

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

September 23, 2021

CITY HALL*

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

Commission Members Not Participating: Mark Wamback

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

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – SEPTEMBER 2, 2021-HELD

NEW BUSINESS

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 skirting and restore existing mudsill
- Replace sections of wood shingle with fiber cement

Nicole DiCello appeared in person for the application. Ms. DiCello reviewed the scope of work proposed.

Ms. DiCello stated that the garage door is in very bad shape and that a lot of the shingles around the mudsill are rotted and she would like to restore the mudsill in lieu of retaining the shingle skirting.

Ms. Johnstone noted that due to the nature of the remainder of the work on the application, it would be approved administratively.

Public Comment

None

Upon a motion made and duly seconded the Commission voted 7-0 to close the Public Hearing portion of the hearing.

Upon motion made and duly seconded the Commission voted seven (7) in favor and zero (0) opposed that the proposed work, consisting of the replacement of the garage door and removal of the wood shingle skirting around the house 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 36 Sever Street was thus approved.

Exhibits

A. Building Demolition Delay Waiver application, dated and received August 10, 2021.

Certificate of Appropriateness & Building Demolition Delay Waiver

2. 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

Mr. Rolle gave a brief background on the history of the item, which had come before the Commission over the summer.

Steven Gale, representing the Massachusetts Gamma Sigma Alumni Association appeared on behalf of the application. Mr. Gale stated that they were looking to replace the slate roof on the carriage house with metal shingles, and provided estimates on cost.

Kyle Keegan presented examples of the shingles that would be used.

Public Comment

None

Upon a motion made and duly seconded the Commission voted 7-0 to close the Public Hearing portion of the hearing.

Upon a motion made and duly seconded the Commission voted six (6) in favor and one (1) opposed, with Commissioner Theerman being the nay, that the proposed work, consisting of the following:

- Replacement of the existing slate roof at 8 Regent Street with a slate style aluminum shingle roofing system in the color black

is appropriate and compatible with the preservation and protection of the Massachusetts Avenue Local Historic District as it relates to the historic and architectural value and significance of the site and structure. Having gained a majority vote, the motion passed and the Certificate of Appropriateness for 8 – 10 Regent Street was thus approved.

Also, upon a motion made and duly seconded the Commission voted six (6) in favor and one (1) opposed, with Commissioner Theerman being the nay, that the proposed work, consisting of the replacement of the existing slate roof at 8 Regent Street with a slate style aluminum shingle roofing system in the color black, would not be detrimental to the historical and architectural resources of the City of Worcester. Having

gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 8 – 10 Regent Street was thus approved.

Exhibits

- A. Certificate of Appropriateness and Building Demolition Delay Waiver application, dated and received July 29, 2021.

3. 219 Pleasant Street – HC-2021-053 (MBL 03-027-00025)

- Petitioner: Faith & Grace Christian Center of Worcester
- Year Built: ca. 1950
- Historic Status: Located in Crown Hill Local Historic District
- Petition Purpose:
 - Install vinyl siding

Pastor Frank Montes appeared in person on behalf of the application. Pastor Montes stated that they were looking to install vinyl siding on the building.

Ms. Johnstone reviewed the history of the building and stated that the building was either late 20th century construction or has been heavily altered over the years.

Public Comment

None

Upon a motion made and duly seconded the Commission voted 7-0 to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted seven (7) in favor and zero (0) opposed, that the proposed work, consisting of the following:

- Replacement of the existing T-111 siding with new vinyl cedar impression shingles on a portion of the façade and vinyl lap siding on the remaining wall surface;
- Installation of PVC trim around the windows

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 219 Pleasant Street was thus approved.

Upon a motion made and duly seconded the Commission voted seven (7) in favor and zero (0) opposed, that the proposed work, consisting of the replacement of the existing T-111 siding with new vinyl cedar impression shingles on a portion of the façade and vinyl lap siding on the remaining wall surface and the installation of PVC trim around the windows, would not be detrimental to the historical and architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for 219 Pleasant Street was thus approved.

Exhibits

- A. Certificate of Appropriateness and Building Demolition Delay Waiver application, dated June 15, 2021, and received August 19, 2021.

4. 37 Monadnock Road – HC-2021-054 (MBL 20-002-00002)

- Petitioners: Kara & Michael Coffin
- Year Built: ca. 1928

Historic Status: MACRIS listed; State Register of Historic Places; Montvale Local Historic District

- Remove a tree
- Repaint the exterior, including changes to paint color
- Remove existing rear porch and stairs
- Construct a 12x18 single-story rear addition
- Replace the northern chimney
- Add a new window on the north side of the building
- Replace the triple window on the north side of building
- Remove 1 utility vent (front) and install 2 utility vents (north)

Michael Coffin appeared in person for the application. Mr. Coffin reviewed the scope of work proposed. The Commission and Mr. Coffin discussed the work. The Commission did not note any concerns.

Public Comment

None

Upon a motion made and duly seconded the Commission voted 7-0 to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted seven (7) in favor and zero (0) opposed, that the proposed work, consisting of the following:

- Repaint exterior windows and doors in the color iron ore, and repaint trim white;
- Remove existing rear porch and stairs;
- Construct a 12x18 single-story rear addition to specifications on file with the Department of Planning and Regulatory Services;
- Replace the north chimney in-kind;
- Add a new window on the north side of the building within a modified existing opening;
- Replace the windows in the tripartite opening on the north side of building with aluminum clad wood windows to match existing;
- Remove 1 utility vent (east (façade) elevation) and install 2 utility vents (north).

is appropriate and compatible with the preservation and protection of the Montvale 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 37 Monadnock Road was thus approved.

Upon a motion made and duly seconded the Commission voted seven (7) in favor and zero (0) opposed, that the proposed work as described above would not be detrimental to the historical and architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for 37 Monadnock Road was thus approved.

Exhibits

- A. Certificate of Appropriateness and Building Demolition Delay Waiver application, dated August 25, 2021, and received August 26, 2021.

COMMUNICATIONS

- A. Massachusetts Historical Commission Determinations of Eligibility and comments for Main Street and Murray Avenue Historic District, St. Mary's Parish/Our Lady of Czestochowa Parish Complex Area, F.E. Reed Tool Company Factory Building, the Gage Street School, and Worcester County Courthouse

Ms. Johnstone provided an update. No action taken.

- B. Notification from FCC of SHPO finding of no historic properties in area of potential effects (APE) for antenna replacement project at 67 Millbrook Street.

No action taken.

- C. Request for a determination of effects for interior work proposed at 90 Lamartine Street

Ms. Johnstone provided an update and stated that the Commission needed to determine whether the work proposed would change the designation of the property as a historical building and stated that in staff's opinion it would not.

Upon a motion made and duly seconded the Commission voted 7-0 that the work proposed work will not preclude the continued designation of 90 Lamartine Street as an historic building.

OTHER BUSINESS

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

Ms. Johnstone reviewed the proposed application for financial hardship.

The Commission members discussed and stated that they like the change to the forms.

Public Comment

Jonathan Ostrow spoke on the application and items he would like seen added to the application.

Upon a motion made and duly seconded the Commission voted 7-0 to approve the amendment and supplement to the existing Building Demolition Application with amendments to the wording.

- B. Certified Local Government Annual Report

Upon a motion made and duly seconded the Commission voted 7-0 to approve the Certified Local Government Annual Report.

ADJOURNMENT

Upon a motion made and duly seconded the Commission voted 7-0 to adjourn the meeting at 6:34 p.m.