

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

January 10, 2018

ESTHER HOWLAND CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda
Robyn Conroy
Mark Wamback
Devon Kurtz
Janet Theerman
Courtney Ross Escobar, Alternate

Commission Members Absent: Randolph Bloom

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 December 21, 2017 minutes.

Upon a motion by Commissioner Wamback and seconded by Commissioner Theerman the Commission voted 5-0 to approve the minutes of December 21, 2017.

Old Business

None

New Business

1. 32 Irving Street – HC-2017-075 (MBL 03-017-00006)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Worcester Community Housing Resources
Present Use: Rooming House
Year Built: 1853
Historic Status: MACRIS Listed, within Crown Hill Local Historic District, fka Joseph E. Fales House

Petition Purpose:

- Replace roof
- Repair trim and brackets
- Replace trim
- Install/replace gutters
- Replace skirting under porch

Andy Howarth, Worcester Community Housing Resources, appeared on behalf of the application.

Mr. Howarth explained that the house has been vinyl sided since before their ownership, but the ornate cornice and brackets remain. They intend to repair damaged brackets, relocating one bracket from the back of the house to replace one that is not salvageable. The roof is currently slate with two layers of asphalt over top. Chair Shveda acknowledged that in these cases the slate is generally damaged beyond repair by the nails in the upper layers. Mr. Howarth confirmed that this is the case based on his inspection.

The existing integrated, box gutters are deteriorated and leaky. They will be covered over in the process of reroofing and vinyl gutters will be added. Mr. Howarth stated they had explored restoring the gutters, but decided that was not an option due to the expense, approximately \$4000 more than the proposed work.

Regarding the new latticework under the front porch, the Commission made a few suggestions that they would like the applicant to consider if feasible. These included framing the lattice to align with the porch posts, and using lattice that is at a 90 degree cross instead of 45 degrees and turn it to run horizontally and vertically.

No public comment.

Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 6-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 6-0 that the changes proposed to 32 Irving Street are appropriate for the Crown Hill Local District and approved the Certificate of Appropriateness

Exhibit A: Building Demolition Delay Waiver Application dated November 29, 2017 and received December 1, 2017.

2. 116-120 Green Street – HC-2018-002 (MBL 04-021-00009)

Petition: Building Demolition Delay Waiver
Petitioner: White Eagle Association of Worcester
Present Use: Social club and bar
Year Built: 1888
Historic Status: MACRIS Listed, fka Father Matthew's Total Abstinence Society Hall
Petition Purpose:

- Replace one sign, and install one additional sign (retroactive approval)
- Repair/repoint masonry

Marian Jachimczyk, White Eagle Association, appeared upon behalf of the application.

Mr. Jachimczyk apologized for beginning work without approval. He stated that they received some free signs and went ahead and installed them, one replacing an older sign. Chair Shveda commented that care should be taken to drill into the mortar and not the bricks when possible. Regarding the masonry repointing, he recommended that the mason try to match the new mortar to the existing color.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 6-0 that the proposed demolition, and the already completed demolition, 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 December 8, 2017 and received December 8, 2017.

3. 50 (aka 44) Portland Street – HC-2018-003 (MBL 03-012-49-52)

Petition: Building Demolition Delay Waiver
Petitioner: Printer’s Building Trust
Present Use: Commercial building
Year Built: 1923
Historic Status: MACRIS Listed, fka The Printer’s Building
Petition Purpose:

- Replace windows
- Remove infill on first floor and replace with storefronts

Albert Rex, Macrostie Historic Advisors, and Dan Benoit, Benoit Design Group, appeared upon behalf of the application.

Mr. Benoit explained that the windows on the sides and rear are steel and will be replaced with Universal brand aluminum windows, similar to those in the Osgood Bradley Building. Those in the front are not original and will be replaced with Universal double-hung units. The storefront bays, which have been infilled, will be opened up and have aluminum storefront units installed, also to match those on the Osgood Bradley Building. Mr. Rex stated that the existing windows are rotted and deflecting, and the steel cannot be saved. They explored the possibility of replacing steel with steel, but the time frame wasn’t doable with the number of windows needed. The aluminum windows will be less than an inch smaller than the existing, due to the frame being in the opening as opposed to being imbedded in the wall as the steel windows are.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 6-0 that the proposed demolition 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 dated December 13, 2017 and received December 13, 2017.

4. 2 Preston Street – HC-2017-083 (MBL 06-17C-00044)

Petition: Building Demolition Delay Waiver
Petitioner: Rickman Properties
Present Use: Apartment building
Year Built: 1900

Historic Status: MACRIS Listed, fka The Aston

Petition Purpose:

- Remove and rebuild rear staircase
- Remove rear storage areas

Jason Rickman, owner, and Chris Nikalow, contractor, appeared upon behalf of the application.

Mr. Rickman stated that he and his wife purchased the building about a year ago and were aware of a structural concern with the rear decks. Some of the brick and rock has given way leading to the stairs pitching and sagging. Their plan is to demolish and rebuild the stairs and decks, and address water infiltration issues at the same time. The ledger boards attached to the building wall, will remain. The Commission determined that the stairs and decks are not historic and there does not appear to any removal of historic material.

No public comment.

Upon a motion by Commissioner Wamback and seconded by Commissioner theerman, the Commission voted 6-0 that the proposed demolition 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 dated December 18, 2017 and received December 18, 2017.

Exhibit B: Additional project details provided at the meeting

- I. Informal consultation with American Antiquarian Society re: proposed work at the Goddard Daniels House, 190 Salisbury Street.

Taken out of order.

Ellen Dunlap, Susan Forgit, and Andy Cariglia appeared on behalf of the American Antiquarian Society to discuss plans for upcoming work.

Communications

- a. Communication from MHC re: National Register Eligibility for Osgood Bradley Building, dated December 14, 2017 and received December 18, 2017.
- b. *Request from vhb re: Updated letters of support for tax credit applications for:
 - Bancroft Hotel, 50 Franklin Street
 - Duprey Building, 16 Norwich Street
 - Houghton Building, 82 Franklin Street
 - Indian Hill School, 155 Ararat Street
 - Park Building, 507 Main Street
 - Worcester County Courthouse, 2 Main Street

received electronically December 19, 2017.

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted to provide updated letters of support for all projects.

- c. *Request from Pinck and Co. Inc. re: Updated letter of support for a tax credit application for Worcester YWCA, 1 Salem Square, received electronically December 28, 2017.

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

- d. Communication from FCC re: Notice of Section 106 filing for CSX, received electronically January 2, 2018.

No comment.

- e. Communication from HDR Inc. re: CSX tower construction notification, received electronically January 2, 2018.

No comment.

**Items requiring action*

Other Business

- II. Reschedule the January 18th meeting to January 25th.

Upon a motion by Chair Shveda and seconded by Commissioner Theerman, the Commission voted to reschedule the January 18th to January 25th.

- III. Reschedule to January 25th request to initiate a Local Historic District study (Mt. Carmel Church and vicinity).

Staff noted that the petitioner has been notified.

Adjournment

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 6-0 to adjourn the meeting at 7:04 p.m.