

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

August 22, 2019

ESTHER HOWLAND, ROOM 302 – CITY HALL

Commission Members Present: Randolph Bloom, Vice-Chair
Diane Long
Janet Theerman
Tomi Stefani

Commission Members Absent: Mark Wamback
Robyn Conroy
Devon Kurtz

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

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – August 8, 2019 – Held to September 19, 2019 meeting

Acting Chair Bloom took the Letters of Support out of order.

COMMUNICATIONS

Request for Letter of Support

- The Bancroft Hotel, 50 Franklin Street
- Worcester Boys' Club, Lincoln Square (aka 16 Salisbury Street)
- Worcester County Courthouse, 2 Main Street
- Parking Building, 507 Main Street
- Cheney-Ballard Building, 517 Main Street
- YWCA of Worcester, 1 Salem Square
- Mission Chapel, 205 Summer Street
- JR Torrey Razor, 128 Chandler Street

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 4-0 to issue Letters of Support for all items requested.

Certificate of Appropriateness

1. 66-68 Chatham Street – HC-2019-060 (MBL 860-280-6072)

Petitioner: Hilltop Group Holdings, LLC
Year Built: 1896
Historic Status: MACRIS listed, National Register DOE, National Register District (NRD) and part of the Crown Hill Local Historic District

Petition Purpose:

- Remove and replace vinyl windows

COA Constructive Grant Deadline: September 29, 2019

Laurian Bancliulescu appeared upon behalf of the application.

Mr. Bancliulescu stated that he would like to replace the existing replacement windows as they are failing. There would be no change to the look of the building.

The Commission and the applicant discussed the replacement color and Mr. Bancliulescu stated that he could do an almond color.

No public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 4-0 to close the public hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 4-0 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 Theerman and seconded by Commissioner Long, the Commission voted 4-0 that the proposed changes at 66-68 Chatham Street are appropriate to the Crown Hill Historic District, and approved the Certificate of Appropriateness, which includes:

- The removal and replacement of vinyl windows with vinyl windows

Exhibit A: Certificate of Appropriateness application; dated July 31, 2019, received July 31, 2019

Certificate of Non-Applicability

2. 9 Quincy Street – HC-2019-065 (MBL 03-024-00014)

Petitioner: Juana Naranjo

Year Built: c1867

Historic Status: MACRIS listed, Crown Hill Local Historic District

Petition Purpose:

- Replace asphalt shingles with asphalt shingles

Richard Kubert, the construction supervisor for the project, appeared upon behalf of the application. Mr. Kubert stated that the homeowner would like to replace the asphalt shingles with asphalt shingles of the exact same color.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 to approve the Certificate of Non-Applicability, having determined that the proposed replacement of asphalt shingles with like materials of similar design and color consists of work that is ordinary maintenance or repair of exterior architectural features that does not affect a change in design, color, material or outward appearance. The asphalt shingles must be replaced with same color as the existing asphalt shingles.

Exhibit A: Certificate of Non-Applicability application dated August 19, 2019, received August 19, 2019

3. 7 Oxford Street – HC-2019-067 (MBL 03-025-00004)

Petitioner: Don & Helen Pham

Year Built: c1854

Historic Status: MACRIS listed, National Register (DOE), National Register District, Crown Hill Local Historic District

Petition Purpose:

- Replace asphalt roof with asphalt roof

Richard Kubert, the construction supervisor for the project, appeared upon behalf of the application.

Mr. Kubert stated that he would like to replace the asphalt shingles with asphalt shingles, and that there be will be no change in color or appearance.

Mr. Rolle stated that some other work, window replacement, was done and did not go through the review process so the homeowner will need to apply retroactively for that work.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 to approve the Certificate of Non-Applicability, having determined that the proposed replacement of asphalt shingles with like materials of similar design and color consists of work that is ordinary maintenance or repair of exterior architectural features that does not affect a change in design, color, material or outward appearance. The asphalt shingles must be replaced with same color as the existing asphalt shingles.

Exhibit A: Certificate of Non-Applicability application dated August 19, 2019, received August 19, 2019

4. 9 Oxford Street – HC-2019-066 (MBL 03-025-00004)

Petitioner: Don & Helen Pham

Year Built: c1859

Historic Status: MACRIS listed, National Register (DOE), National Register District, Crown Hill Local Historic District

Petition Purpose:

- Replace asphalt roof with asphalt roof

Richard Kubert, the construction supervisor for the project, appeared upon behalf of the application.

Mr. Kubert stated that he will be replacing the asphalt roof with asphalt roof and there will be no changes to the color or appearance of the replacement roof.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 to approve the Certificate of Non-Applicability, having determined that the proposed replacement of asphalt shingles with like materials of similar design and color consists of work that is ordinary maintenance or repair of exterior architectural features that does not affect a change in design, color, material or outward appearance. The asphalt shingles must be replaced with same color as the existing asphalt shingles.

Exhibit A: Certificate of Non-Applicability application dated August 19, 2019, received August 19, 2019

OLD BUSINESS

Building Demolition Delay Waiver

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 Long and seconded by Commissioner Theerman, the Commission voted 4-0 to continue the Building Demolition Delay Waiver application to the September 5, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to September 6, 2019.

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

6. 73 Granite Street – HC-2019-039 (35-26c-0000i)

Petitioner: Teddy & Irene Gacias

Year Built: c1918

Historic Status: MACRIS listed

Petition Purpose:

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

BDDW Constructive Grant Deadline: August 24, 2019

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 to continue the Building Demolition Delay Waiver application to the September 5, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to September 6, 2019.

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

NEW BUSINESS

Building Demolition Delay Waiver

7. 41 Elm Street – HC-2019-059 (MBL 03-033-00003)

Petitioner: Forty One Elm Street, LLC

Year Built: c1884

Historic Status: MACRIS listed, Joseph Davis Estabrook House, National Register Individual Property (NRD), National Register (MRA)

Petition Purpose:

- Remove and replace windows

BDDW Constructive Grant Deadline: August 26, 2019

Keith Blanchette and Joel Stolberg appeared upon behalf of the application.

Mr. Blanchette stated that they appeared before the Commission last year for replacement of the siding and some windows, and that when the contractor began work they determined that more windows were deteriorating and all need to be replaced. Mr. Blanchette stated that the window replacement will not change the look of the building.

The applicant and the Commission discussed what the original windows at the home looked like and what the replacements would look like.

No public comment.

Upon a motion by Long and seconded by Commissioner Theerman, the Commission voted 4-0 to close the Public Hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 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 with the exception of the two windows with the curved glass.

Exhibit A: Building Demolition Delay Waiver application dated July 23 2019, received July 23 2019

ADJOURNMENT

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 4-0 to adjourn the meeting at 6:30 p.m.