

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

March 28, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Randolph Bloom
Robyn Conroy
Devon Kurtz
Tomi Stefani
Mark Wamback

Commission Members Absent: Diane Long
Janet Theerman

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 February 14, 2019 minutes.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 4-0 to approve the minutes of February 14, 2019.

Old Business

1. 33 Beaver Street – HC-2019-010 (MBL 08-013-00011)

Petition: Building Demolition Delay Waiver
Petitioner: Restrepo Properties LLC
Year Built: c1916
Historic Status: MACRIS listed, and National Register listed, fka the Delilah Melican Three Decker

Petition Purpose:

- Replace siding and roof (retroactive)

Carlos Quinones, co-owner; and Richard Kubert, contractor, appeared on behalf of the application.

Mr. Quinones stated that the permit had been applied for. He then left for vacation and was under the assumption that the permit had been issued when the work was completed. The Commission expressed frustration at not being able to review the condition of the house prior to the work, and the inability to have a conversation with the applicant in advance. They requested information from the Law Department and Inspectional Services regarding potential outcomes should the work not be approved.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 5-0 to continue the item to the April 11, 2019 meeting.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 5-0 to request a report from the Law Department and Inspectional Services about the potential course of action if the work is not approved retroactively.

Exhibit A: Building Demolition Delay Waiver Application dated February 3, 2019 and received February 19, 2019.

Exhibit B: Request to continue form, dated March 28, 2019.

New Business

2. 41 Stoneland Road – HC-2019-011 (MBL 08-035-00016)

Petition: Building Demolition Delay Waiver
Petitioner: Margaret Owusu
Year Built: c1925
Historic Status: MACRIS listed
Petition Purpose:

- Replace portions of front porches

Margaret Owusu, owner; and Paul Gadd, Mr. Handyman Central Mass, appeared on behalf of the application.

Chair Wamback asked why the decking on the first floor would be Trex and the upper floors would be wood. Ms. Owusu replied that the first floor sees a lot more traffic and wear from dirt and salt, and she thought this material would hold up better. Mr. Gadd stated that the porches would be supported and rotted elements replaced to match visually.

No public comment.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Conroy the Commission voted 5-0 to close the hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 5-0 that the proposed demolition of the historic building located at 41 Stoneland Road 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 February 21, 2019 and received February 25, 2019.

3. 6 Chatham Street – HC-2019-012 (MBL 03-20A-00036)

Petition: Building Demolition Delay Waiver
Petitioner: Menkiti Group on behalf of Emengini Educational Trust LLC
Year Built: c1915
Historic Status: MACRIS listed, fka Young Women's Christian Association
Petition Purpose:

- Replace windows
- Create new window openings

- Construct enclosed ADA accessible lift

Paul Morano, Menkiti Group, appeared on behalf of the application.

Mr. Morano stated that this work had been previously approved by the Commission, but the approval period had lapsed. There is no change in the scope since the last time the project was before the Commission.

No public comment.

Upon a motion by Commissioner Kurtz and seconded by Commissioner Conroy the Commission voted 5-0 to close the hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 5-0 that the proposed demolition of the historic building located at 6 Chatham 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 March 7, 2019 and received March 8, 2019.

Communications

None

Other Business

I. Building Demolition Delay Ordinance revisions

Staff reported that they met with Preservation Worcester's board earlier in the week and received feedback on the proposed ordinance changes. They'd like to incorporate that information before continuing the discussion with the Commission. The item will be included on the April 28 agenda.

Adjournment

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 5-0 to adjourn the meeting at 6:15 p.m.