

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

October 25, 2018

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Devon Kurtz
Diane Long
Janet Theerman
Mark Wamback

Commission Members Absent: Randolph Bloom
Robyn Conroy
Andrew Shveda
Tomi Stefani, 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

Review of the September 13, 2018 and September 27, 2018 minutes.

Quorum was not available to vote on the minutes.

Old Business

1. 31 Louise Street – HC-2018-052 (MBL 10-005-00020)

Petition: Building Demolition Delay Waiver
Petitioner: Adnan Termos
Present Use: Three-family residence
Year Built: c1916
Historic Status: MACRIS listed, and National Register listed, fka the John and Edward Johnson Three-Decker

Petition Purpose:

- Demolish front three-story porch and rebuild first floor only
- Install vinyl siding

Quorum was not available to hear this item.

Exhibit A: Building Demolition Delay Waiver Application dated July 16, 2018 and received July 16, 2018.

Exhibit B: Request to continue form, dated August 16, 2018.

Exhibit C: Request to continue form, dated August 29, 2018.

Exhibit D: Request to continue form, dated September 27, 2018.

Exhibit E: Request to continue form, dated October 12, 2018.

2. 41 Elm Street – HC-2018-069 (MBL 03-033-00003)

Petition: Building Demolition Delay Waiver
Petitioner: Forty-one Elm Street Realty, LLC
Present Use: Mixed-use building
Year Built: c1884
Historic Status: MACRIS listed, and National Register listed, fka the Joseph Davis House
Petition Purpose:

- Replace siding

Quorum was not available to hear this item.

Exhibit A: Building Demolition Delay Waiver Application dated September 10, 2018 and received September 18, 2018.

Exhibit B: Request to continue form, dated October 11, 2018.

Exhibit C: Request to continue form, dated October 25, 2018.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 to continue Items 1 and 2 to November 8, 2018 and extend the constructive grant deadlines to November 12, 2018.

New Business

3. 150 Vernon Street – HC-2018-073 (MBL 05-042-00020)

Petition: Building Demolition Delay Waiver
Petitioner: Jimmy Nguyen
Present Use: Single-family residence
Year Built: c1915
Historic Status: MACRIS listed, fka the John Borg House
Petition Purpose:

- Replace the chimney
- Repair/replace siding

Jimmy Nguyen, owner, appeared on behalf of the application.

Mr. Nguyen stated that he'd had trouble with a tree growing through the chimney for several years and it caused damage to the masonry. He removed the chimney to the roofline and rebuilt it in brick. Commissioner Wamback asked for clarification about how much work has been done and who is doing the work. Mr. Nguyen stated that the chimney replacement is done, and portions of the siding have been replaced in kind. He began work without a permit and was notified by the City that he needed to pull a permit and get Historical Commission review. Mr. Nguyen stated that he plans to replace the rest of the siding as needed, to match, mostly along the lower edges of the walls where moss and backsplash have led to rot.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz, the Commission voted 4-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 150 Vernon 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 September 27, 2018 and received September 27, 2018.

4. 22 Newbury Street – HC-2018-074 (MBL 06-006-00019)

Petition: Certificate of Appropriateness
Petitioner: Worcester Common Ground
Present Use: Vacant lot
Year Built: N/A
Historic Status: Located within Crown Hill Local Historic District
Petition Purpose:

- Replace fencing and walkways
- Construct retaining wall, garden beds, benches, and a gazebo
- Install water spigot

Ellie Gilmore, Worcester Common Ground, appeared on behalf of the application.

Ms. Gilmore stated that this is City owned property, but Worcester Common Ground holds a 25 years lease and are responsible for the goal of turning the lot into a park.

Ms. Arena stated that the majority of this work was approved in 2017, but the approval lapsed. The only additional item is the construction of a gazebo, which was already permitted by Inspectional Services and constructed.

Public comment: Fundadore Morales, chairman for Bethsaida Church, adjacent to the rear of the property, stated that they are big supporters of the creation of this park. He just wanted to be clear that the church does not want a gate on that stretch of fence accessing their property as they have concerns about safety. Ms. Gilmore responded that there had been discussion of a gate early on, but WCG learned that they don't own the fence and so that idea is off the table. Mr. Morales continued that they do have some overall safety concerns and would like to continue this conversation with WCG to find an agreeable solution.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz the Commission voted 4-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed changes at 22 Newbury Street are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Building Demolition Delay Waiver Application dated September 24, 2018 and received October 2, 2018.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz the Commission voted 4-0 to recess.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 4-0 to reconvene.

5. 2 Main Street – HC-2018-075 (MBL 02-029-00001)

Petition: Building Demolition Delay Waiver
Petitioner: Trinity Worcester Courthouse LP
Present Use: Commercial building (vacant)
Year Built: c1844, 1878, 1898, and 1955
Historic Status: MACRIS listed, and National Register listed, fka the Worcester County Courthouse

Petition Purpose:

- Replace all windows
- Replace select doors
- Replace select pieces of granite
- Install handicapped accessible ramp
- Install signage
- Install new entrance

Alisa Augenstein, vhb; and Michelle Wylie, The Architectural Team; and Michael Lazano, Trinity Financial, appeared on behalf of the application.

Ms. Arena stated that, similar to the last project, the majority of the items were approved last year, but the approval lapsed. Ms. Augenstein added that the only differences are the creation of a couple new window openings and a new entrance on the south elevation. She added that these amendments have already been approved by the National Park Service. Ms. Wylie stated that the City requested the addition of commercial space to help activate that portion of Main Street. This involves adding a door in a current window opening and installing an awning and sign. The modern additions will be distinctly new and will involve minimal impact to the masonry.

Public comment: John Myrick, First Unitarian Church, stated they are thrilled the work is going forward and are excited to see a derelict building being occupied. Their concern is the staging of the work and how it may impact access to their building, particularly along Court Street where their handicapped entrance is.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 4-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 2 Main 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 September 24, 2018 and received October 4, 2018.

Communications

- a. Invitation to comment from Trileaf re: Section 106 review of wireless installation at 86 Austin Street – dated October 12, 2018 and received October 15, 2018.

No comment.

- b. Invitation to comment from CBRE re: Section 106 review of wireless installation at 44 Hammond Street – dated October 12, 2018 and received October 15, 2018.

No comment.

Informal Discussion

- I. Railing design at Lincoln Elementary School

Commissioners preferred that the decorative railing that was installed at Thorndyke Elementary also be used at Lincoln Elementary, instead of plain pipe railing.

Adjournment

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