

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

January 31, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Randolph Bloom
Devon Kurtz
Diane Long
Tomi Stefani
Janet Theerman
Mark Wamback

Commission Members Absent: Robyn Conroy

Staff Members Present: Susan Arena, Division of Planning & Regulatory Services
Timothy Gilbert, 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 November 29, 2018 minutes.

Upon a motion by Commissioner Bloom and seconded by Commissioner Theerman the Commission voted 6-0 to approve the minutes of November 29, 2018, with corrections.

Old Business

1. 84 William Street – HC-2019-001 (MBL 02-047-45+83)

Petition: Building Demolition Delay Waiver
Petitioner: Becker College
Present Use: Single-family residence/Office
Year Built: c1906
Historic Status: MACRIS listed, and National Register listed, fka the Louis W. Southgate House
Petition Purpose:

- Remove portions of front porch to allow for handicapped accessible ramp

Scott Zeke, Gregory J. O'Connor Associates, appeared on behalf of the application.

Mr. Zeke stated that the Commission had asked the applicant to investigate alternative options that did not involve using the front entrance. He reviewed those options and presented a plan that utilizes the rear entry through the kitchen. This option would involve removal and replacement of most of the porch and addition of a ramp.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 4-0 to close the hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition of the historic building located at 84 William Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver dated November 9, 2018 and received November 29, 2018.

Exhibit B: Letter from Preservation Worcester dated and received January 10, 2019.

Exhibit C: Photos provided by Pat Glennon.

Exhibit D: Request to continue form, dated January 10, 2019.

New Business

2. 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

Su Chen, owner, appeared on behalf of the application.

Mr. Chen stated that he did not know that the house was historic and required additional review. To date he has replaced six windows, but has the originals stored on site. He stated that he's doing the work himself and he knows how to install a replacement window, but doesn't know how to repair one. Same for the siding, which is currently cedar shake and he'd like to install vinyl. He also noted that the front porch is sagging and needs to be jacked up and new footers poured.

The Commission asked that he look into other options that would involve the retention and repair of existing elements. They suggested he contact Preservation Worcester for a list of qualified contractors and return with information about restoration. Mr. Chen agreed to this.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz, the Commission voted 6-0 to continue the item to the February 14, 2019 meeting.

Exhibit A: Building Demolition Delay Waiver Application dated December 19, 2018 and received January 7, 2019.

3. 16 Salisbury Street – HC-2019-005 (MBL 01-004-00004)

Petition: Building Demolition Delay Waiver
Petitioner: B&G Club Redevelopment LLC
Present Use: School (vacant)

Year Built: c1929
Historic Status: MACRIS listed, and National Register listed, fka Worcester Boys Club
Petition Purpose:

- Replace windows and doors
- Convert rear entrance to new primary entrance
- Repair masonry

Alisa Augenstein, PAL; Michael O'Brien, Winn Properties; and John Raposo, Cutler Associates appeared on behalf of the application.

Mr. O'Brien stated that Winn specializes in adaptive reuse and they are partnering with Preservation Worcester for this project to create a school that will provide educational space and dormitories for young people with Autism. Mr. Raposo reviewed the scope of work stating that they will be repairing all masonry and replacing missing elements in-kind. They will also be replacing all windows and doors, and opening window spaces that had been infilled with brick, and will match the profile of the existing units. Lastly, the rear exit will be reconfigured to become the main entrance and provide a handicapped accessible entrance.

No public comment.

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

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 6-0 that the proposed demolition of the historic building located at 16 Salisbury Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated January 9, 2019 and received January 10, 2019.

Communications

- a. Communication from MHC re: Downtown Worcester Revitalization Plan – dated January 3, 2019 and received January 8, 2019.

No comment.

- b. Communication from VHB re: MHC comments on National Register nomination for 16 Norwich Street – received electronically January 10, 2019.

No comment.

- c. *Request for updated Letter of Support from MacRostie Historic Advisors re: Tax credit application for Swedish Lutheran Home for the Aged, 26 Harvard Street – received electronically January 10, 2019.
- d. *Request for updated Letter of Support from VHB re: Tax credit application for Indian Hill School, 155 Ararat Street – received electronically January 11, 2019.

Upon a motion by Commissioner Long and seconded by Commissioner Kurtz, the Commission voted 6-0 to provide an updated letters of support for Items c. and d.

**Item requiring action*

Other Business

I. Building Demolition Delay Ordinance revisions

Staff verbally reviewed the proposed changes and stated that the draft is being reviewed by the Law Department.

II. Conflict of Interest documents

Adjournment

Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 6-0 to adjourn the meeting at 7:05 p.m.