

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

October 3, 2019

ESTHER HOWLAND, ROOM 302 – CITY HALL

Commission Members Present: Mark Wamback
Randolph Bloom, Vice-Chair
Robyn Conroy
Diane Long
Tomi Stefani
Cathryn E. Jerome-Mezynski, Alternate

Commission Members Absent: Devon Kurtz
Janet Theerman

APPROVAL OF MINUTES – SEPTEMBER 19, 2019

Upon a motion by Commissioner Long and seconded by Commissioner Bloom the Commission voted 5-0 to approve the minutes of September 19, 2019.

Certificate of Non-applicability

1. 39 Whitman Road – HC-2019-078 (MBL 20-002-6A+16)

Petitioner: Nadia & Timothy McGourthy
Year Built: c1917
Historic Status: MACRIS listed, located in the Montvale Local Historic District

Petition Purpose:

- Request for Certificate of Non-applicability to replace rear door

Nadia McGourthy appeared upon behalf of the application.

The Commission noted that the door is not visible from the street.

No public comment.

Upon a motion by Commissioner Conroy 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 visible from a public way and voted to issue a Certificate of Non-applicability.

List of Exhibits:

Exhibit A: Certificate of Non-applicability application, dated October 4, 2019, received October 4, 2019

OLD BUSINESS

Building Demolition Delay Waiver

2. 10 Heroult Road – HC-2019-047 (MBL 37-008-00039) – LTW

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: October 4, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 6-0 to allow for Leave to Withdraw of the Building Demolition Delay Waiver application.

3. 4 Diamond Street – HC-2019-061 (MBL 05-031-19+50)

Petitioner: Solstice V. Properties, Inc.
Year Built: c1888
Historic Status: MACRIS listed, fka Catherine Loftus Three-Decker

Petition Purpose:

- Replace house roof
- Replace damaged wood, roof, and windows of garage
- Window replacement on garage

BDDW Constructive Grant Deadline: October 4, 2019

Obeilson Matos appeared upon behalf of the application.

Mr. Matos stated that he needed to replace the roof as it is in bad shape. He stated that he does not plan to replace the garage windows and will be boarding them up instead.

No public comment.

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

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

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver application dated August 6, 2019, received August 15, 2019

NEW BUSINESS

4. 171 Austin Street – HC-2019-069 (MBL 06-014-00035)

Petitioner: Wilson Veras
Year Built: c1885
Historic Status: MACRIS listed, fka Florence Higgins House

Petition Purpose:

- Repair all fascia, rake and soffit trim
- Replace roof
- Replace siding

BDDW Constructive Grant Deadline: October 26, 2019

Kenneth Wolanin and Hung Nguyen of the City of Worcester Housing Division appeared upon behalf of the application.

Mr. Wolanin stated that the City is using block grant funding for this project.

The Commission stated that they did not believe that that the current siding is original. Mr. Wolanin stated that they are attempting to keep the look as original to the house as they can.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, 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.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver application dated September 5, 2019, received September 5, 2019

5. 8 Sycamore Street – HC-2019-069 (MBL 03-009-00007)

Petitioner: Worcester County Management Corp.
Year Built: c1849
Historic Status: MACRIS listed, National Register Individual Property (NRD), National Register MRA fka Benjamin & James Lewis House

Petition Purpose:

- Replace roof
- Work to porches
- Replace cedar clapboard siding with vinyl
- Repair or replace support pillars
- Remove and replace broken lattice
- Work to shed in rear of property
- Remove and replace windows

BDDW Constructive Grant Deadline: October 26, 2019

Attorney Jonathan Finkelstein and Michael O'Rourke appear upon behalf of the application.

Mr. Finkelstein stated that Mr. O'Rourke was appointed as receiver of the property to handle tenancy and repairs of the property, as the City of Worcester had determined that this home was unfit for human habitation, and the court decided the owner could not take care of the property.

Mr. O'Rourke stated that he will be replacing the roof with architectural shingles, and will replace in-kind the porches and the column.

Mr. O'Rourke and the Commission discussed the siding of the house. The Commission expressed concern that the house would be vinyl sided. Mr. O'Rourke stated that there is lead and he will need to de-lead the property, but he would be willing to maintain and paint the front façade and limit vinyl to the sides. The Commission was amenable to that suggestion.

Mr. Finkelstein stated that they will not be doing the windows, as they were already done by a previous owner.

Mr. Stefani asked whether the cornice would be preserved. The Commission and Mr. O'Rourke discussed the options.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy 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, which includes the replacement of the cedar clapboard on three sides while maintaining the front façade cedar clapboard, adding plinths to the front porch column, maintaining the cornice plasters, and limiting the installation of vinyl siding to the sides of the home, is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

List of Exhibits:

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

6. 32 Providence Street – HC-2019-072 (MBL 04-024-32-02)

Petitioner: Sean D. Bushe
Year Built: c1905
Historic Status: MACRIS listed, National Register Individual Property (NRD), National Register MRA fka Sharaai Torah Synagogue

Petition Purpose:

- Add 4 inch vent and associated piping to exterior hall

BDDW Constructive Grant Deadline: October 27, 2019

Sean Bushe, contractor for the condo association, appeared upon behalf of the application. Mr. Bushe stated that he needs to add a vent in order to allow gas to be brought into the unit. He stated that the vent will not be visible.

The Commission stated that the proposed work is a very small change, and therefore do not see issue with it.

Public Comment

Pam Bouvie stated that she has a unit in the building and her concern is that she did not want to see piping along the visible side of the building. Mr. Bushe stated that the vent will not be visible.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, 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.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver application dated September 12, 2019, received September 12, 2019

7. 5 Richards Street – HC-2019-072 (MBL 04-024-32-02)

Petitioner: Tony Nguyen
Year Built: pre-1829
Historic Status: MACRIS listed, fka David Dea Richards House

Petition Purpose:

- Demolish house

BDDW Constructive Grant Deadline: October 28, 2019

Upon a motion by Commissioner Bloom and seconded by Commissioner Long, the Commission voted 6-0 to postpone the item until the October 17, 2019 Historical Commission meeting.

8. 74-76 Granite Street – HC-2019-039 (MBL 35-26c-0000I) – LTW

Petitioner: Teddy Ganas
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: October 4, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 6-0 to allow for Leave to Withdraw of the Building Demolition Delay Waiver application.

9. 74-76 Granite Street – HC-2019-039 (MBL 35-26c-0000I)

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

Petition Purpose:

- Replace roof
- Remove and replace porches – work on fascia, rake and soffit
- Remove and replace gutters

BDDW Constructive Grant Deadline: October 31, 2019

Kenneth Wolanin of the City of Worcester Housing Division and Teddy Ganas, homeowner, appeared upon behalf of the application.

Mr. Wolanin stated that the current roof is slate, which will be replaced with architectural shingles as it would be cost prohibitive to replace in-kind. The gutters will also be replaced, and the porches will be reconstructed as close to the original as possible while maintaining code compliance.

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, 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.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver application dated September 16, 2019, received September 16, 2019

10. 45 Grand Street aka 30 Wyman Street (MBL 07-005-001-7)

Petitioner: Crystal Park Limited Partnership
Year Built: 1895
Historic Status: MACRIS listed, National Register Property (NRD), National Register MRA and fka Worcester Corsey Company Factory

Petition Purpose:

- Remove and replace terracotta roof on stair wells
- Remove Spanish style roof tiles
- Remove and replace decorative copper
- Install fence style pipe snow guards

BDDW Constructive Grant Deadline: October 31, 2019

Kevin Jordan and Stuart Gregman appeared upon behalf of the application.

Mr. Gregman stated they will be removing and repairing the decorative copper, and they do not intend to change of the look of the property. The petitioners displayed to the Commission samples of the metal terracotta-style roof tiles they intend to use to replace the current roof tiles.

No public comment

Upon a motion by Commissioner Long and seconded by Commissioner Conroy, 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.

List of Exhibits:

Exhibit A: Building Demolition Delay Waiver application dated September 16, 2019, received September 16, 2019

COMMUNICATIONS

a. 6 Humboldt Street – Request for comments from Historical Commission

Stephen Fleshman appeared upon behalf of the item. He stated that, in 2019, the Historical Commission had approved for 6 Humboldt Street the construction of an addition to connect the two buildings and provide elevator access. At a meeting with the Architectural Board, it was determined by the board that all entrances accessible, especially the Humboldt Street front entrance. As a result, the project is required to go through Massachusetts Historical ADA evaluation form and must meet with local disability advocates and the local Historical Commission.

Mr. Fleshman presented photos of where a ramp or lift could be installed, noting that doing so would change the look of property.

Commissioner Bloom and Conroy stated that what is proposed would change the historical appearance of the property and alters the look of the home a great deal.

The Commission stated that their comments would be that the benefits of the changes proposed would outweigh the detriment to the building.

b. CLG Opinion, Front, Main and Mechanic Streets Commercial Area

Upon a motion by Commissioner Bloom and seconded by Commissioner Long, the Commission voted 6-0 to support the CLG Opinion for Front, Main and Mechanic Streets Commercial Area.

c. Invitation to Stearns Tavern Grand Opening and Ribbon Cutting Ceremony

No comment.

ADJOURNMENT

Upon a motion by Commissioner Conroy and seconded by Commissioner Long the Commission voted 6-0 to adjourn the meeting at 7:15 p.m.