

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

August 24, 2017

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Andrew Shveda
Randolph Bloom
Robyn Conroy
Devon Kurtz
Courtney Ross Escobar, Alternate

Commission Members Absent: Mark Wamback

Staff Members Present: Susan Arena, Division of Planning & Regulatory Services

Call to Order

The meeting was called to order by Chair Shveda at 5:30 pm.

Approval of Minutes

Review of the July 24, 2017 and August 3, 2017 minutes.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Conroy the Commission voted 4-0 to approve the meeting minutes from July 24, 2017.

Quorum was not available for a vote on the August 3, 2017 minutes.

Old Business

1. 12 Page Street – HC-2017-049

Petition: Building Demolition Delay Waiver
Petitioner: Redemption Christian Center International
Present Use: Church owned residence
Year Built: c1886
Historic Status: MACRIS Listed, fka the George S. Bond – J. A. McKinstry House
Petition Purpose:

- Install vinyl siding (partially retroactive)

Rev. Alex Mfum appeared on behalf of the application

This item was continued from the August 3 meeting to allow for a site visit, which was completed on August 9 at 2:00pm. In attendance were Commissioners Kurtz and Bloom, Susan Arena, and Rev. Alex Mfum.

Commissioner Kurtz stated that his biggest concern was the extensive loss of decorative woodwork, and that in his estimation, what remained appeared to be in good condition. He also noted that the clapboard is very soft.

Commissioner Bloom stated that up close the house was in poorer condition than observed from the street, and is in need of care, particularly because it is an important building. In addition, he noted that in regards to the applicant's complaint that he hasn't been able to keep paint on it, the house did not appear to have been properly scraped and prepped. He reaffirmed Commissioner Kurtz's comment about the degradation of the wood, stating that there were places of obvious rot.

Chair Shveda asked about the process when the house was painted previously. Rev. Mfum stated that it was scraped and painted by parishioners, but he does not recall whether it was primed.

Rev. Mfum presented his compromise, to install siding on all the flat surfaces, retain and paint the remaining trim, and install metal along the cornice to prevent further squirrel damage. He claimed that the brackets, trim and scrollwork that have been removed were too damaged to save, and that those that are left were retained because they were in better condition. Chair Shveda responded that, based on the good condition of the remaining brackets, it's difficult to believe that the sections that were removed were beyond saving. He observed that it appeared that the contractor had removed everything that was in the way of installing vinyl siding.

Chair Shveda reiterated that the work was done without a permit and therefore he'd like to see the brackets and scrollwork recreated, that any skilled woodworker could produce those. He stated that vinyl would only be acceptable on the areas that have clapboard. Details of this proposal were discussed and agreed to by Rev. Mfum and the Commission.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Escobar, the Worcester Historical Commission voted 4-0 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, provided the following conditions are met:

- *The architectural brackets on the upper and lower eaves along the east and north elevations facing Page Street are replicated and reinstalled.*
- *The pinwheel scrollwork at the bottom of the gable returns on the east and north elevations facing Page Street are replicated and reinstalled.*
- *The window trim on the east side (under porch and in dormer above) is restored*
- *Vinyl siding only be installed to cover the clapboard on the south, east and north elevations.*

Note: Siding begun on the west elevation may be completed with no restrictions, and metal trim is permitted along the fascia on all sides.

Exhibit A: Building Demolition Delay Waiver Application dated July 6, 2017 and received July 6, 2017.

Exhibit B: Illustration of proposed siding plan, submitted by Rev. Mfum August 9, 2017.

Exhibit C: August 9, 2017 site visit photos taken by staff.

New Business

2. 72 Coes Street (aka 140 Mill Street) – HC-2017-061

Petition: Building Demolition Delay Waiver
Petitioner: Kathryn Krock for 332 Main Street Properties Inc.
Present Use: Mixed-use, high-rise
Year Built: 1925
Historic Status: MACRIS Listed, National Register listed as part of the Worcester MRA, fka the Central Building

Petition Purpose:

- Remove wood windows and replace with aluminum windows
- Replace storefront windows and doors; make two entrances handicapped accessible
- Replace aluminum entrance and service doors

Deborah Packard, Preservation Worcester, and Phil Niddrie, City of Worcester, appeared on behalf of the application.

Ms. Packard briefly explained the project as it has involved the relocation and reuse of the building. This phase calls for the construction of an addition on the rear to house two sets of restrooms, one accessible from inside and one from outside. The addition will be located where the vault was when the building was previously a bank. The new roofline will be a few feet lower than the vault's so there will be some replacement of siding and two larger windows will be installed to replace a pair of small tilt out units. Chair Shveda asked whether any of the siding was original. Mr. Packard replied that no, all of the siding and windows had been replaced during earlier renovations.

Public comment:

- 1) Jo Hart, Worcester, asked for clarification about the location of the restrooms.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 5-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

Exhibit A: Building Demolition Delay Waiver Application dated August 4, 2017 and received August 8, 2017.

Communications

- a. Communication from MassDOT re: MBTA Positive Train Control E106 Submittal, dated August 16, 2017 and received August 17, 2017.

No comment.

- b. *Communication from Tremont Preservation Services re: request for new letter of support for a tax credit application for: YWCA of Worcester, 1 Salem Square, received electronically August 21, 2017.

Upon a motion by Chair Shveda and seconded by Commissioner Kurtz the Commission voted 5-0 to provide a letter of support for 1 Salem Square.

Other Business

- I. Discussion of Local Historic District Rules & Regulations and Certificate application.

Adjournment

Upon a motion the Commission adjourned the meeting at 8:30 p.m.