

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

**November 9, 2017**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Randolph Bloom  
Devon Kurtz  
Janet Theerman  
Courtney Ross Escobar, Alternate

**Commission Members Absent:** Robyn Conroy  
Mark Wamback

**Staff Members Present:** Susan Arena, Division of Planning & Regulatory Services

**Call Commission to Order**

The meeting was called to order by Chair Shveda at 5:30 pm.

**Approval of Minutes**

Review of the October 19, 2017 minutes.

*Upon a motion by Chair Shveda and seconded by Commissioner Bloom the Commission voted 4-0 to approve the minutes of October 19, 2017.*

**Old Business**

None

**New Business**

**1. 14 William Street – HC-2017-074 (MBL 02-033-00030)**

Petition: Building Demolition Delay Waiver  
Petitioner: Gregory Hevey  
Present Use: Apartment house  
Year Built: c1863  
Historic Status: MACRIS Listed, fka Henry Palmer House  
Petition Purpose:

- Remove and replace roof
- Replace decorative molding along roof, as needed

Brian Bario, Cade Roofing, and Gregory Hevey, owner, appeared upon behalf of the application.

Mr. Bario stated that the existing roof is membrane on the upper portion and asphalt on the Mansard and will be replaced in kind, and the flat aluminum band around the upper roof will be replaced with a decorative piece. He does not intend to work on any of the associated trim, but requested approval to repair or replace in-kind any damage discovered during the roof replacement.

No public comment.

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition, including the repair or replacement in-kind of trim work associated with the roof replacement, is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated October 5, 2017 and received October 5, 2017.

---

## **2. 39-41 Irving Street – HC-2017-075 (MBL 03-018-0023A)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Chris Valeri  
Present Use: Rooming house  
Year Built: 1888  
Historic Status: MACRIS Listed, and within Crown Hill Local Historic District, fka George S. Clough Building

Petition Purpose:

- Replace three entry doors (2 front, 1 rear)

Amaryllis Chaves, Component Director - Greater Worcester Housing Connection (SMOC), appeared upon behalf of the application.

Ms. Chaves stated that the applicant would like to replace three doors due to safety concerns related to the doors not closing properly. Neighbors and residents claim that the doors don't latch on their own and swing open easily. Ms. Chaves said that the owner, Mr. Valeri, has been working to improve the functionality of the doors.

The single rear door provides handicapped access via a ramp. Commissioner Theerman stated that when she was visiting the site she observed a person in a wheelchair entering through the rear door, and though he was able to open it without trouble there seemed to be an obstruction on the interior that prevented the door from swinging in all the way, so there wasn't enough room for him to enter without bumping the door. She inquired whether a new door would solve this issue or if it was a matter of the interior space being a problem. Ms. Chaves stated that a replacement door would swing outward so that it could accommodate automated door opener hardware. The applicant provided photos showing the condition of all doors. The Commission concurred that the rear door was in very poor condition, with evidence of repeated damage and repairs. However, they felt the front doors did not need to be replaced and could be more functional with appropriate hardware, plus they are an important architectural feature of the building.

The applicant provided photos of three possible replacement door styles, all aluminum. Chair Shveda voiced concerns that reflected Commissioner Theerman's observation about the height of the window in relation to a wheelchair. He suggested that a door with a higher window be selected to avoid being hit by the back of a passing chair, and also recommended a material other than aluminum. His concern

being that, with the amount of traffic through that doorway, an aluminum door would get dented and dinged very quickly and would need to be replaced again in a few years. Wood or fiberglass will cost more, but will be a more durable long term solution. Lastly, the panel pattern on the proposed doors does not reflect the existing design, so a closer match should be found if possible. Regarding the front doors, Chair Shveda suggested that additional research be done by the applicant to select closer arms, knobs and latches that are better suited to the existing door. He suggested seeking out a contractor who is more familiar with commercial grade hardware.

Ms. Chaves agreed to explore other options for the rear door replacement and for front door hardware.

No public comment.

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 5-0 to continue the item to the November 30, 2017 meeting.*

Exhibit A: Building Demolition Delay Waiver and Certificate of Appropriateness Application dated October 19, 2017 and received October 20, 2017.

---

### **Communications**

- a. Communication from MassDOT re: Section 106 filing for MBTA Positive Train Control, dated October 13, 2017 and received October 18, 2017. *(See Item c)*

*No comment.*

- b. Communication from MHC re: National Register nomination for Osgood Bradley Building, dated October 13, 2017 and received October 19, 2017. *(See Item i)*

*No comment.*

- c. Communication from FCC re: Section 106 filing for MBTA, dated October 18, 2017 and received October 23, 2017.

*No comment.*

- d. Communication from FCC re: Section 106 filing for MBTA, dated October 18, 2017 and received October 23, 2017.

*No comment.*

- e. Communication from DCAMM re: Worcester State Hospital Water Tower PNF, dated October 25, 2017 and received October 27, 2017.

*No comment.*

- f. \*Request for letter of support from Worcester Redevelopment Authority re: Interior renovations at Union Station, dated October 31, 2017 and received October 31, 2017.

John O'Dell and Jeanette Tozer, City of Worcester, appeared on behalf of the request. Mr. O'Dell explained the purpose of the proposed renovations, that creation of an interior corridor would allow access from underutilized tenant space to restrooms and the main ballroom. Without this access the space is largely unrentable.

*Upon a motion by Chair Shveda and seconded by Commissioner Kurtz, the Commission voted 5-0 that the proposed renovations are in keeping with the terms of the Preservation Restriction.*

- g. \*Request for CLG Opinion from MHA Northeast re: Printers Building, 44-50 Portland Street, received electronically November 1, 2017.

*Upon a motion by Chair Shveda and seconded by Commissioner Bloom, the Commission voted 5-0 to find the building to be eligible for the National Register and concur with the opinion of staff.*

- h. Communication from Tighe & Bond re: Patch Reservoir Dam PNF, dated October 31, 2017 and received November 1, 2017.

*No comment.*

- i. Communication from MHC re: draft National Register nomination for Osgood Bradley Building, dated October 31, 2017 and received November 3, 2017.

*No comment.*

- j. Communication from MHC re: Worcester County Courthouse PNF review, dated November 1, 2017 and received November 3, 2017.

*No comment.*

*\*Items requiring action*

### **Other Business**

- I. Discussion of Draft State Historic Preservation Plan.
- II. Discussion of Local Historic District Rules & Regulations, and Certificate application.

### **Adjournment**

Upon a motion the Commission voted 5-0 to adjourn the meeting at 6:45 p.m.