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

September 2, 2021

CITY HALL*

Commission Members Participating: Diane Long, Vice-Chair
                                     Steven Taylor, Alternate
                                     Janet Theerman, Clerk
                                     Randolph Bloom (remote)
                                     Erika Helnarski, Alternate (remote)

Commission Members Not Participating: Devon Kurtz, Chair
                                      Mark Wamback
                                      Tomi Stefani

Staff Members Participating: Michelle Johnstone, Division of Planning & Regulatory Services (remote)
                           Stephen Rolle, Division of Planning & Regulatory Services

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – AUGUST 19, 2021

Upon a motion made and duly seconded the Commission voted 5-0 to approve the minutes of August 19, 2021.

POSTMONEMENTS

Building Demolition Delay Waiver

1. 36 Sever Street – HC-2021-052 (MBL 02-046-00140)
   Petitioner: Nicole DiCello
   Year Built: 1886
   Historic Status: MACRIS listed; State Register of Historic Places; National Register District; National Register Multiple Resource Area, FKA the Frances M. Lincoln House

   Petition Purpose:
   • Replace garage door
   • Install new gutters
   • Remove wood shingle skirtng and restore existing mudsill
   • Replace sections of wood shingle with fiber cement

   Upon a motion made and duly seconded the Commission voted 5-0 to postpone the application to the September 16, 2021 Historical Commission meeting.

OLD BUSINESS

Building Demolition Delay Waiver

2. 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
Francis Rodriguez appeared in person for the application.

The Commission stated that they had viewed the site and had received additional materials from the applicant on quotes on repairs versus replacement.

Ms. Rodriguez stated that when she bought the home that she didn’t know it was historical and didn’t plan on the cost to replace the roof and siding.

The Commission members discussed the financial figures provided by the applicant and the state of the slate roof.

Public Comment

None

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

At the September 2, 2021 meeting, the Commission voted one (1) in favor (Diane Long) and four (4) opposed on a motion made and duly seconded that the work proposed would not be detrimental to the historical and architectural resources of the City. Having failed to gain a majority vote, the motion failed and the Building Demolition Delay Waiver for 29 Heroult Road was thus denied.

Also, at the September 2, 2021 meeting, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the issuance of a building demolition delay waiver for the proposed work consisting of replacing the roof and siding is necessary to avoid an undue economic hardship to the property owner. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 29 Heroult Road Street was thus approved on the basis of economic hardship.

Exhibits

A. Building Demolition Delay Waiver application, dated and received July 22, 2021.
B. Financial hardship documentation submitted by the applicant between August 3, 2021 and September 1, 2021

NEW BUSINESS

Certificate of Appropriateness & Building Demolition Delay Waiver

3. 8 Regent Street – HC-2021-051 (MBL 20-014-00007)
   Petitioner: Massachusetts Gamma Sigma Alumni Association
   Year Built: 1903
   Historic Status: MACRIS listed; State Register of Historic Places; Local Historic District, FKA Anjeanette Kenney Smith – James E. Wesson House
   Petition Purpose:
   • Replace slate roof with metal shingle roofing system

   Upon a motion made and duly seconded the Commission voted 5-0 to postpone the application to the September 16, 2021 Historical Commission meeting.

COMMUNICATIONS

A. Request for updated letter of support for Massachusetts Rehabilitation Tax Credit allocation for JR Torrey Razor & Strop Company, 128 Chandler Street.
   Upon a motion made and duly seconded the Commission voted 5-0 to issue an updated Letter of Support.

OTHER BUSINESS

A. Discussion on financial hardship consideration for requests for Building Demolition Delay Waivers.
   Ms. Johnstone briefly discussed the item but no action was taken.

ADJOURNMENT

Upon a motion made and duly seconded the Commission voted 5-0 to adjourn the meeting at 6:03 p.m.