

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

SEPTEMBER 1, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Andrew Shveda, Chair
Timothy McCann, Vice-Chair
Robyn Conroy
Devon Kurtz
Karl Bjork, Alternate

Commission Members Absent: Randolph Bloom
Cheryl Holley

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

Approval of Minutes - July 21, 2016, August 3, 2016, August 11, 2016

Upon a motion by Vice-Chair McCann and seconded by Commission Bjork the Commission voted 4-0 to approve the minutes of July 21, 2016.

August 3, 2016 & August 11, 2016 minutes held.

Old Business

1. 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: September 5, 2016

COA Constructive Grant Deadline: September 5, 2016

Upon a motion by Commissioner Conroy and seconded by Vice-Chair McCann the Commission voted 5-0 to continue the item until the September 29, 2016 Historical Commission meeting and to extend the constructive deadline until October 3, 2016.

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

Exhibit B: Request for postponement received electronically September 1, 2016.

2. 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: September 5, 2016

Steve Bruner along with Christopher Bruce appeared on behalf of the application.

Mr. Bruner stated that at last meeting he didn't have the information from the insurance company and they have that now and just need to get approval from the Commission to do the work.

Chair Shveda asked if the plan was to redo the roof in slate and the insurance company would pay the cost. Mr. Bruner stated that the insurance company will pay as a tree fell on the roof and the slate is unrepairable.

Vice-Chair McCann asked if the plan was to replace in kind with a new slate. Mr. Bruner stated that it would be brand new slate.

Russ Haines stated that he was going to be an abutter to the property and this work will be positive for the home and is in favor of the petition.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy the Commission voted 5-0 to approve the Building Demolition Delay Waiver application.

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

New Business

3. **154 Vernon Street – HC-2016-063**

Petition: Building Demolition Delay Waiver

Petitioner: The Bridge of Central Mass, Inc.

Present Use: Multi-Family residence

Year Built: 1896

Historic Status: MACRIS Listed, (fka Alfred D. Perry House)

Petition Purpose:

- Remove existing ramp and rails from front of building
- Frame 8 foot opening and side to match existing using existing siding material
- Replace approximately 250SF of decking to match existing fir tongue and groove decking
- Repair level frame under area of new decking
- Replace decking four 6' steps

BDDW Constructive Grant Deadline: September 17, 2016

George Germain appeared on behalf of the application. He stated that they would like to remove the ramp in front of the building as it is in disrepair and for the floor repair they will match in kind.

Commissioner Bjork asked if there would be no ramp. Mr. Germain stated there is no need for the ramp.

Chair Shveda asked if the removal of the ramp would necessitate the removal of any historic material. Mr. Germain stated no.

Vice-Chair McCann asked if they would need to put a baluster back. Mr. Germain stated yes and will use what is there to match.

Upon a motion by Commissioner Conroy and seconded by Vice-Chair McCann the Commission voted 5-0 to approve the Building Demolition Delay Waiver Application.

Exhibit A: Application for Building Demolition Delay Waiver received August 3, 2016 and dated August 2, 2016

4. **51 Hitchcock Road – HC-2016-062**

Petition: Building Demolition Delay Waiver

Petitioner: Farzad Yashar

Present Use: Three Family residence

Year Built: 1915

Historic Status: MACRIS Listed

Petition Purpose:

- Repair damage in rear of building
- Vinyl side the building

BDDW Constructive Grant Deadline: September 8, 2016

Farzad Yashar appeared on behalf of the application. Mr. Yashar stated that he needs to repair the back of the building due to a fire and he had to repair it but now it doesn't match rest of the building and he would like the building to match his neighbors.

Vice-Chair McCann stated that if building was kept original the home would be nicest one in the neighborhood.

Chair Shveda & Vice-Chair McCann stated that the argument that neighbors have vinyl siding does not carry much weight with the Commission.

Chair Shveda stated that this is a very unique three decker and has nice architectural features and they would not like to see all the details removed from the home.

Vice-Chair McCann asked if this was a rental building. Mr. Yashar stated that it is an empty building that he needs to get rented out and after the fire he had to do some structural repairs to make the home safe and then when he went to the Building Department to obtain a building permit where they informed him that the home was historically listed.

Vice-Chair McCann stated that the main structural component that makes home appealing are all in the front of the house so any discussion regarding vinyl siding in the rear of the home it would be okay to vinyl as it is not viewable from a public way and he would be willing to concede that the entire left of the side where the cedar shakes stop and the entire right side of the house after the bump out he would be willing to concede to that being vinyl with a color that matches but if the front portion is to become vinyl you would lose the shape and the angles and the vinyl would change the geometry of the building and asked if the applicant would be willing to discuss only vinyl on three sides.

Mr. Yashar stated that when he purchased the building the windows have already been replaced so the historic integrity of the building has already been violated so him putting on vinyl on the home makes it easier for long term maintenance and give the home a more uniform look.

Vice-Chair McCann stated that would be a poor argument and this is a very handsome building even with the vinyl windows.

The Commission reviewed with the applicant suggestions on where to vinyl side.

Commissioner Conroy asked the applicant if he had no interest in repairing the home. Mr. Yashar stated the home is not in the best of shape and estimates on doing repair is above and beyond the cost of installing good quality vinyl siding.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Conroy 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 with condition that the installation of vinyl siding is on the rear of the building at 51 Hitchcock Road as well as the West side of the building and East side of the building from the rear of the East side to the North side of the bump out not to include removal or covering of the frieze or any ornamental roof brackets.

Exhibit A: Application for Building Demolition Delay Waiver received July 25, 2016 and dated July 15, 2016.

5. 17 Jefferson Street – HC-2016-061

Petition: Building Demolition Delay Waiver
Petitioner: Dagoberto Magana
Present Use: Three Family residence
Year Built: 1884
Historic Status: MACRIS Listed, (fka McDermott House)

Petition Purpose:

- Install 3/8” insulation and vinyl siding on exterior of house

BDDW Constructive Grant Deadline: September 4, 2016

Dagoberto Magana along with a translator appeared on behalf of the application.

Chair Shveda stated that he doesn't believe the material is original and asked if applicant knew what the material was.

Mr. Magana stated that he was not sure but knows it contains asbestos. Chair Shveda asked if the asbestos was going to be removed and abated or was the asbestos just going to be encapsulated. Mr. Magana stated that he would just encapsulate it.

Chair Shveda stated that the home has some nice architectural details and asked if they would remain. Mr. Magana stated the corner ones would stay but the roof ones he planned to cover.

Vice-Chair McCann stated that the fascia and bracket really add overall to the building and if you cover it up there is no contrast to the home and they understand that he has to abate the asbestos but maintaining the fascia would keep some of the original look of the property.

Chair Shveda stated that he would agree and they would like to preserve the key architectural elements and asked the applicant if he would be amenable to not covering the fascia and brackets. Mr. Magana stated that he would be fine with that as long as he could cover the trim on the windows. The Commission stated that doing the trims would be fine.

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 with condition that the fascia and brackets cannot be covered

Exhibit A: Application for Building Demolition Delay Waiver received July 21, 2016 and dated July 21, 2016.

6. 26 Harvard Street – HC-2016-064

Petition: Building Demolition Delay Waiver
Petitioner: Worcester Health Group, LLC
Present Use: Nursing home

Year Built: 1850
Historic Status: MACRIS Listed, (fka Henry Goulding Mansion)

Petition Purpose:

- Remove/replace rear fire escape with enclosed egress stair;
- Remove/replace asphalt roof with architectural shingles;
- Repair building connector interfaces;
- Refurbish brackets, trim and mouldings; and
- Remove/replace front jalousie sidelight windows with fixed glass panel.

BDDW Constructive Grant Deadline: September 4, 2016

Brian Donahue appeared on behalf of the application. He stated that they had come before the Commission in 2014 for the same scope of work but the permit had expired so they needed to come back before the Commission so they could obtain an updated decision so they can begin the work.

Mr. Donahue reviewed on plans the work proposed and the renovations planned for the nursing home.

Chair Shveda stated that what was presented was everything that the Commission had reviewed in 2014.

Vice-Chair McCann asked when would the work start. Mr. Donahue stated that they hoped to start this October.

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.

Upon a motion by Vice-Chair McCann and seconded by Commissioner Kurtz the Commission voted 5-0 that the work on the 1976 building known as the Olander Building was not historical to the building and voted to issue a Certificate of Non Applicability for that work.

Exhibit A: Application for Building Demolition Delay Waiver received August 15, 2016 and dated August 11, 2016.

7. 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: September 5, 2016

Upon a motion by Chair Shveda and seconded by Commissioner Conroy the Commission voted 5-0 to postpone the item until the September 29, 2016 Historical Commission meeting and to extend the constructive grant deadline until October 3, 2016.

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

Preservation Plan Update

Mr. Rolle stated that the final report will be presented at the September 21, 2016 Historical Commission meeting.

Communications

a. CLG annual report

Mr. Rolle stated that the report will be provided for the next meeting.

b. Communication from MHC re: 141 Providence Street received August 11, 2016 and dated August 10, 2016.

Vice-Chair McCann stated that this item had come before the Commission few months back and vinyl siding was to be used and MHC is stating in this letter that they do not wish vinyl used on the building. Mr. Rolle stated that he would follow up on the item.

c. Communication from FCC re: 102 Grand Street dated July 20, 2016. No comment.

d. Communication from Tremont Preservation Services, LLC, re: Request for Letter of Support, 30 Grand Street received electronically August 23, 2016.

Upon a motion by Chair Shveda and seconded by Vice-Chair McCann the Commission voted 5-0 to issue a Letter of Support.

Adjournment

Upon a motion the Commission voted 5-0 to adjourn the meeting at 7:05 p.m.