

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
June 19, 2014**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda, Vice Chair  
Timothy McCann, Clerk  
Randolph Bloom  
Erika Dunn  
Karl Bjork

**Commission Members Absent:** Kevin Provencher  
Robyn Conroy

**Staff Members Present:** Deborah Steele, Division of Planning & Regulatory Services

**REGULAR MEETING (5:30 PM)**

**Call to Order:**

Vice-Chair Shveda called the meeting to order at 5:39 P.M.

**Approval of the Minutes:**

Upon a motion by Commissioner Bjork and seconded by Secretary McCann the Commission voted 5-0 to approve the minutes of June 5, 2014.

**New Business:**

**1. 39 Whitman Road (HC-2014-021)**

Petition:	Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner:	Nadia & Timothy McGourthy
Present Use:	Single Family Residence
Year Built:	Circa 1916
Historic Status:	MACRIS-listed, Montvale Local Historic District
Petition Purpose:	Replace three existing jalousie crank style kitchen windows with vinyl and fiberglass full screen on casement windows

Nadia McGourthy appeared on behalf of the petition for a Building Demolition Delay Waiver & Certificate of Appropriateness to replace three existing jalousie crank style kitchen windows with vinyl and fiberglass full screen on casement windows.

Ms. McGourthy presented some photos of what was proposed and stated the home has jalousie windows and she would like to replace them.

Ms. McGourthy stated that she had met with Deborah Packard from Preservation Worcester and she stated that the windows were not original to the house as not consistent with the dating of the house.

Ms. McGourthy stated that two of the windows are stuck in open position and one is ducked taped closed.

Ms. McGourthy stated she had spoken with a contractor early in the year and they told her that jalousie style windows were not available in this area and that he could not repair and the only thing he could offer is replacement cranks but the cranks would not fix the outside of the windows.

Ms. McGourthy stated she spoke with two more contractors and would like to use Royal Thermal View as they offer a vinyl window that on the outside would match the painted white windows throughout the house. Ms. McGourthy stated the casement windows will be single pane and the center window will be a picture window that will not open.

Vice-Chair Shveda stated from looking at the photos it is clear that windows are not original.

Vice-Chair Shveda asked if any other windows in house are similar. Ms. McGourthy stated there was one small one in bathroom that they do not plan to replace at this time and it was obviously an add-on as bathroom was completely renovated at some point.

Vice-Chair Shveda asked Ms. McGourthy what did the other windows in house look like. Ms. McGourthy stated they are either double hung or picture.

Secretary McCann asked Ms. McGourthy whether she had thought about scaling the new windows to give a little symmetry to the rest of the house. Ms. McGourthy stated that she had not as she did not want to create a lot of new lines.

Commissioner Bloom stated he had viewed the house and it was very hard to see the window from the street.

Commissioner Bjork asked Ms. McGourthy if she knew of any original windows in the house. Ms. McGourthy stated she believe the breakfast nook window was but wasn't positive.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Upon a motion by Commissioner McCann and seconded by Commissioner Bjork, the Commission voted 5-0 that the petition was appropriate for the district. The motion passed and the Certificate of Appropriateness was approved.

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness Application received May 14, 2014 and dated May 9, 2014.

**2. 651 Park Avenue (HC-2014-022)-**

Petition: Building Demolition Delay Waiver  
Petitioner: Salloom Realty Corporation  
Present Use: Former Bank  
Year Built: Circa 1812  
Historic Status: MACRIS-listed  
Petition Purpose: Complete demolition of building

Edward Salloom appeared on behalf of the petition for a Building Demolition Delay Waiver to complete demolish the building.

Mr. Salloom stated that he is looking to demolish the building due to the cost to maintain the building but if someone in the community would like the building he would be willing to let them have it at no cost. He stated that he knows the Commission will not approve the item but he wanted to get the clock ticking.

Mr. Salloom presented an assessment of the building and stated he believes it is double what the building should be. He stated that his previous tenant, Bank of America, moved out May 30, 2013 and the last Assessment date was January 1, 2013, so he is not sure if Assessor's Office assessed the building at the bank rate. He stated he plans to discuss the assessment with the Assessor's Office so that they do not continue to assess it as a bank since it is now unoccupied.

Mr. Salloom stated that he only applied for one abatement in 2014. He stated that in 2013 Bank of America applied for the abatement.

Secretary McCann stated that he appreciated the amount of details Mr. Salloom had presented and he believed that Mr. Salloom is telling the Commission that the reason he needs to demolish the structure is that it is more valuable as raw land. Mr. Salloom stated that was incorrect and the reason for the request for demolition was the cost to maintain the building.

Secretary McCann stated that he appreciates the financial information presented to the Commission but the Commission does not have purview on the financial aspect of the business and they are only looking at the historical aspect of the building.

Mr. Salloom stated that he has no plans for it and just wanted to get the clock ticking.

Commissioner Bjork stated that he was curious why Mr. Salloom purchased the building. Mr. Salloom stated it was moved in the 1970's to the location. Bank of America was the last tenant and the lease reverted back to his family once lease ended but no money was exchanged.

Secretary McCann stated that what the Commission tries to do is find ways to get the word out for anyone who would like to buy or lease the property so that it can be maintained and asked Mr. Salloom what the long term goal is for the property. Mr. Salloom stated that he has been

working with Edgar Luna from Business Assistance to find someone and also has been in contact with Preservation Worcester.

Secretary McCann stated that just raising awareness that the building needs tenants can help Mr. Salloom and they appreciate the fact that Mr. Salloom is willing to let someone move the building.

Vice-Chair Shveda asked Mr. Salloom if someone was willing to move the building how much would he be willing to sell it for. Mr. Salloom stated \$1.00 plus the legal fees.

Vice-Chair Shveda stated that it was an incredible building and probably one of the oldest buildings standing in the City of Worcester and everything should be done to save the building.

Mr. Salloom would welcome any calls from people on the property. He stated that he contacted 65 banks/credit unions and only one came to the building for a walk thru.

Commissioner Bjork stated that he hopes that a tenant or possible new owner for the building could be found.

Jo Hart, city resident, stated that everything should be done to save the building.

Vice-Chair Shveda stated that the Commission had received a letter from Preservation Worcester in opposition to the demolition of the building.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 0-5 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion failed and the Building Demolition Delay Waiver petition was denied.

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness Application received May 15, 2014 and dated May 15, 2014.

Exhibit B: Form B – Massachusetts Cultural Resource Information System; re: 652 Park Avenue; accessed on May 28, 2014.

Exhibit C: City of Worcester Assessing Division – Property Details Chart; accessed on June 6, 2014.

Exhibit D: Memorandum from the City of Worcester Division of Planning & Regulatory Services to the Historical Commission; re: 651 Park Avenue; date June 12, 2014.

Exhibit E: Property Assessment record, re: 651 Park Avenue, received at the June 19, 2014 Historical Commission meeting.

Exhibit F: Letter from Preservation Worcester; re: 651 Park Avenue; dated June 12, 2014 and received June 16, 2014.

**3. 25 Belmont Street (HC-2014-023):**

Petition: Building Demolition Delay Waiver  
Petitioner: Belmont Street Baptist Church  
Present Use: Church  
Year Built: Circa 1908  
Historic Status: MACRIS-listed  
Petition Purpose: Construct rear entrance addition on the northerly side of the building

Dr. Howard Cassidy-Moffat, Lead Pastor, and Mr. Kurt Farrington, Property Manager, appeared on behalf of the petition for a Building Demolition Delay Waiver to construct rear entrance addition on the northerly side of the building.

Pastor Cassidy gave a brief history of the church stating the church has been at that location since 1918 and in order to continue their mission they need to expand and would like to construct a rear entrance in order to enhance the exterior of the building to make it more inviting to guests. This will also help make the front look more like the back and provide a better entrance for those with disabilities.

Secretary McCann asked when the Tudor section was built. Pastor Cassidy stated in the 1960's. Secretary McCann stated that it was not an original part and anything added is not really concealing or taking away from the original historic part of the church which is the front part of the church.

Vice-Chair Shveda stated that what is being proposed looks like a well conceived plan as the design is quite sympathetic and is in the back.

Upon a motion by Secretary McCann and seconded by Commissioner Bjork, the Commission voted 5-0 that the proposed Building Demolition Delay Waiver is not detrimental to the historical or architectural resources of the City. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit A: Building Demolition Delay Waiver received May 22, 2014 and dated May 20, 2014.

**Other Business**

**Communication Received:**

- a. Letter from Epsilon Building Associates, Inc, re: 365 Plantation Street; dated June 2, 2014 and received June 4, 2014 – No comment.**
- b. Letter from GreenbergTraurig, re: WPI, dated June 6, 2014 and received June 9, 2014.**

Ms. Steele stated that she had been contacted by WPI and they will be filing an application but she wasn't sure for what building on campus.

## **Adjournment**

Upon a motion the Commission voted 5-0 to adjourn the meeting at 6:41 p.m.