

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

June 10, 2021

CITY HALL*

Commission Members Participating: Devon Kurtz, Chair
Diane Long, Vice Chair
Janet Theerman, Clerk
Tomi Stefani
Steven Taylor

Commission Members Not Participating: Randolph Bloom
Mark Wamback
Erika Helnarski, Alternate

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

CALL COMMISSION TO ORDER – 5:30 PM

OLD BUSINESS

Building Demolition Delay Waiver

1. 266 Webster Street – HC-2021-025 (MBL 10-040-00001)

Petitioner: Charles Buduski o/b/o Artjan Nici
Year Built: ca. 1778
Historic Status: MACRIS listed, FKA Joseph Clark – John F. Boyce House
Petition Purpose:

- Demolish outbuilding
- Replace siding
- Replace windows
- Repair roof

Robert Osol, Attorney, and Charles Buduski, contractor, called in for the applicant, Artjan Nici.

Mr. Osol stated they had come before the Historical Commission two weeks ago, and that the Commission asked if they could determine whether anything useful could be done with the garage, as well as obtain cost estimates for repairs.

Mr. Buduski gave an overview the costs involved with the project.

The Commission and the applicant's representatives reviewed the cost estimates for the work to rehabilitate the outbuilding.

Public Comment

No Public Comment.

Upon a roll call vote the Commission voted 4-0 to close the public hearing, with Commissioner Kurtz abstaining due to his absence at the May 27, 2021 meeting.

The Commission voted four (4) in favor and zero (0) opposed, with Chair Kurtz abstaining due to his absence at the May 27, 2021 meeting, on a motion made and duly seconded, that a portion of the work proposed, consisting of repairing the slate roof on the house, repairing the cedar shake siding on the house, and replacing the windows on the house with 12/12 (larger windows) and 6/6 (smaller window(s)) vinyl replacement sash 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 aforementioned work at 266 Webster Street was thus approved.

Also at the June 10, 2021 meeting, the Commission voted zero (0) in favor and four (4) opposed, with Chair Kurtz abstaining due to his absence at the May 27, 2021 meeting, on a motion made and duly seconded, that a portion of the work proposed, consisting of the demolition of the outbuilding would not be detrimental to the historical and architectural resources of the City. The motion failed and the Building Demolition Delay Waiver for the aforementioned work at 266 Webster Street was thus denied.

Also at the June 10, 2021 meeting, the Commission voted four (4) in favor and zero (0) opposed, with Chair Kurtz abstaining due to his absence at the May 27, 2021 meeting, on a motion made and duly seconded, that the issuance of demolition approval for a portion of the work proposed, consisting of the demolition of the outbuilding is necessary to avoid an undue economic hardship to the property owner. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the aforementioned work at 266 Webster Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver Application, dated April 28, 2021, received May 4, 2021.

Exhibit B. Engineer's Report prepared by Michael J. Burke pertaining to the structural viability of the outbuilding at 266 Webster Street, dated June 7, 2021.

NEW BUSINESS

Certificate of Non-Applicability

2. 84 Chatham Street – HC-2021-034 (MBL 03-026-00029)

Petitioner: Luis Castro o/b/o Robert Webbs
Year Built: 1885
Historic Status: MACRIS listed; SR; Crown Hill LHD, FKA the Alexander J. Warfield Three-Decker

Petition Purpose:

- Replace asphalt shingle roof

Thomas Trocki called in for the applicant Luis Castro and on behalf of Robert Webbs, the owner. He reviewed the scope of the work, which was to replace the existing asphalt shingle roof cladding with architectural asphalt shingles.

The Commission members stated that was a very straight forward application, and had no objections.

Public Comment

No Public Comment

Upon a roll call the Commission voted 5-0 to close the public hearing.

The Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way and is not highly visible from the street and is therefore pursuant to M.G.L., Chapter 40C, and is not subject to the Commission's review. Having gained a unanimous vote, the motion passed and the Certificate of Non-Applicability for 84 Chatham Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Non-Applicability Application, dated June 2, 2021, received June 3, 2021.

3. 39 Irving Street – HC-2021-035 (MBL 03-018-0023A)

- Petitioner: Dennis Lassell, Quality Contracting, Inc., o/b/o Chris Valeri
Year Built: 1888
Historic Status: MACRIS listed; SR; Crown Hill LHD, FKA the George S. Clough Building
Petition Purpose:
- Reconstruct a section of collapsed wall and windows in-kind

Charbel Najem called in for the application on behalf of the owner, Chris Valeri.

Mr. Najem stated that a portion of the wall, including a few windows, collapsed on site and needs to be reconstructed. He noted that the wall and the windows would be replaced in-kind.

Public Comment

No Public Comment.

On a roll call vote the Commission voted 5-0 to close the public hearing.

The Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review. Having gained a unanimous vote, the motion passed and the Certificate of Non-Applicability for 39 Irving Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Non-Applicability Application, dated and received June 4, 2021.

Certificate of Appropriateness & Building Demolition Delay Waiver

4. 26 Oxford Street – HC-2021-026 (MBL 03-022-00034)

- Petitioner: Maria Carrozza
Year Built: ca. 1870
Historic Status: MACRIS listed; SR; NRDOE; NRDIS; Crown Hill LHD, FKA James White House
Petition Purpose:
- Demolish house

Maria Carrozza called in for the application.

Ms. Carrozza stated that there was a fire that did damage to the inside the building in September and then in January another fire occurred which caused substantial damage. Additionally, there has been severe vandalism done to the property and that is the reason for the request to demolish the house.

The Commission asked City staff for clarification on the demolition recommendations that had been made. Mr. Rolle spoke to the recommendations that had been made by various City departments.

Public Comment

No Public Comment

Upon a roll call vote the Commission voted 5-0 to close the public hearing.

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 following:

- Demolition of the building

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 26 Oxford Street was thus approved.

Also, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed demolition 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 26 Oxford Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness & Building Demolition Delay Waiver Application, undated and received May 11, 2021.

Exhibit B. Worcester Fire Department Notification of Fire Incident, dated September 30, 2020.

Exhibit C. Worcester Fire Department Notification of Fire Incident, dated January 18, 2021.

Exhibit D. Department of Inspectional Services Health/Housing Inspections – Condemnation report for 26 Oxford Street, dated October 1, 2020.

Exhibit E. Department of Inspectional Services Housing Enforcement Division – Demolition recommendation for 26 Oxford Street, dated May 18, 2021.

5. 67 Austin Street – HC-2021-029 (MBL 03-017-00021)

Petitioner: Joe MacNeil o/b/o Ilan Carmi

Year Built: ca. 1870

Historic Status: MACRIS listed; SR; Crown Hill LHD, FKA Charles F. Goulding – Julia Fitch House

Petition Purpose:

- Replace a window with a door and add a stair for egress

Joe MacNeil, contractor, called in for the application. He stated that the owner is proposing to replace a window with a door and to add a stair for egress.

Chairman Kurtz stated that due to the changes already done to the building in the past, he has no issue with what being proposed now.

Public Comment

No Public comment.

Upon a roll call vote the Commission voted 5-0 to close the public hearing.

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 following:

- Conversion of a window to a door and the construction of a stair for egress

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 67 Austin Street was thus approved.

Also, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed demolition 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 67 Austin Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness & Building Demolition Delay Waiver Application, dated May 3, 2021, and received May 17, 2021.

Certificate of Appropriateness

6. 17 Congress Street – HC-2021-031 (MBL 03-026-00004)

Petitioner: Olivia Cross
Year Built: 1845
Historic Status: MACRIS listed; SR; Crown Hill LHD, FKA Samuel Winslow – Caroline S. Washburn House

Petition Purpose:

- Erect a three-piece freestanding privacy fence (retroactive)

Olivia Cross called in for the application.

Ms. Cross stated that she is looking for retroactive approval for a six foot fence. She stated it is not a permanent structure and could be taken down in minutes.

Public Comment

No public comment.

Upon a roll call vote the Commission voted 5-0 to close the Public Hearing.

At the June 10, 2021 meeting, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the work, consisting of the following:

- Installation of a three-panel privacy fence

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 17 Congress Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness Application, dated May 4, 2021 and received May 20, 2021.

Building Demolition Delay Waiver

7. 145 (AKA 143) East Central Street – HC-2021-027 (MBL 16-014-00026) *(Item taken out of order)*

- Petitioner: J.L. Bread & Butter, Inc.
Year Built: ca. 1925
Historic Status: MACRIS listed, FKA Sherman Automobile Showroom
Petition Purpose:
- General repointing & masonry repairs
 - Replace approximately 200 ft² of failing bricks

Anthony Scarcella called in for the application.

Ms. Johnstone reviewed the work proposed as Mr. Scarcella was having trouble accessing the audio portion of the meeting.

Public Comment

No Public Comment

Upon a roll call vote the Commission voted 5-0 to close the public hearing.

Upon a roll call vote the Commission voted 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 and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the aforementioned work at 145 East Central Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver Application, April 30, 2021, and received May 13, 2021.

8. 19 Westminster Street – HC-2021-028 (MBL 01-009-00003)

- Petitioner: Joseph Belgrad
Year Built: ca. 1850
Historic Status: MACRIS area
Petition Purpose:
- Cut a new door opening and install stairs and a landing
 - Replace pressure-treated staircase

Joseph Belgrad called in for the application.

Mr. Belgrad stated that he bought the property in September and a building inspector informed him that building was not in compliance, as one of the units needed a secondary means of egress. He stated that he needed to cut the door opening and install a landing to accomplish egress.

The Commission members stated that since the building has been significantly altered that they do not see it being eligible for the National Register.

Public Comment

No Public Comment.

Upon a roll call vote the Commission voted 5-0 to close the public hearing.

Upon a roll call vote the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded, that the proposed work at 19 Westminster Street is not subject to the Historic Building Demolition Delay Ordinance because the building does not constitute a Designated Historic Building as

defined by Chapter 9 §13 of the City of Worcester’s Revised Ordinances of 2008, as amended and voted to allow Leave to Withdraw for the application.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver Application, dated May 13, 2021, and received May 14, 2021.

9. 148 Lincoln Street – HC-2021-030 (MBL 09-001-00017)

Petitioner: Jim Brooks & Ken Wolanin
Year Built: ca. 1885
Historic Status: MACRIS listed; SR; NRIND; NRMRA, FKA Frederick Daniels House
Petition Purpose:

- Replace windows
- Repair & replace elements of porch as needed
- Rebuild one chimney
- Repoint one chimney
- Remove one chimney

Ken Wolanin called in for the application.

Mr. Wolanin stated that this project is part of the Worcester Housing Now program offered by the city. He reviewed the scope of the work proposed.

Chairman Kurtz stated that even though a lot of work is proposed, it is a fairly straightforward application.

The Commission members and Mr. Wolanin discussed the chimney that was proposed to be removed.

Commissioner Long asked for clarification on which windows were being removed and replaced. Mr. Wolanin discussed the window work proposed.

Public Comment

No Public Comment

Upon a roll call vote the Commission voted 5-0 to close the Public Hearing.

The Commission voted 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 and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the aforementioned work at 148 Lincoln Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver Application, dated and received May 17, 2021.

COMMUNICATIONS

A. Notice from Inspectional Services of building damage and subsequent stabilization at 39 Irving Street.

No comment.

B. Invitation from FCC of antennae modification at 44 Hammond Street (Section 106).

C. Invitation from FCC of antennae modification at 100 Front Street (Section 106).

Upon a roll call vote the Commission voted 5-0 to not comment on items B & C.

ADJOURNMENT

Upon a motion made and duly seconded, the meeting was adjourned at 6:46 p.m.