

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

**October 17, 2019**

**ESTHER HOWLAND, ROOM 302 – CITY HALL**

**Commission Members Present:**

Randolph Bloom, Vice-Chair  
Diane Long  
Janet Theerman  
Tomi Stefani  
Cathryn E. Jerome-Mezynski, Alternate

**Commission Members Absent:**

Mark Wamback  
Robyn Conroy  
Devon Kurtz

**APPROVAL OF MINUTES – OCTOBER 3, 2019 –**

Minutes held to November 7, 2019

**CERTIFICATE OF NON-APPLICABILITY**

**1. 144 Pleasant Street – HC-2019-086)**

Petitioner: Justin Duffy  
Year Built: pre-1844  
Historic Status: MACRIS listed, National Register District  
(DOE), Crown Hill Local Historic District, fka Asa Walker House

Petition Purpose:

- Repaint trim of brick house with same color
  - Carpentry as required to prepare for painting (replacing with like material – cedar)
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Patricia Fitzpatrick appeared upon behalf of the application. She stated that she is looking to repaint the trim of the house and do some minor repairs to the home. The painting would be the same as what as is existing on the home and any repairs would be minor and done in kind with like materials.

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 Long and seconded by Commissioner Theerman the Commission voted 5-0 to issue a Certificate of Non-Applicability.

*No Public comment.*

*List of Exhibits:*

Exhibit A: Certificate of No-Applicability application dated October 11, 2019, received October 11, 2019

**OLD BUSINESS**

**BUILDING DEMOLITION DELAY WAIVER**

**2. 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*

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Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 5-0 to postpone the Building Demolition Delay Waiver application to November 7, 2019 and to extend the Constructive Grant Deadline to December 22, 2019.

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**NEW BUSINESS**

**3. 9 Oxford Street – HC-2019-071 (MBL 03-025-00004)**

Petitioner: Helen & Dom Pham  
Year Built: 1891  
Historic Status: MACRIS listed, fka Salem Griss House

Petition Purpose:  

- Replace windows (retroactive)

*BDDW Constructive Grant Deadline: October 27, 2019*

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Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 4-0 to postpone the Building Demolition Delay Waiver application to November 7, 2019 and to extend the Constructive Grant Deadline to December 22, 2019.

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**4. 145 Providence Street – HC-2019-076 (MBL 35-023-00049)**

Petitioner: Tai M. Dinh  
Year Built: c1926  
Historic Status: MACRIS listed, National Register District (NRD), National Register MRA, fka Sacks Three-Decker

Petition Purpose:  

- Install vinyl siding
- Install new windows and doors
- Install gutters and downspouts

*BDDW Constructive Grant Deadline: November 1, 2019*

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Tai Dinh appeared upon behalf of the application. Mr. Dinh stated that he is looking do vinyl siding on the windows and the home as it is in disrepair. Commissioner Bloom asked what was the material currently on the home and condition. Mr. Dinh stated that is wood shake and a significant portion is rotted and needs replacing.

Commissioner Bloom asked what was the condition of the front façade of the home. Mr. Dinh stated that the front façade is relatively stable as most of the water damage is in the back of the home.

Commissioner Bloom explained that the Commission’s role is to try and save as much historic material as possible and suggested to the applicant that an alternative to siding entire home is to repair the wood shakes on front and sides of home and vinyl side the back of the home which is not visible from the street. Mr. Dinh stated that he would prefer not to do that and only use one type of material for the whole home

The Commission stated that they would need more information from Mr. Dinh regarding the cost to do the repairs versus doing the vinyl siding. Mr. Dinh stated that he could provide that information and he would like to continue to the next meeting so he could supply that information to the Commission.

*No public comment.*

Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 5-0 to continue the Building Demolition Delay Waiver application to the November 7, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to December 22, 2019.

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#### **5. 6 Goulding Street – HC-2019-079 (MBL 02-035-00027)**

Petitioner: Leonard Vairo

Year Built: c1880

Historic Status: MACRIS listed

Petition Purpose:

- Window replacement

*BDDW Constructive Grant Deadline: November 9, 2019*

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Leonard Vairo appeared upon behalf of the application. He stated that he had previously appeared before the Commission a few months ago to do work on the property but the window replacement had been left off the scope of work. Mr. Vairo stated that the majority of the windows in the building were already replacement windows and he will be keeping the original historic look of the building.

The Board and the applicant discussed the type of windows that would be used on the building.

*No public comment.*

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

Upon a motion by Commissioner Long and seconded Commissioner Theerman, the Commission voted 6-0 that the Building Demolition Delay Waiver 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 September 25, 2019, received September 25, 2019*

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**6. 22 Front Street – HC-2019-077 (MBL 02-025-007+8)**

Petitioner: 10-30 Front Street LLC  
Year Built: c1941  
Historic Status: MACRIS listed, fka Woolworth, F.W. and Company Store

Petition Purpose:

- Façade renovation

*BDDW Constructive Grant Deadline: November 4, 2019*

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Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 4-0 to postponed the Building Demolition Delay Waiver application to November 7, 2019 and to extend the Constructive Grant Deadline to December 22, 2019.

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**7. 63 Wellington Street – HC-2019-077 (MBL 06-17A-00005)**

Petitioner: Bishop Robert Webbs Sr.  
Year Built: c1888  
Historic Status: MACRIS listed, National Register District (NRD), National Register MRA, fka First Freewill Baptist Church

Petition Purpose:

- Replace slate roof

*BDDW Constructive Grant Deadline: November 10, 2019*

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Valerie White & Floyd Ball appeared upon behalf of the application. Ms. White stated that the roof is in desperate need of repair as the slate is flying off when it rains and they are afraid someone will get hurt.

Commissioner Bloom stated that this is a slate roof and the Commission likes to preserve slate roofs as much as possible but the Commission does understand that there is a public safety concern.

The Commission and Ms. White discussed other options that could be used for the roof and suggested that Ms. White may want to continue the item to provide estimates on the following;

- The cost for architectural shingles
- The cost to repair the slate
- To cost to replace with artificial slate.

*Public Comment.*

Jo Hart suggested that maybe the church could asked the parishioners if they were willing to donate to repair the slate roof.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 5-0 to continue the Building Demolition Delay Waiver application to the November 7, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to December 22, 2019.

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**8. 15 Harlow Street – HC-2019-081 (MBL 09-008-00004)**

Petitioner: City of Worcester  
Year Built: c1897  
Historic Status: MACRIS listed, fka Harlow Street Grammar School

Petition Purpose:

- Install accessible entry/addition

- Replace windows
- Replace roof
- Repair cornice, parapet, and masonry

*BDDW Constructive Grant Deadline: November 11, 2019*

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Chris Adcock and Leno Flippi appeared upon behalf of the application. Mr. Adcock stated that this will be a grant funded project and they would like to start the project next spring.

Mr. Flippi reviewed plans with the Commission and stated that they will be keeping the building as historic as possible while improving the energy efficiency of the building.

The Commission stated that this looks like an exciting project.

*No public comment.*

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

Upon a motion by Commissioner Long and seconded Commissioner Theerman, the Commission voted 5-0 that the Building Demolition Delay Waiver 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 September 27, 2019, received September 27, 2019*

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**9. 3-5 Brussels Street – HC-2019-082 (MBL 07-051-00003&00005)**

Petitioner: Douglas Vogel & Vincent DiLeo  
 Year Built: c1890-1930  
 Historic Status: MACRIS listed, fka Whittall Mills complex

Petition Purpose:

- Demolish portions of buildings

*BDDW Constructive Grant Deadline: November 14, 2019*

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Doug Vogel appeared upon behalf of the application. Mr. Vogel stated that several years ago these buildings were scheduled for full demolition by the previous owners.

Mr. Vogel stated that as the new owner of the building he is looking to preserve the buildings and only asking to remove a small portion of the rear of each building and the buildings will be refurbished for offices.

*Public comment.*

Deborah Packard from Preservation Worcester spoke in support of the application.

Upon a motion by Commissioner Janet 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 Bloom the Commission voted 5-0 to re-open the hearing as Commissioner Stefani had an additional questions.

Commissioner Stefani asked if the asphalt shingles will be removed. Commissioner Bloom stated that they will be going back to clapboard.

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 Long and seconded Commissioner Theerman, the Commission voted 5-0 that the Building Demolition Delay Waiver, that the demolition proposed in the application, 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 September 30, 2019, received September 30, 2019*

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### **COMMUNICATIONS**

- a. Communication from Massachusetts Historical Commission re: Duprey Building, dated September 23, 2019 and received September 23, 2019. No comment.

### **ADJOURNMENT**

Upon a motion by Commissioner by Theerman and seconded by Commissioner Long the Commission voted 5-0 to adjourn the meeting at 7:20 p.m.