

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

June 1, 2017

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Randolph Bloom
 Robyn Conroy
 Mark Wamback

Commission Members Absent: Andrew Shveda
 Devon Kurtz
 Cheryll Holley, Alternate
 Courtney Escobar, Alternate

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

Call to Order

The meeting was called to order by Commissioner Bloom at 5:30 pm.

Approval of Minutes

May 11, 2017 & May 17, 2017

Upon a motion by Commissioner Bloom and seconded by Commissioner Wamback the Commission voted 3-0 to postpone review of the minutes to the next meeting.

Old Business

None

New Business

1. 491 Granite Street – HC-2017-032

Petition: Building Demolition Delay Waiver
Petitioner: Janet Bagaglio
Present Use: Garage
Year Built: c1930s
Historic Status: MACRIS Listed, fka John Willard House
Petition Purpose:
 • Demolish the garage

James and Janet Bagaglio, owners, appeared on behalf of the application.

Mr. and Mrs. Bagaglio described the issues with the garage, stating that it was constructed with the sill sitting directly on the ground, which has led to rot in that area. In addition, there are leaks in the roof and overall structural issues seen in warped walls with holes in them. Mr. Bagaglio added lally columns to prevent the building from falling over. They expressed their desire to remove the structure safely before it collapses, also noting that it sits partially on the neighboring parcel.

Commissioner Conroy stated that she had no issues with the proposal, since according to the MACRIS form the property's significance was derived from the house. The garage offers little to no architectural significance on its own. Commissioner Wamback concurred and went on to say that the garage may even be a hazard in its current condition.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 3-0 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.

Exhibit A: Building Demolition Delay Waiver Application dated May 5, 2017 and received May 10, 2017.

2. 42 Kenwood Ave – HC-2017-033

Petition: Building Demolition Delay Waiver
Petitioner: Robert Blair
Present Use: Single-family Residence
Year Built: c1916
Historic Status: MACRIS Listed, fka Leonard W. Howell House
Petition Purpose:

- Remove and replace eight windows (retroactively)

Robert Blair, owner, appeared on behalf of the application.

Mr. Blair stated that his family has owned the property for several decades and in the 1970s he and his father had all the windows restored, but they never operated properly, weren't weather tight, and continue to stick. He stated that he is preparing to sell the house and doesn't want future owners to have to deal with the windows. At the time of the meeting he had already replaced eight second-floor windows. The replacements are vinyl, 6-over-1 grid pattern to match the originals.

No public comment.

Commissioner Bloom also noted that a letter of support had been received from neighbor, Richard Keeley.

Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 3-0 that the work done to replace the windows was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

3. 776 Main Street – HC-2017-034

Petition: Building Demolition Delay Waiver
Petitioner: VR Realty Partners LLC
Present Use: Apartment House
Year Built: c1866
Historic Status: MACRIS Listed, fka Sullivan & Nettie Forehand House

- Remove slate roof and replace with engineered shingles
- Repair, scrape and paint soffit
- Repair, replace gutters
- Replace front entry
- Repair and repaint siding
- Replace one rear door with a window
- Cement over brick foundation and paint

Vitaly Evdokimov and Robson Olivetta appeared on behalf of the application.

Mr. Evdokimov stated that the roof is in poor condition, with slate tiles falling off in the back and the roof is leaking in places. They would like to replace the roof with engineered shingles throughout if the pitch allows. Commissioners Conroy and Bloom expressed concern about the impact to the building's aesthetic that removing the slate would have. They stated that without more information about the proposed replacement material, and estimates to repair the slate, it is difficult to make a decision. Mr. Olivetta agreed that repair would be fine. Therefore, the item did not require a vote.

Running through the rest of the items on the list, Commissioner Bloom noted that repair and repainting of the soffit and siding are maintenance and do not require approval. Regarding the gutter repair and replacement, Mr. Evdokimov stated that they are made of wood, are very old and are leaking in places. Mr. Olivetta agreed that repair would also be acceptable on this item. Therefore, the item did not require a vote.

Regarding the front entry replacement, it was established that the current door and configuration is not original, though Commissioner Bloom stated he'd like more information on the proposed replacement. Commissioner Conroy followed up stating that the Commission's purview is limited to the removal of material, and that they can provide guidance and suggestions on the replacement. Mr. Evdokimov stated that they'll likely go with a glass and aluminum combination. Ms. Arena offered to continue to work with the applicant in an advisory capacity to select an entry. Commissioner Conroy suggested Preservation Worcester as a resource as well. Mr. Olivetta stated that they appreciate historic buildings and would like to make appropriate choices.

The Commission determined that the proposed rear door to be replaced with a window, and the sections of foundation to be cemented over, are not visible from a public way and therefore do not require a vote.

Public Comment:

- 1) Jo Hart, Worcester resident. Ms. Hart stated that she's very familiar with the house and that it's always been referred to as "the blue house", so it might be nice to keep it that color. She was surprised the roof was in poor condition as she recalled it being repaired when she was inside 8-10 years ago. She also pointed out that in today's issue of Worcester Magazine it was listed as the #2 worst house in the city.

Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 3-0 that the proposed demolition of the front entry is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

Exhibit A: Building Demolition Delay Waiver Application dated May 11, 2017 and received May 12, 2017.

4. 12 Scott Street – HC-2017-035

Petition: Building Demolition Delay Waiver
Petitioner: Robert Brackett
Present Use: Multi-Family Residence
Year Built: c1869
Historic Status: MACRIS Listed, fka Bridget Butler Three-Decker
Petition Purpose:

- Replace asphalt roof in-kind
- Install vinyl siding
- Enclose front porch

Robert Brackett, owner, appeared on behalf of the application.

Mr. Brackett stated that he proposes to replace the asphalt roof in kind. The material is not historic and the roof is very difficult to see from a public way.

Regarding the enclosure of the front porch, Mr. Brackett stated that the house has been broken into several times through the front windows so he'd like to enclose it to increase security. He also noted that the porch is pulling away from the house and leaks have led to water damage on the porch roof, and that several posts are rotted. He would like to rebuild it in wood and enclose it with windows. There was discussion about the condition of the porch members and what elements might be original.

Commissioner Bloom stated that regarding vinyl siding, some of the lintels appear to have been replaced and it's not a particularly elaborate house. However, he'd like to see the brackets under the cornice and the lintels to be retained, as much as possible. Mr. Brackett presented a product sheet for the proposed siding around the windows, and stated he'd be installing the vinyl over the existing siding, which is in poor condition.

Public comment:

- 1) Deborah Packard, Preservation Worcester. Ms. Packard stated that in the past year PW has put three-deckers on their most endangered list. She said they would not support enclosing the porch or installing vinyl siding and it would impact the look of the building.
- 2) Jo Hart, Worcester. As the porch enclosure is for safety purposes, she suggested installing wrought iron fencing to protect it.

Returning to the porch, the Commission would like a clearer picture of what the proposed design is. Commissioner Bloom raised the possibility of presenting an economic hardship argument. The petitioner would need to submit cost comparisons for installing vinyl siding versus repairing the existing siding. Mr. Brackett claimed that the siding is not salvageable and would be much more costly to restore. Mr. Brackett agreed to have the Commission vote on the items and to return with an economic hardship claim should the items fail.

Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 3-0 that the proposed demolition, consisting the replacement of the roof, 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 Wamback and seconded by Commissioner Conroy, the Commission voted 1-2 (Commissioners Bloom and Conroy against) that the proposed demolition, consisting the installation of vinyl siding, is not detrimental to the historical and architectural resources of the city and voted to deny the Building Demolition Delay Waiver application.

Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 0-3 that the proposed demolition, consisting the replacement of the enclosure of the porch, is not detrimental to the historical and architectural resources of the city and voted to deny the Building Demolition Delay Waiver application.

Exhibit A: Building Demolition Delay Waiver Application dated May 12, 2017 and received May 15, 2017.

5. 521 Main Street – HC-2017-036 WITHDRAWN (See Item I)

Petition: Building Demolition Delay Waiver
Petitioner: Mindy Jiang
Present Use: Mixed-use building
Year Built: c1855
Historic Status: MACRIS Listed, fka Holbrook-Sawyer Building
Petition Purpose:

- Repair rear wall on 1st and 2nd floors
- Repair or replace one rear window

Due to an emergency make-safe order issued by Inspectional Services, the rear wall of the property was demolished and therefore the proposed work is no longer applicable.

Exhibit A: Building Demolition Delay Waiver Application dated May 5, 2017 and received May 16, 2017.

6. 102-104 Merrick Street – HC-2017-037

Petition: Building Demolition Delay Waiver
Petitioner: Multi Family Realty LLC
Present Use: Apartment house
Year Built: 1895
Historic Status: MACRIS Listed, fka William H. Burns House
Petition Purpose:

- Repair, and replace in-kind as needed, shake and clapboard siding, and wood trim
- Repair brick foundation, close window openings, and stucco over and paint
- Repair front and side porches by replacing decking and treads; replacing wood hand rails with wrought iron; and replacing rotted columns with composite columns to match.

Jon Mailloux, owner, appeared on behalf of the application.

Mr. Mailloux stated that the foundation work had already been completed at the time of the application submittal. He stated the basement windows were previously boarded up, and he chose to brick them in and cement over to create a more uniform look. Also, he decided to retain and repair the columns and railings on the porches. This item, as well as the repair and repainting of the siding constitute maintenance and do not require a vote.

No public comment.

Upon a motion by Commissioner Bloom and seconded by Commissioner Wamback, the Commission voted 3-0 that the work done to cement over the foundation was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

Exhibit A: Building Demolition Delay Waiver Application dated May 15, 2017 and received May 16, 2017.

Communications

- a. Communication from Nover-Armstrong Associates, Inc. re: Environmental Notification Form for Worcester Biomanufacturing Campus, dated May 10, 2017 and received May 11, 2017.

No comment.

- b. Communication from MHC re: National Register nomination for Worcester State Hospital Farmhouse, 361 Plantation Street, dated May 12, 2017 and received May 15, 2017.

No comment.

- c. *Communication from vhb re: Request for CLG eligibility opinion for Melville Shoe Corporation, 44 Hammond Street, received electronically May 15, 2017.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted to support an application for inclusion on the National Register of Historic Places for the Melville Shoe Corporation.

- d. Communication from MHC re: Deleading at 28 Newbury Street, dated May 15, 2017 and received May 18, 2017.

No comment.

- e. Communication from MHC re: Proposed work involving interior painting and exterior ramp at Union Station, 2 Washington Square, dated May 16, 2017 and received May 19, 2017.

No comment.

- f. Memorandum from MHC re: Worcester State Hospital conveyance to WBDC, dated May 16, 2017 and received May 19, 2017.

No comment.

**Items requiring action*

Business Item not Reasonably Expected

- I. Memorandum from Worcester Building Commissioner, John Kelly re: 521 Main Street building permit, received electronically May 31, 2017.

No comment.

Adjournment

Upon a motion the Commission adjourned the meeting at 7:40 p.m.