

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

February 14, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Randolph Bloom
Robyn Conroy
Diane Long
Tomi Stefani
Janet Theerman
Mark Wamback

Commission Members Absent: Devon Kurtz

Staff Members Present: Susan Arena, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services
Stephen Rolle, Division of Planning & Regulatory Services

Call Commission to Order

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

Approval of Minutes

Review of the January 10, 2019 minutes.

Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy the Commission voted 4-0 to approve the minutes of January 10, 2019, with edits.

Old Business

1. 24 Germain Street – HC-2019-004 (MBL 11-007-00018)

Petition: Building Demolition Delay Waiver
Petitioner: Su Chen
Present Use: Single-family residence
Year Built: c1916
Historic Status: MACRIS listed, and National Register listed, fka Arthur W. Marcou House
Petition Purpose:

- Replace windows
- Replace siding
- Repair porch

No one appeared on behalf of the application. Item was held until the end of the meeting.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 6-0 to continue the item to the March 14, 2019 meeting and extend the constructive grant deadline to March 19, 2019.

New Business

2. 44 Hammond Street – HC-2019-006 (MBL 06-33A-03+34)

Petition: Building Demolition Delay Waiver
Petitioner: AMERCO Real Estate
Present Use: Warehouse (vacant)
Year Built: c1928
Historic Status: MACRIS listed, fka Melville Shoe Corporation Warehouse and Office
Petition Purpose:

- Replace doors and windows
- Install overhead and man doors
- Install awning and signage
- Remove trash chute
- Extend loading dock

Jeff Vaine, owner’s representative for AMERCO Real Estate, appeared on behalf of the application.

Mr. Vaine stated that they’re planning on building out the property as a self-storage facility and U-Haul rental center. He stated that they aren’t making a lot of changes to the exterior. They will be adding storefront doors and windows, and overhead doors along an extended loading dock, on the Tainter Street side. Window frames are in good shape and will stay with just glass being replaced as needed and where it can be seen.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman the Commission voted 6-0 to close the hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy, the Commission voted 6-0 that the proposed demolition of the historic building located at 44 Hammond Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

3. 11 Oxford Street – HC-2019-007 (MBL 03-025-00005)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Adrian Mejia
Present Use: Single-family residence
Year Built: c1850
Historic Status: MACRIS listed, National Register listed, and located within the Crown Hill Local Historic District, fka the Samuel A. Goss House

- Petition Purpose:
- Replace windows and one door

Adrian Mejia, owner, appeared on behalf of the application.

Mr. Mejia stated that at this time he has decided not to replace the windows and is only looking to replace one door near the rear of the house. Staff stated that upon review of the project they determined

that the door to be replaced is not visible from a public way and therefore is not under the Commission's purview.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 6-0 that the proposed change to the historic building located at 11 Oxford Street, consisting of the replacement of one door on the southwest corner, is not under the purview of the Commission and voted to issue a Certificate of Non-applicability.

Exhibit A: Building Demolition Delay Waiver Application dated January 25, 2019 and received January 25, 2019.

Communications

- a. *Communication from Cutler Design Inc. re: ADA variance application for the Worcester Boys' Club, received electronically January 12, 2019.

Upon a motion by Chair Wamback and seconded by Commissioner Theerman, the Commission voted 6-0 in favor of the application.

**Item requiring action*

Other Business

- I. Building Demolition Delay Ordinance revisions

Staff led discussion about the proposed changes to the ordinance, answering questions about how it would vary from the existing regulations.

- II. Conflict of Interest documents

Adjournment

Upon a motion by Chair Wamback and seconded by Commissioner Theerman, the Commission voted 6-0 to adjourn the meeting at 6:50 p.m.