

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

OCTOBER 13, 2016

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present:

Andrew Shveda, Chair
Robyn Conroy
Devon Kurtz
Randolph Bloom, Clerk
Karl Bjork, Alternate
Cheryl Holley, Alternative

Commission Members Absent: Timothy McCann, Vice-Chair

Staff Members Present: Deborah Steele, Division of Planning & Regulatory Services

Approval of Minutes - August 3, 2016, August 11, 2016, September 29, 2016-Tabled to the November 3, 2016 Historical Commission meeting.

Old Business

1. 41 Stoneland Road– HC-2016-066

Petition: Building Demolition Delay Waiver

Petitioner: Margaret Owusu

Present Use: Multi-family apartment building

Year Built: 1925

Historic Status: MACRIS Listed

Petition Purpose:

- Remove second and third floor porches
- Re deck first floor porch
- Close in second and third floor doors
- Vinyl side wall

BDDW Constructive Grant Deadline: October 17, 2016

Margaret Owusu and Mike Keaney appeared on behalf of the application.

Mr. Keaney stated that he went back and reviewed the scope of work and came up with estimates on the cost to repair versus replace. The cost to repair would be \$12,002.00 and to remove the porches it would be \$7,950.00.

Chair Shveda asked Ms. Owusu if she would be able to afford to do the repair. Ms. Owusu stated that the repair would be out of her price range and she would have to empty out her 401K to pay for it as currently only one of her tenants out of the four is paying rent and the other three she is in the process of evicting them due to non-payment of rent.

Chair Shveda stated that the Commission could then look at an economic hardship case and the Commission has seen the letter from Inspectional Services requiring that the building be fix.

The Commission members agreed that the removal of the historic material, the porches, would be detrimental to the historic and architectural resources of the city but they do understand the circumstances and will take a vote on an economic hardship as well as the Building Demolition Delay Waiver.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bjork the Commission voted 0-4 to approve the Building Demolition Delay Waiver application. The motion failed and the Historical Commission considered the Building Demolition Delay Waiver with respect to the petitioner's evidence related to undue economic hardship.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bjork the Commission voted 4-0 that the petitioner had demonstrated undue economic hardship and approved the Building Demolition Delay Waiver for this project based on the economic hardship.

Exhibit A: Application for Building Demolition Delay Waiver received August 29, 2016 and dated July 14, 2016.

New Business

2. 1 Ball Street – HC-2016-068

Petition: Building Demolition Delay Waiver

Petitioner: Dale Wickenheiser & Susan Berry

Present Use: Single family residence

Year Built: 1879

Historic Status: MACRIS Listed, (fka Albert F. Gould Cottage)

Petition Purpose:

- Reapply trim and moulding to front porch posts
- Rebuild front porch railing

BDDW Constructive Grant Deadline: October 27, 2016

Dale Wickenheiser appeared on behalf of the application.

Mr. Wickenheiser stated that they would like to put the hand railing and the decorative trim back on the home.

Chair Shveda stated that no historic material is being removed and this work will result in a much nicer porch.

Commissioner Conroy and Commissioner Bloom stated that this work will be a great improvement to the home.

Upon a motion by Commissioner Conroy and seconded by Commissioner Holley the Commission voted 6-0 to approve the Building Demolition Delay Waiver application.

Exhibit A: Application for Building Demolition Delay waiver received September 8, 2016 and dated August 24, 2016.

3. 280-282 Highland Street – HC-2016-070

Petition: Building Demolition Delay Waiver

Petitioner: Yarock Memorial Housing, Inc.

Present Use: Single family residence

Year Built: 1898

Historic Status: MACRIS Listed, National Register District (NRD), National Register Multiple Resource Area (NRMRA) (fka George A. Park House)

Petition Purpose:

- Replace existing foundation on back entrance foundation at north side of building

BDDW Constructive Grant Deadline: October 29, 2016

John Martin and Jacob Guzman appeared on behalf of the application.

Chair Shveda asked if existing foundation was brick? Mr. Martin stated that it was.

Commissioner Bloom asked if the foundation would be visible from the street. Mr. Martin stated that it could be but it would be very hard to see.

Commissioner Bjork asked if the brick is the historic material being removed. Mr. Martin stated yes.

Commissioner Bloom asked why they wanted to do the foundation out of concrete block instead of brick. Mr. Martin stated that they could do that but it would cost more money.

Commissioner Holley asked if the brick was original. Mr. Martin stated that he believed it was.

Chair Shveda asked if all the exposed foundation was red brick and was it visible. Mr. Martin stated that it was and if you walk around the building there is brick but no more than few feet but there are shrubs in front of it.

Chair Shveda asked if it possible to do the twelve inches up to/or just slightly below grade and then go to an eight inch block and then do a four inch veneer or would that be expensive. Mr. Martin stated that he could do that and it would be between \$500-\$800 more.

Chair Shveda stated by doing that then the applicant would get the structural integrity of the concrete block and the brick to make it look nice.

Commissioner Bloom stated that solution would make him more comfortable.

Mr. Guzman stated that he is sure the organization could find the money to do that.

Upon a motion by Commissioner Bloom and seconded by Commissioner Kurtz the Commission voted 6-0 that the rebuilding of the foundation of the porch on the north side of the house with concrete block faced with brick was not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.

Exhibit A: Application for Building Demolition Delay waiver received September 14, 2016 and dated September 14, 2016.

Other Business

4. Historic Preservation Plan – Status update

Ms. Steele stated that a full presentation of the report will be held at the November 3, 2016 Historical Commission meeting.

Communications

- a.** Communication from Massachusetts Historical Commission, re: American Antiquation Society dated September 2, 2016 and received September 9, 2016. – No comment.
- b.** Communication from Massachusetts Historical Commission, re: FY 17 Survey and Planning Grant received September 28, 2106 and dated September 23, 2016. No comment.

Adjournment

Upon a motion the Commission voted 6-0 to adjourn the meeting at 6:20 p.m.