

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
January 24, 2013**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Vice-Chair
Erika Dunn, Clerk
J. Thomas Constantine
Kevin Provencher
Andrew Schveda

Commission Members Absent: James Crowley
Meagen Mulherin

Staff Members Present: Marlyn Feliciano, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair McCann called the meeting to order at 5:33 P.M.

APPROVAL OF MINUTES: 4/5/12, 5/24/12, 8/23/12, 9/6/12, 11/29/12, 12/13/12

The minutes were not approved. The Commission members stated they needed more time to review all the minutes.

NEW BUSINESS:

1. 129 Vernon Street (HC-2012-086)

Kenny Kairu and Mary Kairu stated that the petition's purpose is to repair the damaged roof by removing and replacing half of the shingles with like materials and removing and replacing the siding on one side of the house. Ms. Kairu stated that the siding started falling off during a storm and now she needs to replace the pieces that are exposed. She stated that she would try to match the color as closely as possible.

Mr. McCann stated that he did not have an issue with approving this petition since it was replacing vinyl siding and asphalt shingles.

Upon a motion by Mr. Constantine and seconded by Mr. Provencher, the Commission voted 4-0-1 (Andrew Schveda abstaining because he arrived late) that the proposed demolition is not detrimental to the historical or architectural resources of the city.

Exhibits

Exhibit A: Building Demolition Delay Waiver application submitted December 26, 2012.

2. 31 Newbury Street (HC-2012-087)

Giancarlo Zambrano, contractor, stated that the purpose of the petition was to demolish the existing garage due to damage caused from a fire. He stated that in a few months the owner planned to re-apply and come before the Commission to replace the roof. He stated that he believed the garage was not original to the house since it looked like an add-on.

Mr. Schveda stated that the Form B stated that the structure was actually a barn and not a garage and that it was original to the structure. He asked the contractor if the barn had been used as a dwelling unit before. Mr. Zambrano stated that he doubted it because the structure had been empty for a while. It is fire damaged, water damaged, some of the wood is rotted, and it has been severely neglected. Also, there is no kitchen or bathroom in the barn.

Mr. Constantine asked how much of the barn was fire damaged. Mr. Zambrano stated that the fire did not go through the wood and could be scraped off but it would be expensive to do so.

Mr. Provencher stated that this should be considered in this case economic hardship since the barn is original to the house. Mr. Zambrano stated that the cost of demolishing the barn would be \$6,500 and the cost to tear it down and rebuild or to rehabilitate the building would be \$35,000.

Mr. Constantine stated that if the petition is denied they have to consider the likelihood that someone will restore it with no potential to generate income. Mr. Schveda asked Mr. Zambrano if there has been a discussion with the owner to turn this barn into a dwelling unit. Mr. Zambrano stated that he would like to request a continuance to ask the owner what he would like.

Jo Hart, Worcester resident, stated that barns are unusual in Worcester and that the owner should consider its historical importance.

Upon a motion by Mr. Schveda and seconded by Mr. Constantine, the Commission voted 5-0 to approve a continuance to February 7, 2013.

Exhibits

Exhibit A: Building Demolition Delay Waiver application dated December 12, 2012 and submitted December 27, 2012.

Exhibit B: Pictures of property received January 24, 2013.

Exhibit C: Request for continuance to February 7, 2013 and extending the constructive approval to February 28, 2013.

OTHER BUSINESS:

- 3. Communication Received** – re: MHRTC January Round Support Letter- re: Worcester Industrial Technical Institute (Worcester Voke), 2 Grove Street, dated December 18, 2012 and received December 20, 2012.

The Commission voted 5-0 to support Voke Lofts Limited Partnership's application for Massachusetts Historic Rehabilitation Tax Credits.

- 4. Communication Received** – re: MHRTC January Round Support Letter- re: Worcester Junction Shops, 49-57 Hermon Street, 51-59 Jackson Street, 62-74 Beacon Street, dated December 18, 2012 and received December 20, 2012.

The Commission voted 5-0 to support Junction Shops' application for Massachusetts Historic Rehabilitation Tax Credits.

- 5. Communication Received** – re: Section 106, Shore Drive, Holden Street, and Route 122 Roadway Improvements; dated January 8, 2013.

Mr. McCann stated that the letter was to inform the Commission about a project involving Shore Drive, Holden St, and Route 122 to widen the road. The project objective is to ease congestion and align the roads. He stated it does not seem to conflict with any historic or architectural structures. The Commission had no comment to convey on the project.

- 6. Election of Officers**

Mr. Constantine nominated Mr. Provencher as the new Vice-Chair. The nomination was seconded by Mr. Schveda and the commission voted 4-0-1 (Kevin Provencher abstained).

MEETING ADJOURNMENT:

The Commission voted to adjourn the meeting at 6:12 p.m.