

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
February 27, 2014**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Kevin Provencher, Chair  
Andrew Shveda, Vice Chair  
Karl Bjork  
Randolph Bloom

**Commission Members Absent:** Timothy McCann, Clerk  
Erika Dunn

**Staff Members Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Deborah Steele, Division of Planning & Regulatory Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

**Approval of the Minutes:** 1/23/2014 & 2/6/2014

Upon a motion by Commissioner Bjork and seconded by Vice-Chair Shveda, the Commission voted 4-0 to approve the minutes of January 23, 2014 and February 6, 2014.

**New Business:**

**1. 76 Malvern Road (HC-2014-003):**

David Glaser appeared before the Commission for a Building Demolition Delay Waiver petition to demolish a 4'x14' rear portion of the existing structure to construct an addition.

Chair Provencher stated the 4' extension is on the rear of the house and does not appear to have foundation underneath. He stated the property is not in a historic district and that he does not see the proposed extension as a significant or compelling architectural feature of the house. He said it may not be original to the house and may have been added after the house was constructed. He added that the proposed work will not be visible from the public way.

Commissioner Bjork concurred that the project area is not viewable from the street.

Commissioner Bloom inquired about the new addition following removal of the 4' section.

Chair Provencher explained that the Commission does not have purview over the addition, only demolition of part of the existing structure under the Building Demolition Delay Waiver. He also pointed out that because the property is not within a historic district, the Commission only reviews the portion of structure proposed for demolition.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner Bjork, the Commission voted 4-0 that the 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.

**List of Exhibits:**

Exhibit A: Building Demolition Delay Waiver Application received January 21, 2104 and dated January 21, 2014.

**2. 31 Newbury Street (HC-2014-004):**

Property owner Henry Kasdon and contractor Ronald Valentine appeared before the Commission for a Building Demolition Delay Waiver and Certificate of Appropriateness for 31 Newbury Street which is located in the Crown Hill Local Historic District. The applicant proposed to construct a deck and stairs as means of egress for the third floor on the southerly side of the building.

Chair Provencher explained that only four members of the Commission were present for the meeting and applicant may wish to ask for postponement for a larger quorum.

Mr. Rolle stated that a memorandum was provided to the Commission and property owner indicating that other work had been performed to the property's exterior which had not been applied. He stated that the property owner may postpone in order to submit an application addressing the additional work before it is heard by the Commission.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner Bjork, the Commission voted to postpone the item until the April 10, 2014 Historical Commission meeting.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner Bjork, the Commission voted to extended the constructive grant deadline for the Building Demolition Delay Waiver and Certificate of Appropriateness to April 26, 2014.

**List of Exhibits:**

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness Application received January 21, 2014 and dated January 21, 2014.

**3. 1027 Main Street (HC-2014-005):**

Thomas Simulis appeared before the Commission for a Building Demolition Delay Waiver petition to remove and replace existing front windows with walkup ice cream windows. Mr. Simulis stated he owns the plumbing business currently on property and he has permission for retail food use for the front of the property.

Chair Provencher inquired whether any other work is proposed, to which Mr. Simulis responded no.

Chair Provencher stated that only the portions to be demolished are the window infills shown in photos provided and that the material is not original to the building.

Vice-Chair Shveda asked if the proposed windows would be at different heights, to which Mr. Simulis responded in the affirmative due to handicap accessibility requirements.

Mr. Simulis stated he will also perform work related to building signage and lighting. Chair Provencher stated if any of the additional plans would require any demolition, to which Mr. Simulis replied no.

Commissioner Bloom asked if the windows would be recessed, to which Mr. Simulis responded yes.

Donna Barsamian, an abutter to the property, expressed concern with the proposed ice cream windows as there is no parking. She stated that the property is located in a heavily populated area and was concerned with potential loitering and problems.

Sofia Tsiokas and Tonya McGrath submitted a letter to the Commission in opposition to the project as it would bring additional traffic, trash and problems.

Chair Provencher explained that the Historical Commission has no enforcement powers over the type of concerns presented.

Mr. Rolle stated that the applicant will need to apply to License Commission for a common victualer license and those types of concerns can be presented to that Commission. He advised the neighbors that the agendas for License Commission are posted on the City of Worcester website and the neighbors could check the agendas to see when item would be heard.

Upon a motion by Vice-Chair Shveda and seconded by Commissioner Bjork, the Commission voted 4-0 that the 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.

**List of Exhibits:**

Exhibit A: Building Demolition Delay Waiver Application received January 27, 2104 and dated January 27, 2014.

**Other Business**

**3. Communication Received:**

- a) Letter from the Massachusetts Historical Commission re: Former Worcester Telegram & Gazette Building, 20 Franklin Street; dated February 6, 2014; received February 10, 2014.

The Commission took no action on this communication item.

- b) Request for Letter of support from Epsilon Associates, Inc., re: Worcester State Hospital Farmhouse, 363 Plantation Street; dated February 10, 2014 and received electronically February 11, 2014.

Upon a motion the Commission voted 4-0 to provide a letter of support.

**Adjournment**

Upon a motion the Commission voted 4-0 to adjourn the meeting at 6:23 pm.