

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

JUNE 9, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda, Chair
Timothy McCann, Vice-Chair
Randolph Bloom, Clerk
Robyn Conroy
Devon Kurtz
Karl Bjork, Alternate
Cheryll Holley, Alternate

Commission Members Absent:

Staff Members Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Deborah Steele, Division of Planning & Regulatory Services

Approval of Minutes

April 7, 2016 & May 26, 2016-Minutes held.

Old Business

1. 68 Gardner Street – HC-2016-021

Petition: Building Demolition Delay Waiver
Petitioner: Simshabs Capital Partners, Ltd.
Present Use: Industrial Building
Year Built: 1900
Historic Status: MACRIS Listed, Crompton and Knowles Loom Works
Petition Purpose: Demolish Building

BDDW Constructive Grant Deadline: June 14, 2016

Raffi Weiss of Shimshabs Capital Partners LTD and Paul Connors of Strategic Environmental Services appeared on behalf of the application.

Mr. Weiss stated that he does not currently own the building but plans to purchase it soon. He stated that when they first looked at the building they planned to renovate it for apartments and as a developer they wanted to keep the building as they could obtain historic tax credits but when they looked further into the building they found out it needed significant work. He stated

that the interior is in such bad shape that it is a hazard to be in the building and you cannot even enter the building to do work.

Mr. Weiss stated that he would like to demolish the building as it is structurally unsound and has major environmental issues. He stated that in order to renovate the building it would cost nearly \$50 million dollars and to demolish it would cost \$150,000 plus another \$750,000 to do environmental remediation.

Mr. Weiss stated that no insurance carriers will insure the building for renovations so they would like to receive the waiver and do a project that is Class A in nature and would like to bring in market rate housing and stated that it up to Commission to determine whether that would merit demolishing the building if no one else is willing to take over the building.

Mr. Weiss stated that there is also an order from the court that the building be demolished from the previous owner and as the proposed owner they face a threat from the court that they would be fine as the Fire Department and Building Department have said the building needs to be demolished.

Mr. Weiss stated that if the waiver is denied he can wait the time for the demolition and then proceed with the demolition when the time period is up but while that time is pending the building will stand as is and he has spoken to some neighbors in the area and they consider the building to be an eyesore and he is asking for the waiver but if it cannot be granted he understands.

Chair Shveda asked for clarification on the court order demolition.

Mr. Rolle stated that he misspoke at the last meeting as there is an order that requests demolition of the building but there are some extenuating circumstances to that. Mr. Rolle stated that the City had been working with the current owner to make the building safe and was having difficulty achieving results so they issued an order to make the building safe and the present owner did not comply with that and the matter did end up in court. The court issued an order which requested that the present owner demolish the building after following all local and federal rules and the Historical Commission process is one of the rules that would need to be followed so the court order does not trump the Commission's purview.

Vice-Chair McCann asked if Mr. Weiss owned the building. Mr. Weiss stated that he under contract to buy but does not own.

Mr. Weiss stated that he included all the hard cost that it would cost to redevelop the building and to build residential units there it would be \$30 million.

Vice-Chair McCann asked what would be the demolition costs including abatement. Mr. Weiss stated that the demolition cost \$100,000, \$150,000 and remediation they would estimate about \$750,000 and building has asbestos and there are large coal bins inside with asbestos and you can't even approach the inside the building as you have significant amount of environmental concerns that need to be handed carefully.

Mr. Weiss stated that the quote to do the life saving equipment that needs to be installed would be \$850,000.

Chair McCann asked if tax credits have been investigated. Mr. Weiss stated that they did not as they concluded that they couldn't keep the building the way it was and their goal is to build a Grade A residential project but if they didn't get the waiver then they have nine months to figure out everything but they have already come to conclusion that they can't save the building and if they have to wait nine months then they will wait for nine months but they can't draw up plans until the waiver has expired so all that would be gained would be a delay of the project starting for nine months.

Vice-Chair McCann stated that it is hard to say it is economic hardship as applicant doesn't even own the building yet.

Chair Shveda asked if application was approved how soon would applicant plan to demolish building.

Mr. Weiss stated that they would go in and prep building, file plans with DEP for the remediation and then schedule demolition but they need the waiver in order to obtain financing.

Vice-Chair McCann stated that people have spoken at other meetings who would like to see this building saved.

Mr. Weiss stated that it was too much of a risk to repair the building and then redevelop as that it would be too costly.

Chair Shveda asked Mr. Weiss if the waiver was not granted would it cause him economic hardship. Mr. Weiss stated that if application was denied it would not be an economic hardship as they could wait the nine months but it would be economic hardship if they were forced to renovate the building. He stated that once the building is demolished he has to follow through with the development as there is no value for the property as an empty lot and without the waiver he cannot pull down funds to develop the property.

Commissioner Bloom stated that he finds it difficult to approve as difficult without knowing exactly what will be built on the property.

William Breault, Main South Alliance, stated that he is not really opposed as two thirds of the building is already gone and stated that the Main South Alliance meets in the neighborhood and have not heard from Mr. Weiss and stated that he would give Mr. Weiss his email so he could discuss the plans with his group.

Julie Darwin stated that 68 Gardner Street does have relevance to the City of Worcester and stated that high end residential does not work in that area and the applicant should look into obtaining historical tax credits to rehabilitate the building. Ms. Darwin stated that there is also one of the oldest cobblestone streets in that area and that should be saved.

Mr. Rolle stated that Tainter Street is not under the Historical Commission's purview.

Attorney Mark Borstein on behalf of the Main South CDC and the Boys & Girls Club of Worcester spoke in opposition to the proposal stating that there is significant architectural value to the property and the fact that there are no definite plans for redevelopment. He stated that the neighborhood cannot afford to have another demolished property in the area and neighbors don't want to see a vacant lot.

Jo Hart stated that she would be in opposition to the demolition of another historical building.

Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 4-0 to deny the Building Demolition Delay Waiver as it would be detrimental to the architectural and historical resources of the City of Worcester.

The Historical Commission then considered approval of the Building Demolition Delay Waiver based on undue economic hardship. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 0-4 that the petitioner had demonstrated undue economic hardship and disapproved the Building Demolition Delay Waiver.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received March 18, 2016 and dated March 15, 2016.

Exhibit B: WPI study received by Ms. Darwin at the April 7, 2016 Historical Commission meeting.

Exhibit C: Postponement request form received electronically May 18, 2016 and dated May 17, 2016.

7:00 p.m.-7:10 p.m. - Recess

2. 26-28 Mulberry Street - HC-2016-043

Petition:	Building Demolition Delay Waiver
Petitioner:	Our Lady of Mt. Carmel/Roman Catholic Bishop
Present Use:	Church
Year Built:	1928
Historic Status:	MACRIS Listed, Our Lady of Mount Carmel Roman Catholic Church
Petition Purpose:	Demolish the Building

BDDW Constructive Grant Deadline: July 3, 2016

Attorney Steven Madaus, Father Richard Reidy, George O'Neil, Monsignor Pedone, Al Ciccione and Mr. Jeffrey Berthiaume appeared on behalf of the application.

Mr. Madaus stated that they are looking for a waiver from the demolition delay waiver and the church is not on the state historic register or the national register but is listed on MACRIS. He stated that they know this is an emotional issue but the Commission jurisdiction is whether the

demolition would be detrimental to the historical resources of the city or that the issuance of demolition is necessary to prevent an undue economic hardship and due to the condition of the building and cost to repair the church a denial of the application will just increase the burden to the property owner.

Mr. O'Neil presented a power point of the architectural problems with the church and stated that they have been working with the church since 2008 on the issues. He stated that in November 2008 the exterior building was surveyed to identify deficiencies that caused damage to the interior of the church and architect was consulted along with masonry restoration firms to assist in determining the scope of remediation and the estimated cost for the repair work. At that time the estimated cost of construction for the required repair work was \$2,992,990. In March 2012 an engineer firm was retained to investigate the roof structure just behind the front (west) façade of the church and to design structural repairs and the engineering firm had determined that the front wall along the Interstate 290 side of the church had moved a minimum two inches. In 2013 an architect was brought in to investigate the façade and the applicant paid \$3,200 for that service. In May 2013, the architect further investigated the façade condition to address conditions and the cost for that work was \$11,700. In December 2014, the applicant the architect further investigated the west façade, bell tower (which was discovered to be cracking) and the choir loft which was found to be sagging or settling and those services cost \$50,428 but applicant was billed \$36,814. In November, 2015 the architect provided a structural report which the following repair estimates.

- Repairs to West Façade - \$955,763
- Repairs to choir loft - \$10,082
- Repairs to cupola - \$515,175

In January 2016 the applicant hired a company to remove the pediment stones and install protective netting around the west façade below the pediment and to install steel banding around the cupola portion of the bell tower at a cost of \$95,000.

In April 2016 a structural tie back system was designed by a consultant to stabilize the west façade and the estimated cost to install this system was \$120,042.

The total estimated cost to complete repairs to the building envelope as identified in 2009 (less the cost of the work previously completed) and the structural repairs required to the west façade, the choir loft and cupola as identified in 2015 the estimated cost of construction of repairs would be \$3,567,351 and the applicant would expect that the 2009 estimated cost of work is low and a current estimate would likely be greater.

The Commission questioned the economic hardship as it was that that it would cost \$3.5 million to address all the problems while it would cost about \$120,000 to make short-term fixes that might allow the church to reopen and questioned the applicant as to whether the church had attempted to raise money from some of the church's other assets such as leasing out space in the parish/cultural center or part of its parking lot. Father Reidy stated that had not been looked at.

Commission members question whether it would be better to allow more time for parishioners to raise more money for future church repairs considering it would cost three times as much to raze the building than to preserve it.

Father Reidy stated that it would be an economic hardship if the church doesn't receive the waiver as the Diocese would have to spend \$120,000 to make repairs for another year and then

the church may still need to be torn down and stated that the church is currently a danger to those on Mulberry Street due to the crumbling façade.

Attorney Madaus stated that he knows there has been fundraising by the parishioners but does not think enough money could be raised to address the long-term repair and maintenance needs of the church.

Monsignor Pedone stated that 80 to 85 percent of the parishioners are on fixed incomes and there is only so much they can do. He stated that the attendance at Mount Carmel has dropped 1,875 in 2002 to 456 parishioners in 2015 and that the finance committee estimated only 200 families out of that number contribute financially to the parish.

Father Reidy stated that there was no funding available to bail out Mt. Carmel and the Diocese runs 98 parishes in its area of jurisdiction and half of them are in debt to the Diocese to the amount of \$7 million and the Diocese itself has a \$17 million debt.

Mr. Berthiaume stated that on a monthly basis the church should be raising \$30,000 just to operate and that is not happening and many people work in trying to get the money to do the church over but were unsuccessful.

Several members of the Joe DiMiaggio Little League spoke in opposition to the demolition.

Mauro DePasquale spoke in opposition to the demolition stating that he was a representative of the Mount Carmel Preservation Society and stated that his group was looking at changes in strategy and fundraising to make the parish feasible long term and presented two petitions of people who signed in support of helping saved the building and stated that he thinks the people can make this a viable parish.

Carmela Bello stated that she was representing the parishioners and the Mt. Carmel Society and in two weeks they have raised \$50,000 to pay for the tie-backs and Mt. Carmel church has not had good financial management practices and they believe they can enhance the revenue and cut expenses.

Gina Coleman stated that she had not been attending the church but has returned and the parishioners want to create a new current risk assessment to save the church.

Elaine Bafaro stated that she is working on the fundraising and they can raise the money to save the parish.

Barbara Lucci stated that she would be in opposition to the demolition.

Flo Lucci stated that she would be in opposition to the demolition.

Philip Palmieri stated that he would be in opposition as the parish wants to save the church and the Diocese wants it demolish and parishioners have met with the bishop and were told that the church cannot be sustained but the parishioners should be given the opportunity to raise the money.

Jane Pastori stated that she would be opposition to the demolition.

Lynn Raffa stated that she would opposition to the demolition and that the parishioners can raise the money and just wants the Diocese to work with them.

Anthony Vigliotti spoke in opposition to the demolition. He stated that it is not an economic hardship for the Diocese and at the present time there needs more time allowed to allow for fundraising efforts to be conducted as last time a big fundraising effort was made was in 2008.

Councilor Candy-Mero Carlson spoke in opposition the demolition and stated that at no time did the city of Worcester state that the street was unsafe due to the building and Mt. Carmel is landmark and hopes the Commission will deny the waiver.

Councilor Gary Rosen stated that the Diocese is only seeing dollars and cents and not seeing a way to preserve history.

Deborah Packard, Preservation Worcester spoke in opposition to the demolition and urged the Commission not to approve the demolition.

Councilor Kate Toomey spoke in opposition to the demolition.

Councilor Mo Bergman spoke in opposition to the demolition. He stated that he had reviewed the Historical regulations and he believes that the standard for economic hardship has to apply to the owner and asked if that was correct.

Mr. Rolle stated that would be a fair interpretation.

Councilor Bergman stated that he has not heard anything from the property owner which is the Diocese of Worcester not Mr. Carmel Church stating that they have a financial hardship that they cannot maintain the building for the next year and no evidence has been provided that the Diocese cannot maintain the building for the next twelve months.

Jo Hart spoke in opposition to the demolition of the building and stated that the people want the building and the Diocese should sell it to the people for a discount

Sheena (unclear) stated that she was ex member of the church as was in opposition to the demolition.

Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 0-5 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver. The motion failed and the Commission reviewed the petition under economic hardship.

Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission then considered approval of the Building Demolition Delay Waiver based on undue economic hardship. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 0-5 that the petitioner had demonstrated undue economic hardship and disapproved the Building Demolition Delay Waiver.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver received May 19, 2016 and dated May 18, 2016.

Exhibit B: Two petitions presented by Maura DePasquale at the June 9, 2016 Historical Commission meeting.

New Business

3. 37 Beaver Street- HC-2016-033

Petition: Building Demolition Delay Waiver
Petitioner: Terrance Gaffney
Present Use: Three Family Residence
Year Built: 1916
Historic Status: MACRIS Listed, National Register District (NRDIS), National Register Multiple Resource Area (NRMRA) (fka Thomas Whalen Three-Decker)
Petition Purpose: Remove and replace roof

BDDW Constructive Grant Deadline: June 26, 2016

Tim Wormer and Terrance Gaffney appeared on behalf of the application.

Chair Shveda asked if there was any slate on the roof. Mr. Wormer stated there may be slate under sections of the asphalt.

Chair Shveda stated that if there was any slate it was probably a very small amount.

Chair Shveda asked if the chimney would be re-flashed and if any work was planned on the fascia.

Mr. Wormer stated that the chimney would be re-flashed and the gutters would be replaced.

Vice-Chair McCann asked if it would be an in kind replacement for the gutters. Mr. Wormer stated that it would be.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 4, 2016 and dated April 27, 2016.

4. 32 Bowdoin Street- HC-2016-041

Petition: Building Demolition Delay Waiver
Petitioner: Dovetail Properties, LLC
Present Use: Multi-Unit apartment building
Year Built: 1900
Historic Status: MACRIS Listed, (fka Joseph Graham House)
Petition Purpose: Remove and replace roof

BDDW Constructive Grant Deadline: July 2, 2016

Rob Loring appeared on behalf of the application.

Mr. Loring stated that the main roof is mainly slate and he tried to save some of it but the roofer informed him that due to water damage it has rotted and needs to be replaced. He stated that the fascia and soffits are vinyl and are not safe and he recently purchased the home and he would like to repair and maintain the home.

Chair Shveda stated that he viewed the home and it hard to see the roof but it is visible from afar but this building has been altered considerably.

Vice-Chair McCann asked how much it would be to re-roof in slate. Mr. Loring stated that with him doing some of the work it would cost about \$24,000.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 18, 2016 and dated May 11, 2016.

5. 517 (aka 521) Main Street- HC-2016-036

Petition: Building Demolition Delay Waiver
Petitioner: James Isperduli
Present Use: Retail stores
Year Built: 1870
Historic Status: MACRIS Listed, (fka Cheney-Ballard Building)
Petition Purpose: Remove and replace windows

BDDW Constructive Grant Deadline: June 26, 2016

James Isperduli appeared on behalf of the application.

Mr. Isperduli stated that are no windows currently due to several fires in the building over the years and they are now are thinking about putting apartments in and they want to put windows back and make the windows look good for the Theatre District.

Mr. Isperduli stated that they want to put windows in the five floors.

Vice-Chair McCann asked if there were currently windows in the openings in the building. Mr. Isperduli stated no.

Chair Shveda asked if there were any windows in the building going to be replaced. Mr. Isperduli stated not at this time.

Vice-Chair McCann stated that proposal states that it is for sixteen windows that will be aluminum casing in color bronze.

Chair Shveda stated that it looks like these windows were an arched top and asked what would these windows look like. Mr. Isperduli stated that they would have four inch arch on top and will be same color and will look the same.

Vice-Chair McCann stated that nothing historic is being removed as nothing is there now.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 12, 2016 and dated May 12, 2016.

6. 31 Germain Street- HC-2016-034

Petition: Building Demolition Delay Waiver
Petitioner: Charles A. Garniewicz, Jr. & Mary P. Garniewicz
Present Use: Single family residence
Year Built: 1897
Historic Status: National Register Multiple Resource Area (NRMRA), National Register District (NRDIS), MACRIS Listed, (fka Benjamin Barber House)

Petition Purpose:

- Remove and replacing siding
- Remove and replace roof over pantry of house
- Repair moulding on roof edges of garage
- Remove and replace windows in garage
- Remove and replace front gutter on garage
- Remove and replace garage doors
- Repair side porch

BDDW Constructive Grant Deadline: June 24, 2016

Charles Garniewicz appeared on behalf of the application.

Mr. Garniewicz stated that he is trying to restore the property and the vinyl siding on the home was there when they bought home 40 years ago and over the years it has worn down and some areas the siding is almost paper thin and he wants to restore the vinyl.

Chair Shveda stated that the vinyl siding is not original to the building so that just repair work.

Mr. Garniewicz stated that the garage work is slate and that will remain but soffit needs work and they need to replace the doors on the garage. Vice-Chair McCann stated the doors are not original.

Chair Shveda asked where the two replacement windows on garage would be and are they visible from the street. Mr. Garniewicz stated that they are in the back and not visible from the street.

Chair Shveda asked if the gutter would be replaced and was it aluminum. Mr. Garniewicz stated that it was a wood gutter and was in bad shape.

Upon a motion by Vice-Chair McCann and seconded by Kurtz, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 10, 2016 and dated May 6, 2016.

7. 164 Russell Street- HC-2016-039

Petition: Building Demolition Delay Waiver
Petitioner: Robert P. Lynch, Jr.
Present Use: Three family residence
Year Built: 1925
Historic Status: MACRIS Listed
Petition Purpose: Remove and replace siding

BDDW Constructive Grant Deadline: June 30, 2016

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bjork the Commission voted 5-0 to postpone the item until the June 30, 2016 Historical Commission meeting and to extend the constructive grant deadline until July 5, 2016.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 16, 2016 and dated May 13, 2016.

8. 31 Elizabeth Street-Unit #203 (Building A) HC-2016-035

Petition: Building Demolition Delay Waiver
Petitioner: Mary Agbanyo
Present Use: Condominium
Year Built: 1893
Historic Status: MACRIS Listed, National Register Individual Property (NRIND), National Register Multiple Resources Area (NRMRA), (fka Elizabeth Street Schoolhouse)
Petition Purpose: Remove and replace windows

BDDW Constructive Grant Deadline: June 24, 2016

Todd Pasquilino along with Mary Agbanyo appeared on behalf of the application.

Mr. Pasquilino stated that he was before the Commission few months ago to do window replacement for another person who lives in this building and this is almost same as other applicant and it same product and color.

Vice-Chair McCann stated that they were happy to hear that as the Commission was hoping to keep the continuity of the building.

Chair Shveda stated that he noticed that storms were still on the windows of the ones replaced a few months ago and he would strongly suggest they be removed otherwise the windows will fail. Mr. Pasquilino stated that he can take them off.

Upon a motion by Commissioner Conroy and seconded by Vice-Chair McCann, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 10, 2016 and dated May 5, 2016.

9. 100 Tainter Street/30 Hollis Street (aka 65 Gardner Street) HC-2016-040

Petition: Building Demolition Delay Waiver
Petitioner: Nancy Dworman, Trustee
Present Use: Warehouse
Year Built: 1900
Historic Status: MACRIS Listed, (fka Crompton and Knowles Loom Works)
Petition Purpose: Demolish the Building

BDDW Constructive Grant Deadline: June 30, 2016

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 to postpone the item until the July 21, 2016 Historical Commission meeting and to extend the constructive grant deadline until July 28, 2016.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 16, 2016 and dated May 12, 2016.

10. 89 Austin Street - HC-2016-038

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Iglesia Christiana De La Comnidad
Present Use: Former church
Year Built: 1866

Historic Status: MACRIS Listed, (fka Daniel B Maynard House, Christian Community Church) and part of the Crown Hill Local Historic District

Petition Purpose: Demolish the Building

BDDW Constructive Grant Deadline: June 30, 2016

COA Constructive Grant Deadline: July 5, 2016

Jose Encarnacion and Amanda Wilson appeared on behalf of the application.

Mr. Encaracion stated that the building has been vacant since 2000 and the building has been a problem and they are a small congregation and they would not have the funds to fix the building so they had decided to sell the property but the building is an eyesore and dangerous as the building is falling down on its own and for the safety of the neighborhood they think the best bet is for the church to come down.

Vice-Chair McCann and Commissioner Bloom asked what would the buyer of the property plan to do with the building. Mr. Encaracion stated he was not sure as the deal for the purchase of the property has not been completed.

Vice-Chair McCann stated that since property is in the Crown Hill Local Historic District any new construction would need to come before the Commission for their approval.

Ms. Wilson stated that Inspectional Services stated their Division cannot take action on their enforcement order to have the building demolished as it is a historic building and the building was not an eminent threat so needed to come before Historical Commission first.

Vice-Chair McCann stated the building has some serious issues and it has been added on which has destroyed the shape of the building.

Commissioner Bloom stated that more than once a vehicle has driven into the building and has done some serious damage.

Vice-Chair McCann stated that it would be difficult to bring this building back to its original form.

Ms. Wilson stated that they tried to inspect the inside of the building in 2012 and could only see part of the inside as the floor was not safe to walk on.

Chair Shveda stated that they do not like to see a building demolish but in his opinion given the state of the exterior/interior and modifications done to the building he would be incline to allow for the demolition especially where the City of Worcester is requesting it be demolished.

Vice-Chair McCann stated that he would agree.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition would not be detrimental to the

architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

Upon a motion by Vice-Chair McCann, and seconded by Commissioner Conroy, the Commission voted 5-0 that the demolition of the building is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure and denied the Certificate of Appropriateness:

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness.

11. 20 Westland Street- HC-2016-037

Petition: Building Demolition Delay Waiver
Petitioner: Steven & Gillian Bonazoli
Present Use: Single Family Residence
Year Built: 1908
Historic Status: MACRIS Listed, National Register District (NRDIS), National Register Multiple Resource Area (NRMRA) (fka Charles Mason House)
Petition Purpose: Repair cedar shakes

BDDW Constructive Grant Deadline: June 26, 2016

Vice-Chair Shveda stated that the applicant prior to the Mt. Carmel hearing requested that the Commission hear his application without him being present and he would accept the vote by the Commission as taken.

Vice-Chair McCann stated that the application is just an in kind replacement and it is a beautifully maintained property and he has no question that the repair proposed will be minimal.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver for this project was approved.

List of Exhibits:

Exhibit A: Application for Building Demolition Delay Waiver; received May 12, 2016 and dated May 10, 2016.

12. Preservation Plan Update

Mr. Rolle stated that he will provide an update at the next meeting.

13. Communications

- a. Communication from MHC re: 128 Providence Street, received May 16, 2016 and dated May 18, 2016. –No comment.
- b. Communication from MHC re: WPI-Alumni Gym, received May 16, 2016 and dated May 13, 2016.No comment.
- c. Communication from MHC re: WPI Alumni Gym received May 6, 2016 and dated May 5, 2016. No comment.

ADJOURNMENT

Upon a motion the Commission adjourned the meeting at 10:55 p.m.