

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

August 5, 2021

CITY HALL*

Commission Members Participating: Diane Long, Vice-Chair
Janet Theerman, Clerk
Randolph Bloom
Tomi Stefani
Steven Taylor, Alternate

Commission Members Not Participating: Devon Kurtz, Chair
Mark Wamback
Erika Helnarski, Alternate

Staff Members Participating: Michelle Johnstone, Division of Planning & Regulatory Services

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – July 22, 2021 – Held

OLD BUSINESS

Building Demolition Delay Waiver

1. 29 Heroult Road – HC-2021-038 (MBL 37-017-00075)

Petitioner: Richard Kubert o/b/o Frances Rodriguez
Year Built: 1915
Historic Status: MACRIS listed; State Register of Historic Places; National Register District;
National Register Multiple Resource Area

Petition Purpose:

- Replace roof and siding

Richard Kubert, the contractor, along with Frances Rodriguez appeared in person for the application.

Mr. Kubert stated that he had appeared at the last meeting and the Commission had asked for additional estimates for the project. He stated that the estimates had since been provided.

Ms. Rodriguez stated that water is coming in through attic and Mr. Kubert stated that he would like to replace the siding with vinyl siding. He also noted that the roof is compromised and needs to be replaced due to the age of the roof.

Vice-Chair Long asked if repairing the existing siding had been looked at. Mr. Kubert stated that vinyl siding would last longer and be less expensive.

The Commission asked why the applicant is asking for financial hardship. Ms. Rodriguez stated that she recently bought the house and didn't plan for this expense.

The Commission asked how much of the siding had been compromised. Mr. Kubert stated in his opinion it was about 75%.

Ms. Johnstone stated that since the Commission was having difficulty with just seeing estimates and photos that the Commission could set up a site visit with the contractor to view the conditions.

Public Comment

No Public Comment.

Upon a motion made and duly seconded the Commission voted 3-0 (Commissioners Bloom, Taylor, and Theerman voting) to close the Public Comment portion of the hearing.

Upon a motion made and duly seconded the Commission voted 3-0 (Commissioners Bloom, Taylor, and Theerman voting) to continue and re-advertise the Building Demolition Delay Waiver Application to the September 2, 2021 Historical Commission meeting.

NEW BUSINESS

Certificate of Non-Applicability

2. 2 Congress Street – HC-2021-049 (MBL 03-026-00035)

Petitioner: Randolph R. and Edla Ann Bloom
Year Built: 1856
Historic Status: MACRIS listed; State Register of Historic Places; Positive National Register Determination of Eligibility; National Register District; Preservation Restriction; Local Historic District

Petition Purpose:

- Replace roof over kitchen in-kind

Commissioner Bloom recused himself from item as he was the applicant.

Randolph Bloom appeared in person for the application. Mr. Bloom stated that he needs to replace a portion of roof over the kitchen in his home. He stated that it will be done with the same material that is already existing on the home and that the roof can't be seen from any public way.

Public Comment

No Public Comment.

Upon a motion made and duly seconded the Commission voted 4-0 to close the Public Comment hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted 4-0 to approve a Certificate of Non-Applicability, having determined that the replacing of roof over kitchen is not under the jurisdiction of the Commission given that the applicant is using like materials and the roof is not visible from the public way.

Building Demolition Delay Waiver

3. 11 Hawthorne Street – HC-2021-042 (MBL 06-042-00002)

Petitioner: Clark University
Year Built: ca. 1900
Historic Status: MACRIS listed; State Register of Historic Places; National Register District; National Register Multiple Resource Area

Petition Purpose:

- Alterations to existing siding to allow for air conditioning installation

Lea Ann O'Neil, project planner from Clark University appeared in person for the application and reviewed the scope of the project as proposed. Ms. O'Neil stated that a portion of the project has already been done.

Public Comment

No Public comment.

Upon a motion made and duly seconded the Commission voted 5-0 to close Public Comment portion of the hearing.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed that the proposed work, consisting of alterations to the siding to allow for an air conditioning system, would not be

detrimental to the historical and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the proposed work at 11 Hawthorne Street was thus approved.

4. 4-6 Marston Way – HC-2021-046 (MBL 02-040-00024)

Petitioner: Russ Haims
Year Built: 1893
Historic Status: MACRIS area
Petition Purpose:
• Vinyl side house

Russ Haims appeared in person for the application.

Mr. Haims presented some photos to the Commission of other projects he had done with similar type of materials.

Mr. Haims reviewed the scope of the proposed work.

The Commission and Mr. Haims discussed the vinyl material that would be used for the home.

Public Comment

No Public comment

Upon a motion made and duly seconded the Commission voted 5-0 to close the Public Comment portion of the hearing.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed, that the proposed work, consisting of installation of vinyl siding, would not be detrimental to the historical and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the proposed work at 4-6 Marston Way was thus approved.

Certificate of Appropriateness

5. 18 – 24 Oxford Street – HC-2021-043 (MBL 03-022-00015 & -00021)

Petitioner: Wilson W. Kiriungi
Year Built: 1848
Historic Status: MACRIS listed; State Register of Historic Places; Positive National Register Determination of Eligibility; National Register District; National Register Multiple Resource Area; Local Historic District
Petition Purpose:

- Installation of a stockade fence around the carport

Wilson Kiriungi and Candace Haddad appeared in person for the application.

Ms. Haddad stated that she sold Mr. Kiriungi the property and failed to tell him about the need for Historical Commission approval for installing fence panels to enclose the carport. It was established that the work had already been completed.

The applicant and the Commission discussed the material that was used.

Public Comment

No Public Comment

Upon a motion made and duly seconded the Commission voted 5-0 to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work, consisting of the installation of two panels of stockade fencing to enclose the carport, is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure. Having

gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 18–24 Oxford Street was thus approved.

Upon a motion made and duly seconded the Commission five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the Building Demolition Delay Waiver for 18–24 Oxford Street was thus approved.

Certificate of Appropriateness & Building Demolition Delay Waiver

6. 28 Crown Street – HC-2021-047 (MBL 03-024-00022)

Petitioner: Johanny Done
Year Built: 1860
Historic Status: MACRIS listed; State Register of Historic Places; National Register District; National Register Multiple Resource Area; Local Historic District

Petition Purpose:

- Repair stone wall
- Install gutters

Johanny Done appeared in person for the application.

Ms. Done stated that she is looking to repair the stone wall as it is about to fall down and that she also needs to install gutters.

She stated that stone wall will be replaced with like material and the gutters would match those already on the house.

Public Comment

No public comment.

Upon a motion made and duly seconded the Commission voted 5-0 to close the Public Hearing portion of the hearing.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work, consisting of the reconstruction of the stone wall to the existing design and using existing stone and the installation of new eggshell color K style gutters is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure. Having gained a unanimous vote, the motion failed and the Certificate of Appropriateness for 28 Crown Street was thus approved.

Upon a motion made and duly seconded, the Commission five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the Building Demolition Delay Waiver for 28 Crown Street was thus approved.

COMMUNICATIONS

A. Request from Epsilon Associates for updated letter of support for Walker Shoe Factory, 28 Water Street.

Upon a motion made and duly seconded the Commission voted 5-0 to issue an updated Letter of Support.

B. Request from Epsilon Associates for updated letter of support for Worcester County Institution for Savings, 365 Main Street.

Upon a motion made and duly seconded the Commission voted 5-0 to issue an updated Letter of Support.

C. Request from Epsilon Associates for updated letter of support for the Commerce Building, 340 Main Street.

Upon a motion made and duly seconded the Commission voted 5-0 to issue an updated Letter of Support.

- D. Notification from the MHC of their intent to consider the listing of the Worcester County Courthouse in the National Register of Historic Places.
No comment.
- E. Notification from the MHC of receipt of PNF regarding Plumley Plus Redevelopment.
No comment.
- F. Notification from the MHC of finding of no adverse effect, with conditions, for the proposed project at 10 Einhorn Road.
No comment.

OTHER BUSINESS

- A. Discussion on financial hardship consideration for requests for Building Demolition Delay Waivers.

Ms. Johnstone stated that she would like to hold this item as some members were not present. She stated that she is working on updating the Demolition Delay application to ask questions relative to financial hardship.

ADJOURNMENT

Upon a motion made and duly seconded the Commission voted 5-0 to adjourn the meeting at 6:47 p.m.