

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

August 8, 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

July 11, 2019

Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy the Commission voted 7-0 to approve the minutes of July 11, 2019.

July 25, 2019

Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy the Commission voted 5-0 to approve the minutes of July 25, 2019 with one edit.

Building Demolition Delay Waiver

1. 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/repair porches
- Replace front entry doors
- Replace siding

BDDW Constructive Grant Deadline: August 9, 2019

Hung Nguyen and Ken Wolanin appeared upon behalf of the applicant, Andria Sweeney.

Mr. Wolanin stated the applicants' insurance company is requiring the proposed work. Mr. Wolanin explained that the applicant purchased the property a year ago, and the previous owner had started but not completed work to the house.

Mr. Wolanin presented updated plans showing the proposed work to the porches, as that had been the primary concern of the Commission.

Mr. Wolanin stated that they will also be doing vinyl siding and replacing the entry doors.

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 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 18, 2019, received June 18, 2019

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: August 9, 2019

Tam Nguyen appeared upon behalf of the application.

Mr. Nguyen stated that he no longer plans to replace the wood siding with vinyl, as replacing in-kind will be much cheaper.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Stefani, 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, which includes the replacement and repair with in-kind material, 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 May 31, 2019, received May 31, 2019

3. 130 Millbury Street – HC-2019-047 (MBL 05-021-00026)

Petitioner: Ethan DeSota
Year Built: c1890
Historic Status: MACRIS listed, fka Manning Block

Petition Purpose:

- Replace front vinyl façade
- Install new windows
- Install solar atrium and deck on roof

BDDW Constructive Grant Deadline: August 17, 2019

Ethan DeSota and Joel DeSota appeared upon behalf of the application.

Mr. DeSota reviewed the proposal. He stated the vinyl siding will be removed, and new windows will be installed, as well as a solar atrium and deck on the roof. Mr. DeSota presented photos of the proposed work.

Chair Wamback asked Mr. DeSota to review the type of windows that would be installed. Mr. DeSota stated that none of the windows are original and they will all be replaced.

Commissioner Conroy stated that this will be an improvement to the property.

No public comment.

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

Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy, 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 July 3, 2019, received July 3, 2019

4. 57 May Street – HC-2019-049 (MBL 06-039-00048)

Petitioner: Tatiana Dafonseca
Year Built: c1886
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA),
fka Thomas Gard House

Petition Purpose:

- Replace vinyl siding
- Replace asphalt roof shingles with asphalt
- Replace windows and doors
- Complete work to porch/deck

BDDW Constructive Grant Deadline: August 17, 2019

Tatiana Dafonseca appeared upon behalf of the application.

Ms. Dafonseca stated that she purchased the property in April, and the previous owner had started but never completed work to the house. She explained that she is now trying to complete the work, which includes vinyl siding, roof replacement, replacement of the windows and doors, and finishing work to the porch/deck.

No public comment.

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

Upon a motion by Commissioner Theerman 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.

Exhibit A: Building Demolition Delay Waiver application dated July 3, 2019, received July 3, 2019

5. 10 Heroult Road – HC-2019-047 (MBL 37-008-00039)

Petitioner: Elizabeth A. Austin
Year Built: c1915
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA)

Petition Purpose:

- Install vinyl siding

BDDW Constructive Grant Deadline: August 17, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 7-0 to continue the application to the August 22, 2019 Historical Commission meeting and to extend the constructive grant deadline to August 24, 2019.

Exhibit A: Building Demolition Delay Waiver application dated June 7, 2019, received June 7, 2019

Certificate of Appropriateness

Commissioner Bloom recused himself from Item 6.

6. 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: August 9, 2019

COA Constructive Grant Deadline: August 9, 2019

Eric Cruze & Tomoko Sakai appeared upon behalf of the application.

Ms. Sakai stated that at the last meeting the Commission asked for more details on what is being proposed, and they responded with an email to staff. Mr. Cruze also presented photos of the materials to be used.

Mr. Rolle stated that, in regard to work on the driveway, the applicant should verify setback requirements with Inspectional Services.

No public comment.

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

Upon a motion by Commissioner Theerman and seconded by Commissioner Theerman, 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 Theerman, the Commission voted 6-0 that the proposed changes at 5 Crown Street are appropriate to the Crown Hill Historic District, and approved the Certificate of Appropriateness.

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

Commissioner Bloom returned to the meeting

Chairman Wambach and Commissioner Wambach could not vote on Item 7, as they were not present when item was first opened by the Commission.

7. 114 Austin Street – HC-2019-045 (MBL 03-024-00002)

Petitioner: 114 Austin St Realty Trust

Year Built: 1863

Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), located in the Crown Hill Local Historic District, fka Rufus H. Chase House

Petition Purpose:

- Repair exterior trim
- Replace doors
- Roof repair
- Siding repair
- Repair deck

BDDW Constructive Grant Deadline: August 12, 2019

COA Constructive Grant Deadline: August 29, 2019

Prince Mageza appeared upon behalf of the application.

Mr. Mageza stated that he had recently purchased the property. He explained that the previous owner had started but never completed work to the house, and that he would like to finish the work.

Commissioner Bloom stated that the previous owner had done the work without getting permits or coming before the Commission.

The Board and the applicant reviewed the work proposed.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 5-0 to close the public hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 5-0 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 5-0 that the proposed changes at 114 Austin Street are appropriate to the Crown Hill Historic District, and approved the Certificate of Appropriateness, which includes:

- Repair of exterior trim with white aluminum trim coil
- The replacement of the doors with 4/6 panel steel doors
- The siding repair to fill in holes with in kind like materials
- To repair the deck with a white Brookshire PVC material

Exhibit A: Certificate of Appropriateness, dated June 25, 2019, received June 25, 2019

NEW BUSINESS

Building Demolition Delay Waiver

8. 29 Genesee Street – HC-2019-051 (MBL 28-010-000084)

Petitioner: James Street Plaza LLC
Year Built: c1915
Historic Status: MACRIS listed, fka Osa-Schofield Audette, Benjamin House

Petition Purpose:

- Demolish building (retroactive)

BDDW Constructive Grant Deadline: August 26, 2019

Attorney Todd Broder and Pat Doherty appeared upon behalf of the application.

Mr. Broder stated that, in 2018, other related buildings were reviewed by the Commission and received approval for demolition, but this property had been overlooked. The building at 29 Genesee Street was demolished as a result.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long the Commission voted 7-0 to close the public hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 7-0 that the proposed work which was already completed 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 July 12, 2019, received July 12, 2019

9. 21 Pond Street – HC-2019-047 (MBL 04-021-00014)

Petitioner: Edward Russo
Year Built: c1880
Historic Status: MACRIS listed, National Register District (NRD)

Petition Purpose:

- Demolish building

BDDW Constructive Grant Deadline: August 30, 2019

Edward Russo appeared upon behalf of the application.

Mr. Russo stated that he purchased the property a few months ago, and that he would like to demolish the building for parking, explaining that the building is in poor condition.

Commissioner Theerman suggested that the doors could be salvaged and asked Mr. Russo to consider doing so. Mr. Russo stated that he would.

No public comment.

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

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 7-0 that the proposed work, based on the current condition of the building, 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 July 16, 2019, received July 16, 2019

Mark Wamback and Tomi Stefani recused themselves from Item 10.

10. 125 Salisbury Street – HC-2019-054 (MBL 02-044-01+02)

Petitioner: Worcester Polytechnic Institute
Year Built: c1907
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA) fka W.P.I. Electrical Engineering Building

Petition Purpose:

- Replace all windows
- Install ADA accessible doors and handrails
- Replace entry doors and repair stairs
- Cleaning/repair of building façade
- Various façade maintenance and improvements, including repair of wood trim, new shaft vent, new snow guard and new louvers

BDDW Constructive Grant Deadline: September 1, 2019

Attorney Mark Donahue and Ron O’Brien appeared upon behalf of the application. Mr. Donahue stated that the Commission had previously approved the proposed work, but had been put aside.

Mr. O’Brien reviewed the scope of the work proposed.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Board voted 5-0 to close the public hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 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 July 18, 2019, received July 18, 2019

10a. Worcester Polytechnic Institute (WPI), New Academic Building, Boynton Street - Discussion

Attorney Mark Donahue and Ron O’Brien appeared upon behalf of the application.

Mr. Donahue stated that this is in regard to a stone wall and a set of exterior stairs on the hill and WPI is seeking support from the Commission for this project.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 to support the proposal, which includes that the proposed work preserves the architectural and historical integrity of the Boynton Street wall.

10b. Communication from Massachusetts Historical Commission, re: Worcester Polytechnic Institute Campus Improvements, Kaven Hall, Harrington Auditorium, Higgins House, Washburn Former Reactor Space, Stratton Hall, Olin Hall, 15 Sagamore Road, 50 Prescott Street, Worcester, MA; dated July 8, 2019 and received July 11, 2019.

Attorney Mark Donahue appeared upon behalf of the communication.

The Commission made no comment on the communication.

11. 30 Victor Avenue – HC-2019-055 (MBL 15-037-00039)

Petitioner: Earl Bruso
Year Built: c1927
Historic Status: MACRIS listed, fka Frank A. McManus Thompson, Peter J. House

Petition Purpose:

- Install vinyl siding over wood shake siding

BDDW Constructive Grant Deadline: September 1, 2019

Rick Daigneault appeared upon behalf of the applicant.

Mr. Daigneault stated that he is looking to install vinyl siding to the home, as fixing the cedar shakes would be too costly and that he is doing the work for his elderly uncle.

The Commission and Mr. Daigneault reviewed the scope of work.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Board voted 7-0 to close the public hearing.

Upon a motion by Commissioner Theerman 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.

Exhibit A: Building Demolition Delay Waiver application dated July 18, 2019, received July 18, 2019

12. 858 Main Street – HC-2019-056 (MBL 06-036-00003)

Petitioner: George K. Haddad
Year Built: c1870
Historic Status: MACRIS listed, fka F.A. Chapin House

Petition Purpose:

- Replace roof and make associated repairs
- Repair all rotted fascia, soffit and rake boards
- Install graspable handrails and balusters on both sets of stairs on D side porch

BDDW Constructive Grant Deadline: September 1, 2019

Timothy Hansen from the City of Worcester Housing Division appeared upon behalf of the applicant, George H. Haddad.

Mr. Hansen stated that a combination of HUD, Lead, and CDBG funding is being used to do work on the home, and reviewed the scope of the work proposed.

Chair Wamback asked about the handrails. Mr. Hansen stated that there are no handrails currently and they will be added to the building.

No public comment.

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

Upon a motion by Commissioner Theerman 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

Exhibit A: Building Demolition Delay Waiver application dated July 18, 2019, received July 18, 2019

13. 54 May Street – HC-2019-057 (MBL 06-022-00039)

Petitioner: Josh Gaval
Year Built: c1888
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), fka Ora. A. Estabrook House

Petition Purpose:

- Remove front porch (retroactive)
- Remove exterior addition (retroactive)
- Add exterior third floor addition
- Exterior side changes
- Replace windows
- Replace soffits

DDW Constructive Grant Deadline: September 1, 2019

Josh Gaval and Zac Couture appeared upon behalf of the application.

Mr. Couture stated that the applicant had purchased the property in January and obtained a building permit to do the proposed work, but the property was identified as being historical after the porch had been removed. Mr. Rolle stated that the building permit was issued by mistake, and was not the fault of the applicant.

M. Couture reviewed the scope of work proposed.

The Commission and the applicant discussed retaining the features on the windows and cost involved with repairing the windows.

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, which includes maintaining the window lenth detail on the front façade of the building, and the work already done, 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 July 18, 2019, received July 18, 2019

14. 28 Water Street/0 Winter Street – HC-2019-058 (MBL 04-020-0001A+2B)

Petitioner: B1 Water Street LLC/B2 Water Street LLC
Year Built: c1870
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA) fka J.H. Walker and G.M. Shoe Factory

Petition Purpose:

- Repoint brick
- Remove brick escapes
- Replace windows and lintels
- Install ADA accessible entrance
- Create new egresses on the sides of the building
- Install new sign
- Install lighting
- Demolish furnace

BDDW Constructive Grant Deadline: September 2, 2019

Attorney Donald O'Neil appeared upon behalf of the applicant, B1Water Street LLC/B2 Water Street LLC.

Mr. O'Neil stated that this item has received approval from the Zoning Board of Appeals, and the proposed work is part of an \$8 million dollar renovation to the building. Mr. O'Neil stated that the majority of the work is interior, but the windows need to be replaced, and the brick is to be repointed and power washed. The exterior fire escape will be removed and an old furnace building will be demolished. There will be also new lighting and signage, and an ADA accessible entrance will be installed.

The Commission expressed concern that some of the windows are covered in plywood and suggested alternatives.

Public comment

Ben Woodbury, abutter to the property, expressed his concerns regarding the window replacement and the up-lighting.

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 Bloom and seconded by Commissioner Conroy the Commission voted 7-0 that the proposed work as proposed is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver with the condition that the windows on the southern alley-side of the building use either false windows, opaque windows, or shutters, and with the option that such windows may be used on the northern side of the building as well.

Exhibit A: Building Demolition Delay Waiver application dated July 19, 2019, received July 19, 2019

COMMUNICATIONS

Requests for Letter of Support

- a. Epsilon Associates, Inc. request for Letter of Support for 526 Main Street
- b. Epsilon Associates, Inc. request for Letter of Support, Matheson Apartment and 18 Chestnut Street
- c. Albert Rex and Mary Nastasi, MacRostie Historic Advisors, request for Letter of Support
 - o J.A. Calvin Lofts, 98 Beacon Street
 - o Elwood Adams Block, 156 Main Street
 - o Quinsigamond Firehouse, 15 Blackstone River Road
 - o Worcester Boys' Club, 2 Ionic Avenue
 - o Worcester YWCA, 6-10 Chatham Street

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman the Commission voted 7-0 to have staff draft letters of support for these projects.

OTHER BUSINESS

Commissioner Bloom requested that information be provided on how the Commission members can handle situation where work is done on a property and does not come before the Historical Commission and how fines can be implemented.

ADJOURNMENT

Upon a motion by Chair Wamback and seconded by Commissioner Conroy the Commission voted 7-0 to adjourn the meeting at 8:27 p.m.