

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

July 11, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

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

Commission Members Absent:

Staff Members Present: Stephen S. Rolle, Division of Planning & Regulatory Services
Timothy Gilbert, Division of Planning & Regulatory Services

APPROVAL OF MINUTES

May 9, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 4-0 to approve the minutes of May 9, 2019.

June 6, 2019

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to approve the minutes of June 6, 2019.

June 20, 2019

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to approve the minutes of June 20, 2019.

OLD BUSINESS

Certificate of Appropriateness

Commissioner Bloom recused himself from Item 1.

1. 5 Crown Street – HC-2019-022 (MBL 03-025-00008)

Petitioner: Eric Cruze & Tomoko Sakai
Year Built: 1848
Historic Status: MACRIS listed, National Register listed, and located within
Crown Hill Local Historic District, fka the Rev. Jonathan
Aldrich – Francis Southgate House

Petition Purpose:

- Remove portion of stone wall and install drivable pavers
- Construct a patio and walkway
- Install fence

- Replace window with door

BDDW Constructive Grant Deadline: June 22, 2019

COA Constructive Grant Deadline: July 7, 2019

Tomoko Sakai appeared upon behalf of the application.

Ms. Sakai stated that they are looking for larger yard for their dog and would like to install a fence behind the hedge on the property. Ms. Sakai was unsure of the height of the fence in feet, and estimated it was about six feet high.

Commissioner Wamback asked if Ms. Sakai if she had any photos of the proposed fence. Ms. Sakai stated that she did not.

The Commission expressed concerned with the height of the fence.

The Commission asked Ms. Sakai if she had an example of the window/door she planned to put in. Ms. Sakai stated that she did not.

The Commission stated that they did not have enough information to make a decision without photos of the materials proposed to be used.

No Public comment.

Ms. Sakai asked to continue the hearing so she could provide more information to the Commission.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 7-0 to continue the Certificate of Appropriateness application to the August 8, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to August 9, 2019.

Exhibit A: Certificate of Appropriateness Application, dated May 8, 2019, received May 8, 2019

Commissioner Bloom returned to the meeting.

Building Demolition Delay Waiver

2. 84 Granite Street – HC-2019-032 (MBL 35-26c-00120)

Petitioner: Tam Nguyen
Year Built: 1918
Historic Status: MACRIS listed

Petition Purpose:

- Full siding replacement using vinyl siding

BDDW Constructive Grant Deadline: July 15, 2019

No one appeared on behalf of the application.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 7-0 to postpone the Building Demolition Delay Waiver Application to the July 25, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to August 9, 2019.

Exhibit A: Building Demolition Delay Waiver application dated May 31, 2019, received May 31, 2019

NEW BUSINESS

Building Demolition Delay Waiver

3. 67 Cedar Street – HC-2019-035 (MBL 02-048-00003)

Petitioner: YOU, Inc.
Year Built: 1890
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), fka George Cutting House

Petition Purpose:

- Remove existing slate roof and replace with asphalt shingles
- Install new flashing
- Install new ice and water shield

BDDW Constructive Grant Deadline: July 18, 2019

Christine Bostek, Michael Burbank, and Jake Harranty appeared upon behalf of the application.

Ms. Bostek stated that part of the roof was replaced in 2014, and they seek to replace the rest of the roof in the same manner as previously approved.

No Public Comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Kurtz, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 7-0 that the proposed work 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 June 3, 2019, received June 3 2019

4. 80 Pleasant Street – HC-2019-036 (MBL 03-021-00005)

Petitioner: Worcester Development Project I, LLC
Year Built: 1870
Historic Status: MACRIS listed, fka the Ripley Block

Petition Purpose:

- Construction of new exterior wall
- Construction of new rear exterior decking/stairwell for egress
- Pointing of chimney and building masonry as needed
- Replacement of roofing
- Installation of new windows
- Install stone along exterior of property
- Work on landings and stairwells

BDDW Constructive Grant Deadline: July 30, 2019

Robert Burpe and Brendan the contractor appeared upon behalf of the application.

Mr. Burpe stated their intention is to refurbish the building to serve as Section 8 Housing for at least five years. Mr. Burpe stated that the building was damaged by fire several years ago.

Commissioner Conroy stated that this location came before the Commission for a full demolition after the fire, and that she was happy to see that it is to be restored.

The applicant and the Commission reviewed the scope of the work proposed.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 7-0 that the proposed work 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 June 5, 2019, received June 5, 2019

5. 7 Heroult Road – HC-2019-037 (MBL 37-008-00086)

Petitioner: Elaine M. Fisher
Year Built: c1915
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA)

Petition Purpose:

- Replace roof
- New flashing for chimney

BDDW Constructive Grant Deadline: July 22, 2019

Elaine Fisher appeared upon behalf of the application. Ms. Fisher stated that she would like to replace the existing slate roof with asphalt. Ms. Fisher stated that it would cost too much to replace with slate, and she had previously made repairs to the slate twice.

The Commission stated that they understood the economics involved, as they have seen many applications for the costs of slate roofs.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 7-0 close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 0-7 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver. The motioned failed and the Commission considered economic hardship.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 7-0 that in-kind replacement of the slate roof would create an undue economic hardship on the applicant, and the economic hardship passed.

Exhibit A: Building Demolition Delay Waiver Application; dated May 15, 2019, received May 16, 2019

6. 12 Westland Street – HC-2019-038 (MBL 11-008-00019)

Petitioner: Lisa Brennan
Year Built: c1897
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), fka C.A. Chandler House

Petition Purpose:

- Repair front porch

BDDW Constructive Grant Deadline: July 22, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman the Commission voted 7-0 to postpone the Building Demolition Delay application to the July 25, 2019 Historical Commission meeting and to extend the constructive grant deadline to August 9, 2019.

Exhibit A: Building Demolition Delay Waiver application, dated June 11, 2019, received June 11, 2019

7. 74-76 Granite Street – HC-2019-039 (MBL 35-26c-0000I)

Petitioner: Teddy Gantias
Year Built: 1918
Historic Status: MACRIS listed

Petition Purpose:

- Repair front porch
- Repair roof
- Remove and replace gutters
- Work on flashing

BDDW Constructive Grant Deadline: August 2, 2019

Hung Nguyen from Economic Development and Teddy Gantias appeared upon behalf of the application.

Mr. Nguyen reviewed the scope of the work and the cost involved in the project. Mr. Nguyen stated that they were using federal funds for project so there is only such money to be utilized for the work.

The Commission discussed the scope of work with the applicant, and it was explained that the wrap around porch was going to be demolished. The Commission expressed concern about the demolition of the wrap-around porch, as they would prefer to see it repaired.

The Commission recommended that a continuation so that the applicant could speak to staff regarding the proposal.

Mr. Gantias requested that the item be continued.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 7-0 to close the public hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 7-0 to continue the Building Demolition Delay Waiver application to the July 25, 2019 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver Application, dated June 18, 2019, received June 18, 2019

8. 42 Hitchcock Road - HC-2019-040 (MBL 08-035-00056)

Petitioner: Andria Sweeney
Year Built: 1925
Historic Status: MACRIS listed

Petition Purpose:

- Remove and replace porch

BDDW Constructive Grant Deadline: August 2, 2019

Hung Nguyen from Economic Development appeared upon behalf of the applicant, Andria Sweeney.

Mr. Nguyen reviewed the scope of the work, as well as the intent to add vinyl siding the building to match the porch.

Staff pointed out that the replacement of siding and entry doors was not submitted in the application, and would, therefore, would need to be advertised.

The Commission stated their discomfort in voting that without knowing the full scope of work, particularly regarding how the porch would tie into the rest of the house.

No public comment.

Mr. Nguyen requested the item be continued.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 7-0 to close the public hearing

Upon a motion by Commissioner Conroy and seconded by Commissioner Long the Commission voted 7-0 to continue the Building Demolition Delay application to the July 25, 2019 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver Application, dated June 18, 2019, received June 18, 2019

9. 15 Kenwood Avenue – HC-2019-043 (MBL 22-024-00012)

Petitioner: Leah & Joseph Murphy
Year Built: 1912
Historic Status: MACRIS listed, fka Edward P. Ingraham House

Petition Purpose:

- Convert two windows into door on rear of house
- Add rear porch
- Add additional window

BDDW Constructive Grant Deadline: August 19, 2019

Leah and Joseph Murphy appeared upon behalf of the application.

Mr. Murphy stated that the work was being done to the back of the house. Commissioner Wamback asked if the work was visible from a public way. Mr. Murphy stated no and stated that the work was approved three years ago by the Commission but they did not get to the work before the last approval expired.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 7-0 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver as the work is not visible from the public way.

Exhibit A: Building Demolition Delay Waiver Application, dated June 25, 2019, received June 25, 2019

Commissioner Wamback recused himself from Item 10 and Commissioner Bloom assumed the Chair.

10. 20 Franklin Street HC – 2019-044 (MBL 03-013-00006)

Petitioner: 20 Franklin QULICB Corporation
Year Built: c1910
Historic Status: MACRIS listed, fka Quinsigamond College

Petition Purpose:

- Removal and replacement of exterior steel doors and brick
- New handicapped ramp

BDDW Constructive Grant Deadline: August 9, 2019

Mr. Rolle provided an overview of how the building came to be listed on MACRIS and before the Commission.

Roberta Brien and Lisa Drexhage of Worcester Business Development Corporation and Greg O'Connor, architect, appeared upon behalf of the application.

Ms. Brien provided an overview of the scope of the work and explained that the work is being done for the new black box theatre being constructed at the site.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 6-0 to close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 6-0 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver as the work is not visible from the public way.

Exhibit A: Building Demolition Delay Waiver Application, dated June 25, 2019, received June 25, 2019

Commissioner Wamback returned to the meeting and assumed Chair.

11. 28 Clement Street HC-2019-043 (MBL 08-013-00023)

Petitioner: Bruce Starr & Hasib Mahmud
Year Built: c1922
Historic Status: MACRIS listed

Petition Purpose:

- Replace leaking roof
- Replace falling shingles
- Replace broken porches
- Replace windows

BDDW Constructive Grant Deadline: August 3, 2019

Bruce Star, owner, and John Rigali, contractor, appeared upon behalf of the application.

Mr. Rigali apologized and stated that they were unaware the home was historical so the roof has already been done. Commissioner Wamback asked when the roof was done and the contractor responded three weeks ago.

The Commission and applicants reviewed the work proposed in the application, and Mr. Rigali provided information on the financial cost of the work.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 7-0 close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom the Commission voted 1-6 (Commissioner Kurtz voting to approve) that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver. The motion failed and the Commission considered economic hardship.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 7-0 that, based on the economics involved, the removal and replacement with like-materials would create an undue economic hardship on the applicant, and the economic hardship passed.

Exhibit A: Building Demolition Delay Waiver application, dated June 25, 2019, received June 25, 2019

Certificate of Appropriateness

Commissioner Bloom recused himself from items 12, 13, 14.

12. 6 Congress Street – HC-2019-041 (MBL 03-026-00027)

Petitioner: David W. Minasian
Year Built: 1852
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), located in the Crown Hill Local Historic District

Petition Purpose:

- Painting of house with like colors
- Replacing rotting siding and trim boards
- Re-painting of barn
- Add/extend gutters

BDDW Constructive Grant Deadline: August 3, 2019

COA Constructive Grant Deadline: August 18, 2019

David W. Minasian appeared upon behalf of the application.

Mr. Minasian stated that he would like to paint the house. Regarding the bulkhead, Mr. Minasian stated his initial intent to use like materials, but was considering metal due to safety reasons. Commissioner Wamback asked if the bulkhead was visible from a public way, to which Mr. Minasian responded that the landscaping hides it.

Mr. Wamback asked what color the house would be painted, and Mr. Minasian stated it would be exact same color as it is now.

The Commission stated that they would not have an issue if the applicant wanted to replace the bulkhead with metal.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 6-0 to close the Public Hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 6-0 that the proposed work is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 6-0 that the proposed changes at 6 Congress Street are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Certificate of Appropriateness application, dated June 19, 2019, received June 19, 2019.

The Commission took a five minute recess.

OTHER BUSINESS

13. Application and Process for Certificate of Non-Applicability

Mr. Rolle provided an overview of the new application process which includes the following:

Local Historic Districts (LHDs) are governed by regulations established by MGL Part I, Title VII Chapter 40C, aka the “Historic Districts Act.” These regulations establish that most alterations to exterior features require the review and approval of the local Historic Commission.

The Historic Districts Act establishes three types of approvals:

- **Certificate of Appropriateness:** The proposed work is appropriate for or compatible with the preservation or protection of the LHD.
- **Certificate of Hardship:** The proposed work is not suitable for a Certificate of Appropriateness, but meets all of the following requirements:
 - Failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant;
 - Such hardship is a result of conditions affecting the building or structure to be altered, but not the historic district generally; and,
 - The proposed work may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of the Historic Districts Act.
- **Certificate of Non-Applicability:** Confirmation that the proposed work does not involve any exterior architectural features, or involves an exterior architectural feature which is not subject to review by the commission.

No building permit for demolition or work affecting exterior features may be issued without one of these three certifications by the Commission (MGL 40C, Sec 6). Within 14 days of receipt of an application, the Commission must decide whether a Certificate of Non-Applicability may be issued, or in the case of an application for a Certificate of Appropriateness or Hardship schedule a Public Hearing.

Justification for Issuance of a Certification of Non-Applicability

The Historic Districts Act specifies that the following categories of work are not subject to the Commission’s review and should be authorized through the issuance of a Certificate of Non-Applicability:

- Ordinary maintenance or repair of exterior architectural features that does not affect a change in design, color, material or outward appearance.
- Interior work that does not affect the exterior of the building.
- Landscaping with trees and plants, provided that any tree removed does not have a trunk of 12 inches or greater in diameter measured 4 ½ feet above the ground. (MGL 40C Sec 9).
- Work in an area that is not visible from a public way.

Upon a motion by Commissioner Wamback and second by Commissioner Theerman, the Commission voted 6-0 to approve the application process but also reserves the right to review the process again in the future.

14. 2 Congress Street – HC-2019-050

Petitioner: Randolph Bloom
 Year Built: 1856
 Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), located in the Crown Hill Local Historic District

Petition Purpose:

- Request for Certificate of Non-Applicability for work not visible from a public way (Replace porch roof with like materials).

Randy Bloom appeared upon behalf of the application. Mr. Bloom stated that the roof cannot be seen from a public way. He stated that the roof leaks despite previous repairs and must be replaced.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 6-0 to approve the Certificate of Non-Applicability as the work is not visible from a public way.

Exhibit A: Certificate of Non-Applicability application, dated July 12, 2019, received July 12, 2019.

Commissioner Bloom returned to the meeting.

COMMUNICATIONS

- a. Communication from Commonwealth of Massachusetts, re: Indian Hill School; dated June 18, 2019, received June 18, 2019. No comment.

OTHER BUSINESS

ADJOURNMENT

Upon a motion the Commission voted 7-0 to adjourn the meeting at 8:04 p.m.