

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

**July 24, 2017**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Robyn Conroy  
Devon Kurtz  
Mark Wamback  
Courtney Ross Escobar, Alternate

**Commission Members Absent:** Randolph Bloom

**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**

*Upon a motion by Chair Shveda and seconded by Commissioner Wamback the Commission voted 4-0 (Commissioners Shveda, Conroy, Wamback, and Escobar voted) to approve the meeting minutes from July 6 2017.*

**Old Business**

**1. 12 Scott Street – HC-2017-035**

Petition: Building Demolition Delay Waiver  
Petitioner: Robert Brackett  
Present Use: Multi-Family Residence  
Year Built: c1869  
Historic Status: MACRIS Listed, fka Bridget Butler Three-Decker  
Petition Purpose:

- Enclose front porch (economic hardship)

Robert Brackett, owner, appeared on behalf of the application.

Mr. Brackett presented two quotes – Construct new enclosed porch, \$12,000 and rebuild existing porch, \$26,000. Mr. Brackett also provided a photo of an enclosed porch on another house as an example of how the finished porch would look on his house. Chair Shveda noted that this included a large picture window, door, and siding and asked whether these items were included in the \$12,000 quote as they were not specifically broken out. Mr. Brackett stated that his insurance company had been in touch and informed him that certain work, including the items he had applied for with the Historical Commission, needed to be addressed or his coverage would be dropped.

Commissioner Conroy inquired about any salvageable material, noting the high cost of the restoration. Chair Shveda also commented on the cost discrepancy, that the two proposal amounts seemed to be in reverse. Mr. Brackett stated that the high cost was attributed to replica materials, and rebuilding the roof. Discussion continued regarding the accuracy of the estimates; Commissioners expressed concern and doubt about the numbers provided in relation to the scope of work.

No public comment.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 0-4 that the issuance of a demolition approval is necessary to avoid an undue economic hardship to the property owner and denied the Building Demolition Delay Waiver for the enclosure of the front porch.*

*Note: Commissioners clarified that repairs in-kind, necessary to make the porch safe and comply with insurance standards, are permitted.*

Exhibit A: Building Demolition Delay Waiver Application dated May 12, 2017 and received May 15, 2017.

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## **2. 4 Congress Street – HC-2017-039**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Emilio Mendez and Rukia Bilal  
Present Use: Single-family Residence  
Year Built: 1850  
Historic Status: MACRIS Listed, within Crown Hill Local Historic District and Oxford - Crown National Register Historic District, fka James Andrews House

Petition Purpose:

- Remove and replace six broken windows
- Replace walkway along the side of house

No one was present for the item.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Escobar, the Commission voted 3-0 to continue the discussion of the decorative leaded glass replacement, to the August 17, 2017 meeting and to extend the Building Demolition Delay Waiver and Certificate of Appropriateness deadline to August 21, 2017.*

Exhibit A: Building Demolition Delay Waiver Application dated May 17, 2017 and received May 19, 2017.

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## **New Business**

### **3. 16 Congress Street – HC-2017-047**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Susan Lozoraitis  
Present Use: Apartment house  
Year Built: 1857

Historic Status: MACRIS Listed, within Crown Hill Local Historic District and Oxford  
- Crown National Register Historic District, fka Joshua S Wheeler House

Petition Purpose:

- Install an iron/metal fence and gate

Susan Lozoraitis, owner, appeared on behalf of the application.

Ms. Lozoraitis stated that she has had trouble with people entering her yard and suspicious behavior taking place. She had concerns about safety and hopes that a fence will better define her property and deter people from entering. Ms. Lozoraitis stated that Colonial Fence would be constructing and installing the fence, which would be black and look similar in design to the one at Newbury Street Park. The Commission found it to be consistent and appropriate for the character of the district.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 5-0 that the changes proposed to 16 Congress Street are appropriate for the Crown Hill Local District and approved the Certificate of Appropriateness.*

Exhibit A: Building Demolition Delay Waiver and Certificate of Appropriateness Application dated June 23, 2017 and received June 27, 2017.

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#### **4. 21 Catharine Street – HC-2017-048**

Petition: Building Demolition Delay Waiver

Petitioner: Advocates Inc.

Present Use: Rooming house

Year Built: c1848

Historic Status: MACRIS Listed, National Register Individual Property, fka Draper Ruggles House

Petition Purpose:

- Alter window opening size and replace two windows

Stephen McGrath, Director of Facilities for Advocates Inc, appeared on behalf of the application.

Mr. McGrath explained that the window renovations were related to interior renovation, that the window openings were being raised to allow for bathroom fixtures. Commissioner Kurtz suggested retaining the existing casing on the exterior to maintain the fenestration, with the window in the upper half and siding in the lower half. Mr. McGrath was open to that suggestion. Accounting for the close proximity to the neighboring house, limiting visibility of that elevation, Chari Shveda stated that the original design would be acceptable.

No public comment.

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Wamback, 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 June 29, 2017 and received June 29, 2017.

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### **Communications**

- a. Communication from WBDC re: request for updated letter of support for Central Building, 322-332 Main Street tax credit application, received electronically July 14, 2017.

*Upon a motion by Chair Shveda and seconded by Commissioner Conroy the Commission voted 5-0 to provide an updated letter of support for 322-332 Main Street.*

- b. Communication from FCC re: Section 106 filing for 44 Hammond Street, dated July 12, 2017 and received July 17, 2017.

*No comment.*

### **Other Business**

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

Staff and Commissioners walked through the existing rules and regulations. Staff will incorporate suggested revisions and additions to be presented for review at a forthcoming meeting.

### **Adjournment**

Upon a motion the Commission adjourned the meeting at 7:45 p.m.