

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

**July 25, 2019**

**LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL**

**Commission Members Present:** Randolph Bloom  
Robyn Conroy  
Diane Long  
Janet Theerman  
Tomi Stefani

**Commission Members Absent:** Mark Wamback  
Devon Kurtz

**Staff Members Present:** Deborah Steele, Division of Planning & Regulatory Services  
Timothy Gilbert, Division of Planning & Regulatory Services

**APPROVAL OF MINUTES** – JULY 11, 2019

Held to the August 8, 2019 meeting.

**REQUEST FOR CONTINUANCE/POSTPONEMENTS**

**1. 74-76 Granite Street – HC-2019-039 (MBL 35-26c-0000I)**

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

Petition Purpose:

- Repair front porch
- Repair roof
- Remove and replace gutters
- Work on flashing

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 to continue the Building Demolition Delay application to the August 22, 2019 Historical Commission meeting and to extend the constructive grant deadline to August 24, 2019.

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**2. 42 Hitchcock Road – HC-2019-040 (MBL 08-035-00056)**

Petitioner: Andria Sweeney  
Year Built: 1925  
Historic Status: MACRIS listed

Petition Purpose:

- Remove and replace porch

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 to continue the Building Demolition Delay application to the August 8, 2019 meeting and to extend the constructive grant deadline to August 10, 2019.

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**3. 30 Millbury Street – HC-2019-047 (MBL 05-021-00026)**

Petitioner: Ethan DeSota  
Year Built: c1890  
Historic Status: MACRIS listed, fka Manning Block

Petition Purpose:

- Replace front vinyl façade
- Install new windows
- Install solar atrium and deck on roof

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 to postpone the Building Demolition Delay application to the August 8, 2019 Historical Commission meeting.

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**4. 84 Granite Street – HC-2019-032 (MBL 35-26c-00120)**

Petitioner: Tam Nguyen  
Year Built: 1918  
Historic Status: MACRIS listed

Petition Purpose:

- Full siding replacement using vinyl siding

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 to continue the Building Demolition Delay application to the August 8, 2019 Historical Commission meeting. This will be the final continuation on the item.

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**5. 57 May Street – HC-2019-049 (MBL 06-039-00048)**

Petitioner: Tatiana Dafonseca  
Year Built: c1886  
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), fka Thomas Gard House

Petition Purpose:

- Replace vinyl siding
- Replace asphalt roof shingles with asphalt
- Replace windows and doors
- Completed work to porch/deck

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 to postpone the Building Demolition Delay application to the August 8, 2019 Historical Commission meeting.

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**Certificate of Non-applicability**

**6. 26 Oxford Street – HC-2019-053**

Petitioner: Maria Carrozza  
Year Built: c1870  
Historic Status: MACRIS listed, National Register District (NRD), National Register DOE, located in the Crown Hill Local Historic District

Petition Purpose:

- Request for Certificate of Non-applicability in order to replace rear porch doors

Maria Carrozza, homeowner, appeared upon behalf of the application. Ms. Carrozza stated she intends to replace doors on the rear porch of the property, which are not visible from the public way.

The Commission members reviewed photos of home and the scope of work provided from Ms. Carrozza's contractor.

*No public comment.*

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

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 that the proposed replacement of the rear porch doors consists of work that is not visible from a public way and is therefore not applicable to the review of the Commission.

Exhibit A: Certificate of Non-applicability, dated July 17, 2019, received May 17, 2019

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### **Building Demolition Delay Waiver**

#### **7. 12 Westland Street – HC-2019-038 (MBL 11-008-00019)**

Petitioner: Lisa Brennan  
Year Built: c1897  
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), fka C.A. Chandler House

Petition Purpose:

- Repair front porch

*BDDW Constructive Grant Deadline: August 9, 2019*

Sean Minihan appeared upon behalf of the application. He stated that they are looking to do some renovations and repairs to the front porch, as wood has rotted and the stairs are not up to code.

Commissioner Conroy asked if they are replacing the wood with wood, to which Mr. Minihan stated they are.

*No public comment.*

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 Conroy and seconded by Commissioner Long, the Commission voted 5-0 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

Exhibit A: Building Demolition Delay application, dated June 11, 2019, received June 11, 2019.

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#### **8. 10 Heroult Road – HC-2019-047 (MBL 37-008-00039)**

Petitioner: Elizabeth A. Austin  
Year Built: c1915  
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA)

Petition Purpose:

- Install windows

- Install vinyl siding
- Repair rot

*BDDW Constructive Grant Deadline: August 17, 2019*

Elizabeth Austin, homeowner, and Thomas Gadbois, contractor, appeared upon behalf of the application.

Ms. Austin stated that she intends to replace the windows on the front porch, as well as replace cedar shake siding with vinyl siding. Ms. Austin stated that the windows would be replaced to match the rest of the house.

Mr. Gadbois stated that the windows on the porch area would match the rest of the house, and he intends to repair the cedar shakes that are failing, and then encapsulate with vinyl siding.

The Commission expressed concern regarding encapsulating the cedar shakes with vinyl.

The Commission determined to take a separate vote on the windows and vinyl siding request, and that the applicant would return to the next meeting with financial information to discuss an economic hardship request for the installation of vinyl siding.

*No public comment.*

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 Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed work to include the front porch windows and door is not detrimental to the historical and architectural resources of the City and voted to approve the Building Demolition Delay Waiver.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 to continue the vinyl siding portion of the application to the August 8, 2019 Historical Commission meeting.

Exhibit A: Building Demolition Delay application, dated July 3, 2019, received July 3, 2019.

### **Certificate of Appropriateness**

#### **9. 114 Austin Street – HC-2019-045 (MBL 03-024-00002)**

Petitioner: 114 Austin St Realty Trust  
 Year Built: 1863  
 Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), located in the Crown Hill Local Historic District, fka Rufus H. Chase House

Petition Purpose:

- Repair exterior trim
- Replace doors
- Roof repair
- Siding repair
- Repair deck

*BDDW Constructive Grant Deadline: August 12, 2019*

*COA Constructive Grant Deadline: August 29, 2019*

Prince Mageza appeared upon behalf of the application.

Mr. Mageza stated that he had recently purchased the property and that unapproved work had been done by the previous owner. He explained that he is before the Commission to receive permission to do work that has been court-ordered.

The Commission and Mr. Mageza reviewed the scope of the work, but the Commission requested more detail on the proposed work due to its location in a local historic district. The Commission reviewed the additional information they would like Mr. Mageza to provide at the next meeting, which included:

- What material and color of the railing is being proposed?
- What would be the material and color of the doors?
- What would be the color of the decking?
- On the decorative dormer the condition of it currently and the cost to repair it.

*No public comment.*

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

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Board voted 5-0 to continue the Certificate of Appropriateness application to the August 8, 2019 Historical Commission meeting.

Exhibit A: Certificate of Appropriateness, dated June 25, 2019, received June 25, 2019.

**10. 93 Austin Street – HC-2019-046 (MBL 03-016-0001)**

Petitioner: 93 Austin Street Realty Trust  
Year Built: 1888  
Historic Status: MACRIS listed, National Register District (NRD), National Register (MRA), located in the Crown Hill Local Historic District, fka John J. Horgan House

Petition Purpose:

- Repoint brick and restore
- Replace door

*BDDW Constructive Grant Deadline: August 12, 2019*

*COA Constructive Grant Deadline: August 29, 2019*

Prince Mageza appeared upon behalf of the application.

Mr. Mageza stated that this was another property he had recently purchased, and his intent is to repoint the brick. He also explained that the door had to be replaced due to a break-in. The Commission noted that the door was not visible from a public way.

*No public comment.*

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 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.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed changes at 93 Austin Street are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness with the condition that the mortar color match the existing mortar.

Exhibit A: Certificate of Appropriateness, dated June 28, 2019, received June 28, 2019.

Exhibit B: Building Demolition Delay Application, dated June 28, 2019, received June 28, 2019.

**COMMUNICATIONS**

- a. Communication from Massachusetts Historical Commission, re: Worcester Polytechnic Institute New Academic Building, 100 Institute Road, Worcester, MA; dated July 8, 2019 and received July 11, 2019. No comment.
- b. Communication from Massachusetts Historical Commission, re: Dale and Ethan Allen Streets Historic District; dated July 12, 2019 and received July 12, 2019. The Commission requested that prior information relative to this item be provided to the Commission.

**OTHER BUSINESS**

**ADJOURNMENT**

Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 5-0 to close the public hearing at 6:37 PM.