

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

February 1, 2018

ROOM 401 – CITY HALL

Commission Members Present: Andrew Shveda
Randolph Bloom
Devon Kurtz
Janet Theerman

Commission Members Absent: Robyn Conroy
Mark Wamback
Courtney Ross Escobar, Alternate

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

Call Commission to Order

The meeting was called to order by Chair Shveda at 5:30 pm.

Approval of Minutes

None

Old Business

None

New Business

1. 127 Cambridge Street – HC-2018-005 (MBL 08-035-65-67)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Nick Lewis, Maverick Real Estate and Development
Present Use: Machine shop (vacant)
Year Built: c1945
Historic Status: MACRIS Listed as part of the Uriah Stone Estate Area
Petition Purpose:

- Replace windows and enlarge openings
- Install awnings, stone veneer, signs and lighting

Nick Lewis, owner of Maverick Properties, appeared on behalf of the application.

Mr. Lewis explained that he is in the process of purchasing the property. It was most recently used as a welding shop, but is currently vacant. Mr. Lewis intends to renovate the building to relocate his company's headquarters there, consisting of an office area and workshop, and create two rental retail

spaces. Physical changes include extending the window openings to the ground, installing new lighting and signage, and general repairs.

Chair Shveda noted that though the building is within a large historic area, it is inconsistent with the character of the neighborhood, which is mostly residential. The Commission concurred that the proposed work will not negatively impact any historic elements, and Commissioner Kurtz felt the changes will be an improvement to the neighborhood.

Public comment: Mike Theerman, 201 Salisbury Street, stated that this is a great project, as it will beautify the area and improve the neighborhood for people living there. In addition it's great to see someone from the city investing in neighborhoods in a positive way. He reiterated the Commission's comments about the building lacking any notable historic character or integrity.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 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 January 8, 2018 and received January 10, 2018.

Communications

- a. Communication from MHC re: National Register nomination for Worcester County YWCA Building, 6-10 Chatham Street, dated January 19, 2018 and received January 24, 2018.

No comment.

Other Business

- I. Massachusetts Historical Commission Annual Preservation Awards, nominee discussion.

Commissioners reviewed and discussed a list of potential nominees provided by staff. Commissioner Bloom suggested establishing some criteria for how projects should be assessed. They agreed on: architectural interest/significance; history of the property; impact on the community; and challenges/success of the project. Additionally, application criteria stated that projects must have been completed between 2014 and 2017 to be eligible. Narrowing down the list to two options, the Commission decided, based on period of eligibility, to support a nomination for the Fire Alarm and Telegraph building at 230 Park Ave, which was completed in December of 2014. Should that property not work out for some reason, they agreed on The Edge at Union Station (Osgood Bradley Building), 18 Grafton Street, as a back-up, or to be nominated next year.

Adjournment

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 4-0 to adjourn the meeting at 5:55 p.m.