

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

November 29, 2018

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

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

Commission Members Absent: Andrew Shveda
Robyn Conroy

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 October 11, 2018 and October 25, 2018 minutes.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman the Commission voted 4-0 to approve the minutes of October 11, 2018.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman the Commission voted 4-0 to approve the minutes of October 25, 2018.

Old Business

None

New Business

Commissioner Bloom recused himself.

1. 4 Congress Street – HC-2018-079 (MBL 03-026-00032)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Emilio Mendez & Rukia Bilal
Present Use: Single-family residence
Year Built: c1850
Historic Status: MACRIS listed, National Register listed, and located within the Crown Hill Local Historic District

Petition Purpose:

- Replace windows
- Paint house

- Re-erect porch column
- Repave driveway
- Reconstruct walkway
- Replace fence

Emilio Mendez and Rukia Bilal, owners, appeared on behalf of the application.

The applicants had previously been before the Commission and received approval for the majority of the proposed work, but the approval had lapsed. The additional item on this application was regarding a slab of granite to the left of the driveway. Mr. Mendez stated that this was a post that had fallen over and he would like to stand it up as it interferes with vehicles pulling into the driveway. Through public comment, Commissioner Bloom clarified that this used to be a threshold to a front walk, but as the driveway was widened its purpose was obscured. Upon a suggestion from the Commission, Mr. Mendez agreed to relocate the granite step to the rear entrance where it could remain on the property and be useful.

The other item of discussion was the windows, two of which had already been replaced, but not in adherence to the Commission's previous approval. The applicants stated that they had already purchased these as well as three more windows and couldn't afford to not use them. Acting Chair Wamback suggested that all of those units could be relocated to the rear of the house where they wouldn't be visible, and the five in front be replaced using the previously approved make, style and color.

Public comment: Randy Bloom addressed the granite step as previously noted, and sought clarification of the length of fence to be 6' high. He stated that if it extends past the front of the houses it will alter the view down of the streetscape.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz, the Commission voted 5-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition of the historic building located at 4 Congress Street 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 Theerman, the Commission voted 5-0 that the proposed changes at 4 Congress Street, as follows, are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness:

- *Move two recently installed windows to the rear of the house; replace those and one more double hung with Anderson 400 Series Fibrex 6-over-1 windows, with 3/4" muntins, in sandstone; replace decorative leaded window in stairwell to match.*
- *Paint house in the same color scheme*
- *Remove granite step from the front left side of driveway and reinstall as part of rear walkway*
- *Repave driveway with same material*
- *Reconstruct walkway using grey paver bricks*
- *Replace fence on east side of the property with wood fence with lattice along the top; 6' high from the back corner of the property to the front line of the house then drop to 4'.*

Exhibit A: Building Demolition Delay Waiver and Certificate of Appropriateness Application dated October 23, 2018 and received October 23, 2018.

Commissioner Bloom returned.

2. 116 Mower Street – HC-2018-052 (MBL 10-005-00020)

Petition: Building Demolition Delay Waiver
Petitioner: Josh and Poppy Gray
Present Use: Single-family residence
Year Built: c1810
Historic Status: MACRIS listed, National Register listed, and a National Historic Landmark, fka Liberty Farm
Petition Purpose:
• Replace windows

Josh and Poppy Gray, owners; and Will Salem, Renewal by Andersen, appeared on behalf of the application.

The applicants stated that they'd like to replace 25 windows to improve energy efficiency and functionality. Mr. Salem noted that a number of windows in the rear barn section had previously been replaced so they don't intend to change those units. The proposed new windows will be inserts that would not affect the sill or casing, and can match the existing windows in style.

Commissioner Bloom asked whether the applicants had looked into restoring the existing windows. Ms. Gray replied that she had discussed it with Mr. Salem and they decided this option was more cost effective. Commissioner Bloom emphasized the historic importance of the property and stressed that effort should be made to retain historic material if possible.

Public comment: Acting Chair Wamback read into the record a letter of opposition from Preservation Worcester.

Jo Hart, Worcester, stated that she's tired of Worcester being disintegrated by replacement windows, and that good craftsmen are available.

The Commission stated that they wanted additional information on restoration so they could determine whether that was an option, particularly on the street facing windows in the brick section of the house. The applicants agreed to contact Preservation Worcester and speak with contractors about rehabilitation. Specifically the Commission asked for quotes for restoration of the front nine windows facing Mower Street, and quotes for in-kind replication.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Bloom, the Commission voted 6-0 to continue the hearing to January 10, 2019, and extend the constructive grant deadline to January 14, 2019.

Exhibit A: Building Demolition Delay Waiver Application dated October 3, 2018 and received October 24, 2018.

Exhibit G: Letter of opposition from Preservation Worcester, dated and received November 26, 2018.

3. 34 John Street – HC-2018-081 (MBL 02-034-00007)

Petition: Building Demolition Delay Waiver
Petitioner: Telma Iraheta
Present Use: Multi-family residence
Year Built: c1886

Historic Status: MACRIS listed

Petition Purpose:

- Replace front porch (retroactive)

Telma Iraheta, owner; Evelyn Iraheta, owner's daughter, and Brian David, contractor, appeared on behalf of the application.

Mr. David stated that he initially went to the property to do a few repairs, but realized that the porch needed more work and ended up replacing the decking, posts, railing, and skirting. The railing that was removed was metal, a more recent alteration. The Commission agreed that the work that was completed improved the overall appearance of the property.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz, the Commission voted 6-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 6-0 that the proposed demolition of the historic building located at 34 John 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 August 13, 2018 and received October 25, 2018.

4. 16 Greenwood Street – HC-2018-082 (MBL 10-024-00007)

Petition: Building Demolition Delay Waiver
Petitioner: Christ Worship Center International Ministry
Present Use: Church
Year Built: c1898
Historic Status: MACRIS listed, fka Emmanuel Lutheran Church
Petition Purpose:

- Replace steeple louvers

Christina Glass, Verizon Wireless, appeared on behalf of the application.

Ms. Glass stated that the louvers will be removed and replaced with radio frequency friendly fiberglass louvers to allow for the installation of a telecommunications facility in the steeple of the church. The replacement louvers will closely match the wooden ones. When asked whether the wooden louvers could be stored on site for later reinstallation, Ms. Glass replied that they have lead paint and need to be disposed of.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Stefani the Commission voted 6-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 6-0 that the proposed demolition of the historic building located at 16 Greenwood 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 November 6, 2018 and received November 7, 2018.

5. 49 James Street – HC-2018-083 (MBL 28-010-0003B)

Petition: Building Demolition Delay Waiver
Petitioner: James Street Plaza, LLC
Present Use: Commercial greenhouse business (vacant) and residential
Year Built: c1950s thru 1970s
Historic Status: MACRIS listed, fka the Thomas B. Gatto Greenhouses and Florist
Petition Purpose:

- Demolish the greenhouses and 1950s house

Patrick Doherty, Midpoint Engineering, appeared on behalf of the application.

Mr. Doherty stated that the intent is to demolish all structures on the property to construct a shopping center. This includes a small early 20th century commercial building, a 1950s ranch style house, and around a dozen greenhouses, which are a mix of steel, wood, and aluminum tube framed. Most of the greenhouses have collapsed, and the glass that has broken out of the older ones was tested for and contains asbestos. Due to the contamination the entire site will need to be cleared and contaminated material disposed of accordingly. Mr. Doherty stated that the buildings are not reusable for the developer's purposes.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Stefani the Commission voted 6-0 to close the hearing.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Bloom, the Commission voted 6-0 that the proposed demolition of the historic building located at 49 James 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 November 6, 2018 and received November 8, 2018.

Communications

- a. Communication from FCC re: Notification of Section 106 filing for 44 Hammond Street – received November 5, 2018.

No comment.

- b. *Request for updated Letter of Support from Pinck and Co., Inc. re: Tax credit application for YWCA of Worcester, 1 Salem Square – dated and received November 20, 2018.

Upon a motion by Acting Chair Wambach and seconded by Commissioner Theerman, the Commission voted to provide an updated letter of support.

- c. *Request for updated Letters of Support from Epsilon Associates re: Tax credit applications for:
- Matheson Apartments (T. J. Barrett Apartment, 37 Wellington Ave.; W. E. Hall Apartment, 45 Wellington Ave.; The Florence, 49 Wellington Ave.; The Windsor, 720 Main Street; The Kensington, 87 Murray Ave.; and the Buckingham, 91 Murray Ave)
 - Abby's House, 52 High Street

- Central Building 322-332 Main Street
– dated and received November 21, 2018.

Upon a motion by Acting Chair Wamback and seconded by Commissioner Theerman, the Commission voted to provide updated letters of support.

Adjournment

Upon a motion by Acting Chair Wamback and seconded by Commissioner Theerman, the Commission voted 6-0 to adjourn the meeting at 7:00 p.m.