

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

May 9, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Randolph Bloom
Robyn Conroy
Diane Long
Tomi Stefani

Commission Members Absent: Devon Kurtz
Mark Wamback
Janet Theerman

Staff Members Present: Stephen Rolle, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – March 28, 2019 and April 11, 2019 – Held

OLD BUSINESS - None

NEW BUSINESS

Building Demolition Delay Waiver

1. 34 South Lenox Street – HC-2019-015 (MBL 24-013-00017)

Petitioner: Jeffrey Archambo
Year Built: c1912
Historic Status: MACRIS listed, fka the George Thompson House
Petition Purpose:

- Replace roof
- Replace sunroom

Jeffrey Archambo appeared upon behalf of the application. Mr. Archambo gave a brief history of his ownership of the home.

The scope of the project is as follows:

Roof material on house is currently clay tile; asphalt on the garage. Proposal is to replace both with red asphalt shingles and replacement of a sunroom.

The Board and Mr. Archambo discussed what the plan was for the material to replace the roof and the cost involved.

Ms. Conroy stated that the Commission would look at whether or not the removal of the roof is detrimental and, if so, they would need to look at economic hardship.

Public Comment

Camille Caffrey, neighbor to the property, spoke in favor of the work proposed by the applicant. Ms. Conroy stated she would like to see more financial data on the roof replacement material.

The Commission and the applicant discussed the sunroom windows that would be replaced. The Commission stated that they had no problem with the window portion of the proposal.

Mr. Rolle asked if the garage roof was also going to be replaced. Mr. Archambo stated it would be.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 4-0 to close the public hearing for the application.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, the Commission voted 4-0 that the proposed work for the sun room windows is not detrimental to the historical and architectural resources of the City and voted to approve a Building Demolition Delay Waiver for the sun room windows.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 4-0 that the proposed work for the replacement of the garage roof is not detrimental to the historical and architectural resources of the City and voted to approve a Building Demolition Delay Waiver for the replacement of the garage roof.

Upon a motion by Commissioner Conroy and seconded by Commissioner Tomi, the Commission voted 0-4 that the proposed work for the replacement of the clay tile roof of the main portion of the house is not detrimental to the historical and architectural resources of the City and voted to approve a Building Demolition Delay Waiver for the replacement of the clay tile roof on the main portion of the house. The motioned failed and the Board considered economic hardship.

Ms. Conroy stated that she would like to see more estimates on the clay tile roof and Ms. Long stated that she would like to see samples of roof replacement before they would be willing to vote on economic hardship.

Mr. Rolle suggested the Commission continue the economic hardship discussion to the next meeting so the applicant could provide more cost estimates. Mr. Archambo stated that he would request the continuance.

Upon a motion by Ms. Conroy and seconded by Ms. Long the Commission voted 4-0 to continue the economic hardship discussion to the May 23, 2019 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver Application dated April 17, 2019 and received April 17, 2019.

Exhibit B: Request to Continue received at the May 9, 2019 Historical Commission meeting.

2. 6 Humboldt Ave – HC-2019-016 (MBL 01-01C-00024)

Petitioner: Massachusetts Chapter of Sigma Alpha Epsilon
Year Built: c1898
Historic Status: MACRIS listed, fka WPI Sigma Alpha Epsilon Fraternity House
Petition Purpose:

- Construct an addition to connect the two buildings and provide elevator access

Steven Fleshman appeared upon behalf of the application and showed a rendering of the proposal.

This project was approved in 2018, but at the time it was a one-story addition. The revised proposal is for a two-story addition, which will have more impact on the rear elevation of the historic (white) house, namely causing removal of a portion of the second story bay window.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 4-0 to close the public hearing for the application.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, the Commission voted 4-0 that the proposed work for is not detrimental to the historical and architectural resources of the City and voted to approve a Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated April 18, 2019 and received April 18, 2019.

3. 249 Lake Ave – HC-2019-017 (MBL 17-029-00010)

Petitioner: Cherele Gentile
Year Built: c1938
Historic Status: MACRIS listed, fka Town Club – Town Crest Restaurant
Petition Purpose:

- Demolish all structures

Zac Couture from HS&T Group, Inc. appeared upon behalf of the applicant, Cherele Gentile. Mr. Couture stated that the building has been vacant for several years, and the applicant would like to tear it down so that residential units may be built at the location.

The proposed redevelopment project encompasses three parcels, 249, 261, and 265 Lake Ave, but only the property at 249 is listed on MACRIS and, therefore, under the purview of the Commission. The photos from the Form B best depict the condition of the cottages: as of 2012, the cottages were partially collapsed. According to the Form B, the restaurant was heavily altered in the early 1970s.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 4-0 to close the public hearing for the application.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, the Commission voted 4-0 that the proposed work for is not detrimental to the historical and architectural resources of the City and voted to approve a Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application April 18, 2019 and received April 18, 2019.

COMMUNICATIONS

- a. Communication from MHC re: National Register nomination review for the Duprey Building, 16 Norwich Street – dated April 12, 2019 and received April 16, 2019. No comments.
- b. Communication from Mount Carmel Preservation Society re: Request new demolition delay – received electronically April 24, 2019. No comments.

OTHER BUSINESS

- I. Building Demolition Delay Ordinance revisions. Item held.

ADJOURNMENT

Upon a motion by Commissioner Conroy and seconded by Ms. Long the Commission voted 4-0 to adjourn the meeting at 7:02 PM.