

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

AUGUST 11, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Andrew Shveda, Chair
Timothy McCann, Vice-Chair
Randolph Bloom, Clerk
Robyn Conroy
Karl Bjork, Alternate
Cheryl Holley, Alternate

Commission Members Absent: Devon Kurtz

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

Approval of Minutes - June 30, 2016 & July 21, 2016

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 to approve the minutes of June 30, 2016.

July 21, 2016-Held.

Old Business

1. 100 Tainter Street & 30 Hollis Street (aka 65 Gardner Street) – HC-2016-040

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

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 6-0 to allow a Leave to Withdraw without prejudice for the petition.

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

2. 66-70 Franklin Street – HC-2016-048

Petition: Building Demolition Delay Waiver
Petitioner: Worcester Park Plaza, LLC
Present Use: Movie theatre
Year Built: 1926
Historic Status: MACRIS Listed, (fka Paris Cinema and Capitol Theatre)
Petition Purpose: Demolish the building

Michael Kearns, vice president of construction for MG2 appeared on behalf of the application. He stated that they had been before the Commission in June to request the Building Demolition Delay Waiver which was denied by the Commission and they are back before the Commission seeking a waiver based on economic hardship.

Mr. Kearns stated that it would not be economically viable for them to restore the theater and due to the high cost involved he did not see anyone else coming forward to restore it. He stated that it would cost \$21 million to just stabilize the building which has been vacant since 2006 but the cost to demolish would be about \$500,000. He stated that the whole building is falling into disrepair and decay and it is structurally unsound and feels it uneconomically feasible to finance the theater's restoration.

Mr. Kerns stated that MG2 is negotiating a 10 year lease with a restaurant operator to occupy a vacant first floor space adjacent to the Paris Cinema and then they would convert the site of the former cinema into a brew garden that would feature a three season seating area and a screen which could be put up for outdoor movies.

Mr. Kearns stated that they had spoken with Hanover Theatre and they stated they would not like to see another theatre in the area as they are just breaking even.

Frank Peace stated that he would be the one looking to develop the outdoor area if the Paris Cinema is allowed to be demolished and he stated that the cost to develop the site for the outdoor use as well as converting the first floor of the adjacent building restaurant would be about \$2 million dollars.

Chair Shveda stated that he thought the comment regarding the fact that Hanover Theatre thinks that another theater would hurt their business is an important fact to consider and based on the numbers being presented he thinks that a strong enough case for economic hardship has been made.

Vice-Chair McCann stated that he wishes that the developer hadn't bought a theatre that doesn't have the density to become a restaurant or condos which is what the developer business is and

he understands that the developer is maintaining the historical buildings around the theatre but does not feel that the theatre should be demolished and is not in favor of the project.

Commissioner Bjork stated that he is in favor of the project moving forward as soon as possible and doesn't image that there is anyone who is going to come along to renovate a theatre.

Commissioner Conroy stated that if Hanover Theatre is just breaking it hard to think someone will come and revamp this theatre.

Michael Traynor, the city's chief development officer, Sherri Pitcher from the Worcester Regional Chamber of Commerce, Russ Haim, a city developer and Nicole DiCello spoke in favor of the building being demolished.

Jo Hart, Julie Darwin and Mary Barrett spoke in opposition to the demolition of the building.

On August 11, 2016 upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 4-1 (Timothy McCann voting against) to approve that the petitioner had demonstrated undue economic hardship for the Building Demolition Delay Waiver request.

Exhibit A: Application for Building Demolition Delay Waiver received June 8, 2016 and dated June 7, 2016.

Exhibit B: Postponement form dated July 5, 2016.

Exhibit C: Letter from Chamber of Commerce dated June 29, 2016 and received June 29, 2016.

Exhibit D: Letter from Becker College dated July 20, 2016 received electronically.

3. 4 Ives Street – HC-2016-055

Petition: Building Demolition Delay Waiver

Petitioner: Son Nguyen

Present Use: Three-family residence

Year Built: 1912

Historic Status: MACRIS Listed, (fka Frank Finnegan-Edward Devlin Three Decker)

Petition Purpose: Remove and replace roof

BDDW Constructive Grant Deadline: August 15, 2016

Ronald Valentine appeared on behalf of the application.

Chair Shveda asked what was the roofing material currently. Mr. Valentine stated that it was currently asphalt shingles and the roof is in desperate need of repairs.

Chair Shveda stated that there doesn't look like any historic material is being removed.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 6-0 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.

Exhibit A: Application for Building Demolition Delay Waiver received July 1, 2016 and dated July 1, 2016.

4. 220 Salisbury Street – HC-2016-054

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness

Petitioner: Erjona Irene Mehillaj

Present Use: Single-family residence

Year Built: 1952

Historic Status: MACRIS Listed and part of the Montvale Avenue Historic District

Petition Purpose:

- Construction of a 10x12 wood shed on left side of house
- Covering the lumber wall with exterior stone where the large window is located

BDDW Constructive Grant Deadline: August 15, 2016

COA Constructive Grant Deadline: August 22, 2016

No one appeared for the item.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 5-0 to continue the item until the September 1, 2016 Historical Commission meeting and to extend the constructive grant deadline until September 5, 2016.

Exhibit A: Application for Building Demolition Delay Waiver & Certificate of Appropriateness received June 23, 2016 and June 23, 2016.

New Business

5. 167 Vernon Street – HC-2016-059

Petition: Building Demolition Delay Waiver

Petitioner: Heather Zenaro

Present Use: Two-Family Residence

Year Built: 1815

Historic Status: MACRIS Listed, (fka Samuel L. Thompson House)

Petition Purpose: Remove and replace roof

BDDW Constructive Grant Deadline: August 29, 2016

No one appeared for the item.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Bloom the Commission voted 6-0 to continue the item until the September 1, 2016 Historical Commission meeting and to extend the constructive grant deadline until September 5, 2016.

Exhibit A: Application for Building Demolition Delay Waiver received July 15, 2016 and dated July 14, 2016.

6. 37 Fruit Street – HC-2016-058

Petition: Building Demolition Delay Waiver

Petitioner: Christopher Bruce

Present Use: Office Building

Year Built: 1884

Historic Status: MACRIS Listed, (fka Frances M. Lincoln House), National Register District (NRD), National Register Multiple Resource Area (NRMRA)

Petition Purpose: Remove and replace roof

BDDW Constructive Grant Deadline: August 28, 2016

Christopher Bruce and Steve Burner appeared on behalf of the application.

Mr. Burner stated that the roof is slate and is leaking and wanted to know whether they had to go back to slate or could they strip the roof and put up architectural shingles.

Vice-Chair McCann stated that this is a corner lot.

Chair Shveda asked if they had looked at repairing the slate. Mr. Burner stated that it would be costly to match the slate. The Commission stated that they would ask that the slate be match in color. Mr. Burner stated it would be very costly to do the whole roof.

Chair Shveda stated that the roof is one of the major elements of this building and the Commission doesn't have any cost estimates on cost to do roof in slate compared to do it with asphalt shingles.

Commissioner Bjork stated that he had viewed the site and it didn't look like much work had been done to the property and he believes that the roof should be brought back to slate.

The Commission asked the applicant if they would like to continue the item until the next meeting in order that the contractor could obtain some quotes on doing the roof in slate compared to doing the roof with asphalt shingles. Mr. Bruce stated that he would.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 6-0 to continue the item until the September 1, 2016 Historical Commission meeting and to extend the constructive grant deadline until September 5, 2016.

Exhibit A: Application for Building Demolition Delay Waiver received July 14, 2016 and dated May 12, 2016.

7. 36 Sever Street – HC-2016-057

Petition: Building Demolition Delay Waiver
Petitioner: Patrick Warner & Nicole DiCello
Present Use: Two-Family Residence
Year Built: 1886
Historic Status: MACRIS Listed, (fka Edward W. Lincoln House)
Petition Purpose: Remove and replace windows
BDDW Constructive Grant Deadline: August 29, 2016

Patrick Warner & Nicole DiCello appeared on behalf of the application.

Ms. DiCello stated that they would like to replace two double hung windows on the second floor of the front of the house with two double hung wood windows with low E glass and they came before the Commission last year to replace other windows on the home.

Ms. DiCello stated that the windows would be the same design as they want to keep the look of the house and they are just replacing what is there.

Upon a motion by Commissioner Conroy and seconded by Commissioner Holley the Commission voted 6-0 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.

Exhibit A: Application for Building Demolition Delay Waiver received July 13, 2016 and dated July 7, 2016.

8. 183 Austin Street – HC-2016-060

Petition: Building Demolition Delay Waiver
Petitioner: Arthur Mooradian
Present Use: Three-Family Residence
Year Built: 1892
Historic Status: MACRIS Listed, (fka Edwin Johnson Three Decker), National Register Individual Property (NRID), National Register Multiple Resource Area (NRMRA)
Petition Purpose:

- Remove and replace siding
- Restore rear porch

Arthur Mooradian appeared on behalf of the application.

Chair Shveda stated that Mr. Mooradian is removing vinyl which is not a historic material.

Mr. Mooradian stated the building originally was vinyl sided when he purchased the building and then there was a fire and after the fire he resided the building but the vinyl siding has deteriorated.

Chair Shveda asked if the porches were visible from a public way. Mr. Mooradian stated no.

Upon a motion by Commissioner Conroy and seconded by Commissioner Holley the Commission voted 6-0 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.

Exhibit A: Application for Building Demolition Delay Waiver received July 19, 2016 and dated July 14, 2016.

9. Preservation Plan Update

Ms. Steele informed the Commission that staff would be looking to do a special meeting in September to allow for a final presentation of the Preservation Plan.

10. Communications

- a. Communication from AquAeTer re: 72 James Street received August 1, 2016 and dated July 29, 2016. No comment.
- b. Communication from MHC re: 89 Austin Street received July 29, 2016 and dated July 25, 2016. No comment.
- c. Communication from CBRE re: 102 Grand Street received July 8, 2016 and dated July 6, 2016. No comment.
- d. Communication from MHC re: 50 Canton Street received July 28, 2016 and dated July 26, 2016. No comment.
- e. Electronic Communication from VHB, re: Letter of Support Requests for, 16 Norwich Street, 155 Ararat Street, 507 Main Street, 50 Franklin Street, 82 Franklin Street received August 1, 2016.

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 6-0 to issue Letters of Support for the projects.

- f. Electronic Communication from MHA Northeast, re: Letter of Support Requests for 18 Grafton Street and Boys Club, Lincoln Square received August 5, 2016.

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 6-0 to issue Letters of Support for the projects.

Adjournment

Upon a motion the Commission adjourned the meeting at 7:40 p.m.