

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

JULY 21, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Vice-Chair
Randolph Bloom, Clerk
Robyn Conroy
Devon Kurtz
Karl Bjork, Alternate
Cheryl Holley, Alternate

Commission Members Absent: Andrew Shveda, Chair

Staff Members Present: Deborah Steele, Division of Planning & Regulatory Services
Michael Antonellis, Division of Planning & Regulatory Services

Approval of Minutes

Approval of Minutes

June 9, 2016, June 30, 2016-Forthcoming

Old Business

1. 66-70 Franklin Street – HC-2016-048

Petition:	Building Demolition Delay Waiver
Petitioner:	Worcester Park Plaza, LLC
Present Use:	Movie theatre
Year Built:	1926
Historic Status:	MACRIS Listed, (fka Paris Cinema and Capitol Theatre)
Petition Purpose:	

- Demolish the building

Upon a motion by Commissioner Conroy and seconded by Commissioner Bjork the Commission voted 5-0 to continue the item until the August 11, 2016 Historical Commission meeting and to extend the constructive deadline until August 15, 2016.

Exhibit A: Building Demolition Delay Waiver Application received June 8, 2016 and dated June 7, 2016.

Exhibit B: Letter from Chamber of Commerce dated June 29, 2016 and received June 29, 2016.

2. 100 Tainter Street & 30 Hollis Street – HC-2016-040

Petition: Building Demolition Delay Waiver
Petitioner: Nancy S. Dworman, Trustee
Present Use: Warehouse
Year Built: 1900
Historic Status: MACRIS Listed, (fka Crompton Knowles Loom Works)
Petition Purpose:

- Demolish the building

Upon a motion by Commissioner Conroy and seconded by Commissioner Bjork the Commission voted 5-0 to postpone the item until the August 11, 2016 Historical Commission meeting and to extend the constructive deadline until August 15, 2016.

Exhibit A: Building Demolition Delay Waiver Application received May 17, 2016 and dated May 12, 2016.

New Business

3. 140 Lincoln Street – HC-2016-050

Petition: Building Demolition Delay Waiver
Petitioner: Col. Timothy Bigelow Chapter, DAR
Present Use: Single Family residence
Year Built: 1774
Historic Status: MACRIS Listed, (fka Timothy Paine House)
Petition Purpose:

- Repair sills
- Replace siding
- Window work
- Roof work
- Install trim work

Linda Platt and Bill Hardamin appeared on behalf of the application.

Mr. Hardamin stated that they are just replacing in kind.

Vice-Chair McCann asked where the sills were located. Mr. Hardamin stated that they were on the back of the house and stated that the roof needs a little bit of work that needs to be done such as re-flashing.

Upon a motion by Commissioner Bloom and seconded by Commissioner Holley, the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Building Demolition Delay Waiver Application received June 16, 2016 and dated June 15, 2016.

4. 136 Austin Street – HC-2016-051

Petition:	Building Demolition Delay Waiver
Petitioner:	Worcester Common Ground
Present Use:	Three family residence
Year Built:	1878
Historic Status:	MACRIS Listed, (fka Edwin Ames Brick Terrace)

Petition Purpose:

- Rebuilding the porch

Exhibit A: Building Demolition Delay Waiver Application received June 21, 2016 and dated June 21, 2016.

5. 134 Austin Street – HC-2016-052

Petition:	Building Demolition Delay Waiver
Petitioner:	Rose Simbizi c/o Worcester Common Ground
Present Use:	Three family residence
Year Built:	1878
Historic Status:	MACRIS Listed, (fka Edwin Ames Brick Terrace)

Petition Purpose:

- Rebuilding the porch

Exhibit A: Building Demolition Delay Waiver Application received June 21, 2016 and dated June 21, 2016.

Items #4 & 5 were taken contemporaneously.

Johnathan Wright from Worcester Common Ground appeared on behalf of the application. He stated that in the spring a car hit the home and caused damaged and they need to rebuild the

porch and he looked at files for the property and it showed that the porch had been rebuilt in 2011.

Vice-Chair McCann asked if the plan was to replicate the porch. Mr. Wright stated that the intention is to rebuild the porch as it was prior.

Vice-Chair McCann asked if the applicant was required by the City to stabilize the porch. Mr. Wright stated that they were.

Vice-Chair McCann asked if the doors were going to be replaced. Mr. Wright stated no.

Item #4 vote

Upon a motion by Commissioner Bloom and seconded by Commissioner Kurtz the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Item #5 vote

Upon a motion by Commissioner Bloom and seconded by Commissioner Holley the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

4. 4 Ives Street – HC-2016-055

Petition:	Building Demolition Delay Waiver
Petitioner:	Son Nguyen
Present Use:	Three family residence
Year Built:	1912
Historic Status:	MACRIS Listed, (fka Frank Finnegan-Edward Devlin Three Decker)
Petition Purpose:	

- Remove and replace roof

Applicant did not appear for meeting.

Upon a motion Commissioner Bloom and seconded by Commissioner Bjork the Commission voted 6-0 to postpone the item until the August 11, 2016 meeting and to extend the constructive grant deadline until August 15, 2016.

Exhibit A: Building Demolition Delay Waiver Application received July 10, 2016 and dated July 1, 2016.

5. 1 Mason Street – HC-2016-056

Petition:	Building Demolition Delay Waiver
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Petitioner: Ydo J. Alvarado
Present Use: Three family residence
Year Built: 1870
Historic Status: MACRIS Listed (fka Rufus Wesson House)

Petition Purpose:

- Work on roof
- Third floor porch restoration

Eric Brunelle and Ms. Alvarado appeared behalf of the application.

Mr. Brunelle stated that there has been damag to the roof that he needs to repair.

Commissioner Bjork asked if the porches in the back were enclosed. Mr. Brunelle stated that they were.

Vice-Chair McCann asked what the roofing material was comprised of. Mr. Brunelle stated that it regular asphalt shingles at the top and rolled roofing over the porch roof.

Vice-Chair McCann asked if there was any work on the portion of the house that faces Pleasant Street. Mr. Brunelle stated yes that the walls where the slate is attached there is a little tin roof and there is some metal under the dormers that needs some work.

Vice-Chair McCann stated that he didn't believe that portion was original and asked if the work would be replaced in kind. Mr. Brunelle stated yes.

Vice-Chair McCann stated he doesn't see any problem as they are trying to replicate the existing conditions.

Commissioner Conroy stated that it was a beautiful house and appreciates the fact that they are trying to keep the historical character of the house.

Upon a motion by Commissioner Bloom and seconded by Commissioner Kurtz the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Exhibit A: Building Demolition Delay Waiver Application received June 6, 2016 and dated June 6 2016.

6. 18 Stoneland Road – HC-2016-046

Petition: Building Demolition Delay Waiver
Petitioner: Mercedes Familia
Present Use: Multi family residence
Year Built: 1915
Historic Status: MACRIS Listed
Petition Purpose:

- Remove and replace decking on first floor
- Demo wall frame
- Remove and replace aluminum siding
- Dig and pour diameter piers
- Frame new floor and wall

Mercedes Familia appeared on behalf of the application.

Ms. Familia stated that she needs to replace the back porch.

Vice-Chair McCann asked if the porch was facing the driveway. Ms. Familia stated yes.

Vice-Chair McCann asked what material would be used to replace the porch. Ms. Familia stated that she wanted to replace with same type of material.

Vice-Chair McCann asked what exactly was work proposed for the demo of the wall frame.

Ms. Familia stated that only the stairs and the floor.

Vice-Chair McCann asked to the applicant's knowledge if all of the work is on the side porch. Ms. Familia stated yes and stated that everything is only the porch.

Vice-Chair McCann stated that information provided by the contractor states that work is to remove first floor decking, to create a 2x6 framed wall, remove aluminum siding but believes contractor means vinyl siding as that is what currently there and to reinstall staircase and pour 12 inch diameter piers for the structure to rest on.

Vice-Chair McCann stated that if there was any historic material it was covered up by vinyl siding and that no historic material is being taken away and this is just work to shore up the porch so would see no issue with the application.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver Application received June 1, 2016 and dated May 26, 2016.

7. 15 Regent Street – HC-2016-053

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Worcester Polytechnic Institute
Present Use: College Building
Year Built: 1900
Historic Status: MACRIS Listed, part of the Massachusetts Avenue Historic District
Petition Purpose:

- Work on second floor balcony
- Work on side entry fence
- Work on side entry portico
- Work on southwest trellis
- Work on northeast trellis

Michelle Tuck and Jim Bedard appeared on behalf of the application.

Ms. Tuck gave an overview of the work and stated that they are looking to do work in three areas.

The first portion which is the second floor balcony and it has six wooden newel posts which have deteriorated as they have all considerable rot. The plan is that existing railing and balusters in that area in repairable condition will be removed, repaired and repainted and then reassembled. All of the newel posts will be removed and replaced in kind by with an Azek type composite material so they won't have the rot problem in the future.

The second portion of would be the fence between the fence and the garage. The brick piers are in good condition but the wood lattice is failing and they would like to replace in kind. She stated that the gates are in good condition but if any rot was found those minor components would be replaced as well.

The third portion would be work on side entry fence which appears to be in good condition but any rotten members would be repaired or replaced in kind.

Ms. Tuck stated that there is work needed also at the Southeast trellis. All of the three arches need to be replaced and would be replaced in kind either with wood to match of an Azek composite material and on the Northeast Trellis it had lost its overhead structure some years ago and some contemporary stick has replaced it to stabilize and the trellis posts are rotten and they would proposed to remove the contemporary overhead and replace the tall post to match the rest of the fence structure and there would plan on doing some types of plantings behind the area for privacy from the neighbor's back yard.

Vice-Chair McCann asked when the work would begin. Ms. Tuck stated that some of the work would begin in August of this year but the garden work would probably be next year.

The Commission reviewed what material would be removed and replaced on the trellises and balconies and what materials would be used.

Vice-Chair McCann asked if the balusters would be painted. Ms. Tuck stated it currently painted and they would like to strip and repaint it.

Ms. Tuck stated that for the fence replacement it would be in kind replacement.

Ms. Tuck stated that for landscaping that they plan to put some smaller evergreen plantings behind the fence. Ms. Tuck stated that would allow for privacy for the neighbor.

Upon a motion by Commissioner Conroy and seconded by Commissioner Holley the Commission voted 6-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Upon a motion by Commissioner Conroy, and seconded by Commissioner Bloom, the Commission voted 6-0 that the work is appropriate and compatible with the preservation and protection of the Massachusetts Local Historic District as it relates to the historic and architectural value and significance of the site and structure and approved the Certificate of Appropriateness:

Exhibit A: Building Demolition Delay Waiver Application received June 23, 2016 and dated May 31 2016.

10. 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

Erjona Mehillaj along with her husband appeared on behalf of the application.

Ms. Mehillaj stated that they would like to do some upgrades to the house and one is a shed replacement. She stated that they would also like to cover the lumber wall with stone and would like to cover the stairways with stone.

Ms. Mehillaj showed a photo from Home Depot of the proposed shed.

Commissioner Bjork asked which way would the shed door face. Ms. Mehillaj stated that the door would face toward of the front of Salisbury Street.

Mr. Mehillaj stated that they need double doors on the shed as they need to put a tractor inside.

Vice-Chair McCann asked if the shed would be painted. Mr. Mehillaj stated that it would be painted the same color as the house.

Vice-Chair McCann asked if the shed would need zoning approval. Mr. Antonellis stated that it would depend on the height of shed and that the applicant should contact Inspectional Services that no zoning relief would be needed for the placement of the shed.

The Commission members reviewed the proposed work with the application which included the shed replacement, the covering of the lumber wall and the covering of the stairways with stone but the Commission informed the applicant what without exact photos of what exactly was planned and plans of where would shed would be placed they were having difficulty making a decision on the application and asked if the applicant had a contractor for the project. Ms. Mehillaj stated that they do have a contractor but he was not available to come to tonight's meeting.

Commissioner Bjork stated that whatever is put on the front of the house is going to be very visible so has a lot of concerns about the project as not sure how this is going to look.

Commissioner Bloom stated that he shares Commissioner Bjork's concern and they have to determine what would be an appropriate façade and whether it will be an improvement or just a change and the Commission doesn't have enough information to make a decision.

Vice-Chair McCann stated that this is very nice house and they have to determine if what is being proposed is the best thing for the house and is appropriate for the district.

The Commission asked the applicant if they would like to continue the application to the next meeting so that more information could be provided and the contractor for the project could be present. Ms. Mehillaj stated that they would.

The Commission asked that the applicant to bring samples of the stone proposed, pictures of shed and if possible to photo shop what the changes would look like.

Jo Hart, city resident, stated that the proposed work is out of keeping with the structure of the house.

Upon a motion the Commission voted 6-0 to continue the item until August 11, 2016 and to extend the constructive grant deadline for the Building Demolition Delay Waiver and the Certificate of Appropriateness until the August 11, 2016 Historical Commission meeting and to extend the constructive grant deadline until August 15, 2016.

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

Commissioner Kurtz recused himself and left the meeting room.

11. 36 Whitman Road – HC-2016-049

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Heather & Devon Kurtz
Present Use: Single family residence
Year Built: 1908
Historic Status: MACRIS Listed, National Register District (NRD), National Register Multiple Resource Area (NRMRA) and part of the Montvale Avenue Historic District.
Petition Purpose:

- Replacement of roof on wrap around porch

Heather Kurtz appeared on behalf of the application.

Ms. Kurtz stated that they need to replace the roof on their wrap around porch and nothing is original that they are replacing.

Vice-Chair McCann asked if the drip edge would need to be replaced. Ms. Kurtz stated no.

Upon a motion by Commissioner Bloom and seconded by Commissioner Conroy the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Upon a motion by Commissioner Bloom and seconded by Commissioner Conroy, the Commission voted 5-0 that the work is appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure and approved the Certificate of Appropriateness:

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness Application received June 15, 2016 and dated May 10, 2016.

Commissioner Kurtz returned to the meeting room.

12. Preservation Plan Update-

Ms. Steele confirmed that the meeting to discuss the Preservation Plan would be August 3, 2016 at 5:30 p.m. in the Levi Lincoln Chambers.

13. Communications

- a) Letter from Community Builders re: 68 Gardner Street received June 6, 2016 and dated June 6, 2016.-Filed
- b) Letter from MHC re: Alumni Gym received June 27, 2016 and dated June 23, 2016. Filed.
- c) Letter from MHC re: Worcester State Hospital Farmhouse received June 20, 2016 and dated June 15, 2016. Filed.
- d) Letter from Worcester Chamber of Commerce dated July 12, 2016 and received July 12, 2016.
- e) Electronic communication from Epsilon Associates, Request for Letters of Support – 322 High Street, 2 Main Street, Wellington & Ethan Ellen Streets, 52 High Street.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bjork the Commission voted 6-0 to issue Letters of Support.

- f) Letter from Department of Inspectional Services re: 33 Wachusett Street received electronically July 18, 2016.

Ms. Steele stated that staff had received notification from the Department of Inspectional Services that they had issued an emergency demolition of this building.

ADJOURNMENT

Upon a motion the Commission adjourned the meeting at 7:55 p.m.