

City of Worcester Historical Commission



Building Demolition Delay Waiver Application

Planning & Regulatory 455 Main Street - Room 404, Worcester, MA 01608
Phone 508-799-1400, x31440 - Fax 508-799-1406 - E-mail planning@worcesterma.gov

Received
Worcester City Clerk
JAN 17 PM 5:00

- 1. Building Address/Location: 76 Malvern Rd, Worcester, MA 01610 Date: January 16, 2024
2. Year Originally Built: 1891 Source: Other
3. Description of Work: (i.e. Scope of work. List and explain each proposed change separately. Include description of materials and condition of items to be impacted.)

Area of Work
Addition

Describe "Other" Area of Work

Scope of Work - Describe Work to be Completed

Making an addition to the rear of the original structure. However, need to demolish a bumpout on the rear of the house. The bumpout is not original to the house.

Describe the Condition of Existing Materials to be Removed

The bumpout has settled and is no longer level.

Describe Proposed Materials

Addition will be constructed using concrete masonry units covered by cedar clapboard.

Area of Work

Partial Demolition of Building(s)

Describe "Other" Area of Work

Scope of Work - Describe Work to be Completed

Need to demolish bumpout at rear of house.

Describe the Condition of Existing Materials to be Removed

Bumpout is settling.

Describe Proposed Materials

None- bumpout is to be demolished

- 4. Reasons for Proposed Work: (e.g. Renovation, maintenance, addition, new use, code violation, etc.)

Provide living area on one floor due to mobility issues. Also, to provide a workshop.

- 5. Applicant Name: David Glaser

- 6. Owner Information:

DBA Name: (If Provided):

Owner Name: David and Maria Glaser
Owner Address: 76 Malvern Rd Worcester MA 01610
Owner Phone: 508-579-4836
Owner Email: dglaser@glaserresearch.net

Owner's Signature certifying that the above information is true and accurate to the best of his/her knowledge:
(This is required if the Applicant is not the same as the Owner)

David Glaser

Date: 1/16/2024



The City of  
**WORCESTER**

Zoning Board of Appeals

Received  
Worcester City Clerk  
2024 JAN 17 PM 5:20

Diane Long, Chair  
Janet Theeman, Vice-Chair  
Erika Helnarski, Clerk  
Devon Kurtz  
Don Northway  
Steven Taylor  
Vanessa Andre, Alternate

Date: January 16, 2024

**Worcester Historical Commission**  
City Hall, 455 Main Street, Room 404 (4th Floor)  
Worcester, MA 01608

**Re: Request for Continuance/Constructive Approval Date Extension:**

Project Number: BDDW-24-3

Project Address: 76 Malvern Road

Current Meeting Date: February 15, 2024

To the Worcester Historical Commission:

I am hereby requesting that the above mentioned **item be postponed** to April 11, 2024 for the following reason: Traveling south for the winter.

I am hereby requesting to **extend the constructive approval date** to April 26, 2024.

Respectfully,

Signature

Print Name: DAVID GLASER

Applicant or Applicant's Representative: \_\_\_\_\_

# Project Scope of Work

76 Malvern Rd

The intent of the project is three fold.

First, there is a need to enable all activities of daily living to occur on a single floor. This requires adding a master bedroom with a master bath to the first floor. Also, all of the areas of the first floor must be easily navigated by a person using a walker and eventually a wheelchair. Also, the exterior design of the addition should allow for the construction of wheelchair ramps for egress

Second, to keep costs down, I, the owner, will design and manage the building of the addition.

Third, to provide a workshop area to allow the owner, David Glaser, to engage in his vehicle restoration hobby. The workshop should have an open floor area measuring 24 feet by 24 feet to provide an area for disassembly and reassemble of an automobile and providing an area for tools and equipment.

The above requirements are complicated by the topography of the lot. The backyard grade of the property is 15 feet below the first floor. In order to minimize disruption to the existing field-stone foundation and to minimize the damage caused by construction mistakes, I chose a stepped foundation design coupled with concrete block walls and reinforced with a concrete frame/beam design.

To preserve the look and feel of the existing building, the concrete block will be covered by an exterior layer of cedar clapboard.

The actual footprint of the new addition is 48 feet long and 26 feet wide.

The first floor and the attic of the new addition will touch the rear wall of the existing structure and will require the demolishing of the bump-out at the rear of the house. Said bump-out was added after the house was constructed. The exact date of the construction of the bump-out is unknown. However, the bump-out required the removal of a 14 foot section of the rear wall of the house and adequate framing in the form of headers were not provided. As a result, the remaining framing of the rear walls of the second floor is distorting.

I originally applied for a Demolition Delay Wavier for the bump-out in 2014 and the wavier was granted. However, I decided to change the design and I did not proceed with the demolition.

In 2017, I changed the design of the addition and I applied for a building permit based on the new design. The new design did not require the demolition of the bump-out. Instead, the new addition would abut the south face of the bump-out. The building permit was granted.

Since 2017, I have been making slow but steady progress on the construction of the addition and the city has not forced me to reapply for a new permit.

However, I realized that keeping the bump-out caused too many design and construction problems and I decided to change the design of the addition by moving the north wall of the addition 4 feet so that the addition abuts the south wall of the existing structure. This requires the demolition of the bump-out.

# CERTIFIED PLOT PLAN



**hs&t group, inc.**

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 75 HAMMOND STREET - 2ND FLOOR  
 WORCESTER, MASSACHUSETTS 01610-1723  
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET  
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 76 MALVERN RD

WORCESTER MA

OWNER: DAVID GLASER

DATE: 05-21-09

DEED: 9211/300

ZONE: RL-7

SCALE: 1"=40'

MBL: 26-021-00008

COMP'D: DJT

FLD. BK: 620-148

CAD: DJT

JOB #: 4376

FILE: MALVERN76.DWG

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS  
 THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.























