTHER BUSINESS

I. Building Demolition Delay Ordinance Revisions

The Commission and staff discussed the proposed revisions.

Public Comment

Tim McCann, representing Preservation Worcester, stated that their Board is reviewing the revisions that have been proposed to the Historical Commission.

Mr. Rolle stated that this item would be continued to a later date.

ADJOURNMENT

Upon a motion the Commission voted 6-0 to adjourn the meeting at 7:05 PM.