

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

April 26, 2018 - REVISED

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda
Randolph Bloom
Robyn Conroy
Devon Kurtz
Mark Wamback
Janet Theerman
Diane Long
Tomi Stefani, Alternate

Commission Members Absent: Courtney Ross Escobar, Alternate

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

Review of the March 29, 2018 minutes.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long the Commission voted 4-0 to approve the minutes of March 29, 2018.

Old Business

1. 1 Drury Lane – HC-2018-016 (MBL 20-016-01-04)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Worcester Polytechnic Institute
Present Use: Multi-family residence
Year Built: c1914
Historic Status: MACRIS Listed, and located within the Massachusetts Avenue Local
Historic District, fka Frank O. Woodland - John Jeppson House.

Petition Purpose:

- Replace select windows

The applicant required additional time to prepare materials, and requested to continue to the May 10, 2018 meeting.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 7-0 to continue the discussion of the replacement of eight second floor windows on the Park Ave side of the building, to the May 10, 2018 Historical Commission meeting, and to extend the Constructive Grant Deadlines to May 15, 2018.

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness Application dated March 5, 2018 and received March 6, 2018.

Exhibit B: Request for Continuance form, dated March 29, 2018.

Exhibit C: Request for Continuance form, dated April 17, 2018.

New Business

2. 122 Woodland Street – HC-2018-025 (MBL 06-041-00009)

Petition: Building Demolition Delay Waiver
Petitioner: Clark University
Present Use: Commercial building / garage
Year Built: c1890 / date unknown
Historic Status: MACRIS Listed, and National Register listed as part of the Woodland Street Historic District, fka the George Session House

Petition Purpose:

- Demolish the garage

Commissioner Conroy recused herself from the item.

Neil Dixon, Dixon Salo Architects; Dan Roderick and Lea Ann O'Neill, Clark University, appeared on behalf of the application.

Mr. Dixon stated that the existing building has been out of use for a number of years and has most recently just been used as storage. In the past he believes there was an automotive shop located there, and a former apartment was on the second floor. He said that Clark University needs additional space for educational programs. They looked into refurbishing the existing building and had a structural engineer evaluate the building and presented a report. He found that it is deteriorated to the point of being economically unfeasible to restore. He noted significant foundation issues that have compromised the building structurally. Clark has decided it would be appropriate to demolish the existing building and replace it with a single story structure that will include studio and classroom space.

Chair Shveda noted that in their application they stated that rehabilitation would be cost prohibitive and asked whether they've prepared any estimates. Mr. Dixon replied that they did have some contractors come through but did not prepare any written estimates.

Commissioner Theerman asked about the use and condition of the building over the course of Clark's ownership. Mr. Roderick replied that to the best of his knowledge it has just been storage.

Commissioner Bloom asked how long the college had owned the property. Mr. Roderick replied that he believes it was purchased in 1994. Commissioner Bloom noted that it would seem that, as the college has owned it for over 20 years, the current situation is somewhat their responsibility and it's unfortunate that the condition as allowed to deteriorate.

Chair Shveda stated that with the information presented he is not convinced that the new building could not be integrated with the old building in an economical fashion. Commissioner Bloom agreed, that in similar situations, having some numbers helps make the Commission's decision a better, more informed decision. He also noted the ongoing loss of carriage houses and other similar accessory buildings. The Commission agreed that they would like to see rough estimates for retaining the carriage house and constructing an addition, versus demolishing the structure and building new in order to determine whether the applicant is facing an economic hardship.

Public comment: Jo Hart, Worcester, stated that she believes it is incumbent upon Clark to retain the building.

Upon a motion by Commissioner Wamback and seconded by Commissioner Theerman, the Commission voted 7-0 (Commissioner Stefani voted) to continue the item to the May 10, 2018 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver dated April 4, 2018 and received April 4, 2018.

3. 26 Cedar Street – HC-2018-026 (MBL 05-033-00041)

Petition: Building Demolition Delay Waiver
Petitioner: Daniel Rizika
Present Use: Mixed-use building
Year Built: c1857
Historic Status: MACRIS Listed, and National Register listed as part of the Lincoln Estate – Elm Park Historic District, fka the William A. Williams House
Petition Purpose:

- Replace windows

Commissioner Conroy returned to the table.

Daniel and Ying Rizika, owner, appeared on behalf of the application.

Mr. Rizika stated that they recently purchased the property, closing in January, and since then they've done a lot of cleaning up. He said there are 50 windows and that all but one are likely original. The windows are extremely deteriorated and creating water infiltration issues leading to interior damage. Water has been running down the face of the building and into the rotted sills then into the wall cavities. They would like to replace all the windows with vinyl clad replacements to visually match the existing units in size and light pattern.

Ms. Rizika stated that she had someone look into restoring the windows, but that the molding and trim, as well as the surrounding siding needs to be replaced in most cases because the wood is rotted. The contractor told her that so much wood is damaged that they couldn't be repaired. They determined that replacements would be the best and preferred route. She stated that they love the look of the building and want to keep as much as possible.

No public comment.

Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 3-4 (Chair Shveda, Commissioner Bloom, Commissioner Theerman, and Commissioner Conroy voting against) that the proposed demolition of the historic building located at 26 Cedar Street 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 Conroy and seconded by Commissioner Long, the Commission voted 7-0 that the issuance of demolition approval for 26 Cedar Street is necessary to avoid undue economic hardship to the property owner.

Exhibit A: Building Demolition Delay Waiver Application dated March 30, 2018 and received April 5, 2018.

4. 140 Lincoln Street – HC-2018-027 (MBL 09-001-00014)

Petition: Building Demolition Delay Waiver
Petitioner: Col. Timothy Bigelow Chapter of the Daughters of the American Revolution
Present Use: Museum / meeting house
Year Built: c1774
Historic Status: MACRIS Listed, and National Register listed, fka the Timothy Paine House

Petition Purpose:

- Repair / replace trim, soffit, clapboard, shutters and other damaged wood elements
- Repair / replace damaged masonry

Elaine Gardella, DAR, appeared on behalf of the application.

Ms. Gardella reviewed the scope of work, stating that deteriorated wood elements will be replaced in kind. She noted that there are extra matching shutters in the basement that will be used to replace the damaged and missing ones. The remaining wood elements such as clapboards, soffit, and balusters, will be replaced in-kind. The asphalt roof will be replaced in-kind as well, and aluminum gutters repaired, but those items do not fall under the Demolition Delay Ordinance. Regarding masonry repairs, Chair Shveda instructed Ms. Gardella to make sure that repointing work is done using matching mortar.

No public comment.

Upon a motion by Commissioner Wamback and seconded by Commissioner Theerman, the Commission voted 7-0 that the proposed demolition of the historic building located at 140 Lincoln Street 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 March 14, 2018 and received April 5, 2018.

Other Business

I. 12 Scott Street discussion on compliance with Building Demolition Delay decision.

Staff reviewed the history of this project. Mr. Robert Brackett, owner of the property at 12 Scott Street, submitted a Building Demolition Delay application on May 15, 2017 for three items – replace the roof, install vinyl siding, and enclose the front porch. Over the course of three Historical Commission meetings the roof and siding were approved and the porch was denied. Safety concerns regarding the

porch pulling away from the building were raised, so a clause was included that in-kind repairs to make the porch safe and comply with insurance requirements would be allowed. The 12-month delay period for the work that was denied, enclosure of the porch, began the date the application was received, after which time the applicant is free to do as he pleases. In February of this year it came to staff's attention that work had been done that was not in compliance with the Commission's decision. The front porch had been enclosed and extended, and the steps reconfigured. A stop-work order was issued by Inspectional Services on March 22, 2018 noting that the "front porch was renovated and enclosed without the historical approval or inspections by Inspectional Services."

Mr. Rolle stated that at this time the Commission does not need to make a decision, that it's being presented for informational purposes. Staff still needs to consult with the Law Department and Inspectional Services regarding enforcement actions. Commissioner Bloom sought clarification on the extent of the violation, asking whether the applicant had secured a building permit. Mr. Rolle replied that according to the enforcement order, the work was done without approval from either the Historical Commission or Inspectional Services.

The Commission invited the applicant to the table. Mr. Brackett stated that he ran into Ms. Arena in city hall and showed her pictures of the finished work. He thought his delay period had expired. He said he did not amend his building permit but that the inspector had seen the property. He said he received notice of the violation from the constable and that he may be taken to court. By openly sharing the photos he said he wasn't trying to hide the situation.

The Commission agreed that there did not appear to be any intentional concealment. Chair Shveda noted that the results were going to happen either way, but the fact is that the work still violated the Ordinance and the Commission's decision. He stressed that this did not seem to be a nefarious act, and that the quality of work appears to be quite good.

Staff will follow up with Mr. Brackett.

Communications

- a. Communication from HNTB Corporation re: Route 122A at McKeon Road Signal and Intersection Improvement – dated April 4, 2018 and received April 6, 2018.

No comment.

- b. Communication from MHC re: Receipt of National Register nomination for Worcester County Courthouse, 2 Main Street – dated April 4, 2018 and received April 10, 2018.

No comment.

- c. *Request for updated Letters of Support from VHB re: Tax credit applications for:

- Bancroft Hotel, 50 Franklin Street
- Houghton Building, 82 Franklin Street
- Park Building, 507 Main Street
- Worcester County Courthouse, 2 Main Street

– received electronically April 10, 2018.

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 7-0 to provide updated letters of support for Bancroft Hotel, 50 Franklin Street; Houghton Building, 82 Franklin Street; Park Building, 507 Main Street; and Worcester County Courthouse, 2 Main Street.

- d. *Request for new Letter of Support from VHB re: Tax credit application for Cheney-Ballard Building, 517 Main – received electronically, April 10, 2018.

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 7-0 to provide a letter of support for 517 Main Street.

- e. Communication from FCC re: Section 106 filing for 16 Greenwood Street – dated April 11, 2018 and received April 17, 2018.

No comment.

- f. * Request for CLG Opinion from Epsilon Associates re: Ransom F. Taylor Block, 526 Main Street – received electronically April 19, 2018.

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 7-0 to concur with the opinion of staff and find 526 Main Street eligible for the National Register of Historic Places.

- g. *Request for new Letter of Support from Epsilon Associates re: Ransom F. Taylor Block, 526 Main Street – received electronically April 19, 2018.

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 7-0 to provide a letter of support for 526 Main Street.

Adjournment

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 7-0 to adjourn the meeting at 7:55 p.m.