

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

July 12, 2018

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Devon Kurtz
Diane Long
Mark Wamback
Tomi Stefani, Alternate

Commission Members Absent: Andrew Shveda
Randolph Bloom
Robyn Conroy
Janet Theerman
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 Acting Chair Wamback at 5:30 pm.

Approval of Minutes

The June 7, 2017 minutes were held due to lack of quorum.

Review of the June 21, 2018 minutes.

Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz the Commission voted 4-0 to approve the minutes of June 21, 2018.

Old Business

None

New Business

1. 13 Montvale Road – HC-2018-037 (MBL 20-007-0026A)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Teresa and Rebecca Zash
Present Use: Single-family residence
Year Built: c1929
Historic Status: MACRIS listed, located within Montvale Local Historic District
Petition Purpose:

- Close one window opening and brick over
- Add one bay window

Item taken out of order as representatives for 76 Millbury Street were not present.

Rebecca Zash, owner, appeared on behalf of the application.

Ms. Zash stated that they would like to remodel their kitchen which is oddly shaped and has limited space. They decided that their best option is to close off the window so they can put a refrigerator in front of it. She stated that her contractor recommended a mason who said he could match the brick and mortar. She noted that they are also intending to add a bay window on the rear elevation, but it is not visible. Staff confirmed that the rear elevation of the house is not visible from a public way.

Commissioner Long noted that the loss of that window will eliminate the symmetry of the elevation, creating an expanse of brick. Commissioner Stefani asked if it would be possible to block off the window from the interior only. Ms. Zash stated that they had discussed that option with their contractor and he was concerned that if water got in behind the window it could lead to issues in the wall.

Commissioner Kurtz suggested closing and mounting the existing shutters over the bricked in opening so that the illusion of a window is still apparent. Ms. Zash was agreeable to this idea. She was unsure whether the shutters are operable, but would discuss it with her contractor.

No public comment.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Long, the Commission voted 4-0 that the proposed demolition of the historic building located at 13 Montvale Road is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Long, the Commission voted 4-0 that the proposed change, consisting of the closure of one window on the north side, is appropriate to the Montvale Local Historic District provided that the new brick and mortar match the surrounding material and the existing shutters are reinstalled in a closed position over the former opening, and approved the Certificate of Appropriateness.

Exhibit A: Building Demolition Delay Waiver Application dated May 30, 2018 and received June 7, 2018.

2. 76 Millbury Street – HC-2018-033 (MBL 05-015-00003)

Petition: Building Demolition Delay Waiver
Petitioner: M76 Real Estate
Present Use: Commercial building (vacant)
Year Built: c1870 and c1925
Historic Status: MACRIS listed, fka Golemo Travel Agency
Petition Purpose:

- Replace storefront

Dariusz Golemo, owner, appeared on behalf of the application.

Commissioner Wamback asked whether the area to be renovated was the whole block or just the section covered up by wood. Mr. Golemo responded that it's just the boarded up part, approximately 50 feet of frontage. Mr. Golemo stated that he has owned the property for approximately a year but his family had owned it for about 30 years prior. It has been boarded up for nearly 20 years. His goal is to install a new aluminum storefront with two entries so that the space can be leased.

The Commission agreed that it's difficult to make a decision without more information about what the condition of the building is behind the plywood. Mr. Golemo shared photos of the interior showing

broken glass and damaged surfaces. Commissioner Long noted that anything would probably be an improvement, but stated appreciation for the intent to retain the brick along the lower part of the wall.

No public comment.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Long, the Commission voted 4-0 that the proposed demolition of the historic building located at 76 Millbury Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated May 11, 2018 and received May 22, 2018.

Exhibit B: Request to Postpone form, dated May 31, 2018.

3. 90 & 100 Grove Street – HC-2018-040 (MBL 09-32B-0000A & 09-32B-00001)

Petition: Building Demolition Delay Waiver
Petitioner: Hamid Mohaghegh
Present Use: Commercial buildings
Year Built: 1863 & 1870
Historic Status: MACRIS listed, and National Register listed, fka Washburn and Moen North Works Manufacturing District – Cotton Mill and Main Building

Petition Purpose:

- Replace windows
- Replace/install awnings, signs and lighting

Rex Renzoni and Dan Remeika, Grove Street Family Properties, appeared on behalf of the application.

Mr. Renzoni stated that they are in the process of updating the infrastructure across both buildings with the intent of retaining the historic value of the buildings. Beginning with the awning installation, he stated that the style provided in the application material is not a done deal. Commissioner Kurtz noted that the awnings being removed are not historic. Regarding the windows, staff noted that there are currently at least five different window types present in the building. The applicant's intent is to replace them all for uniformity with aluminum double-hung units with internal grids. The color will be dark green to match the windows in the building behind at 85 Prescott Street. Commissioner Long asked how many windows are being replaced. Mr. Remeika replied that there are just under 100 on the front.

Returning to the awnings, the Commission asked whether they would be mounted through the mortar joint or the brick. Mr. Renzoni confirmed that they would anchor the bolts in the mortar and they will be repointing as needed.

No public comment.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Long, the Commission voted 4-0 that the proposed demolition of the historic building located at 90 & 100 Grove Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated June 21, 2018 and received June 21, 2018.

4. 530 Massasoit Road – HC-2018-041 (MBL 09-32B-0000A)

Petition: Building Demolition Delay Waiver
Petitioner: Sean Bushe
Present Use: Single-family residence
Year Built: c1815
Historic Status: MACRIS listed, fka the Hayward – Rice House
Petition Purpose:

- Install solar panels

Sean and Jan Bushe, owners, appeared on behalf of the application.

Mr. Bushe confirmed that the installation, consisting of 42 panels on the south facing plane of the barn roof, will be reversible. The panels will be black, have a low profile, and all associated wiring will be interior.

The Commission did not have any concerns about the impact of the installation.

Public comment: Staff noted that Preservation Worcester holds a Preservation Restriction on the property. Representatives of the organization reviewed the proposed work and submitted a letter of approval for the installation of solar panels.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Long, the Commission voted 4-0 that the proposed demolition of the historic building located at 530 Massasoit Road is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated June 21, 2018 and received June 21, 2018.

Exhibit B: Letter of approval from Preservation Worcester, dated July 10, 2018.

Communications

- a. Communication from MHC re: Receipt of National Register nomination for Indian Hill School, 155 Ararat Street – dated June 18, 2018 and received June 20, 2018.

No comment

- b. Communication from MHC re: Hadwen Park Renovation, 19 Heard Street (PNF review) – dated June 19, 2018 and received June 21, 2018.

No comment

- c. Communication from MHC re: Matheson Apartments, 37, 45, 49 Wellington Street, 87 and 91 Murray Ave, 720 Main Street (PNF review) – dated June 22, 2018 and received June 25, 2018.

No comment

Adjournment

Upon a motion by Commissioner Wamback and seconded by Commissioner Stefani, the Commission voted 4-0 to adjourn the meeting at 6:20p.m.