

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

June 20, 2019

LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL

Commission Members Present: Mark Wamback
Randolph Bloom
Robyn Conroy
Diane Long
Janet Theerman

Commission Members Absent: Devon Kurtz
Tomi Stefani

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

APPROVAL OF MINUTES

MAY 9, 2019 – HELD

MAY 23, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman the Commission voted 5-0 to approve the meeting minutes of May 23, 2019.

JUNE 6, 2019 -HELD

REQUESTS FOR CONTINUANCES, EXTENSIONS, POSTPONEMENTS & WITHDRAWALS

Certificate of Appropriateness

1. 5 Crown Street – HC-2019-022 (MBL 03-025-00008)

Petitioner: Eric Cruze & Tomoko Sakai
Year Built: 1848
Historic Status: MACRIS listed, National Register listed, and located within Crown Hill Local Historic District, fka the Rev. Jonathan Aldrich – Francis Southgate House

Petition Purpose:

- Remove portion of stone wall and install drivable pavers
- Construct a patio and walkway
- Install fence
- Replace window with door

BDDW Constructive Grant Deadline: June 22, 2019

COA Constructive Grant Deadline: July 7, 2019

Exhibit A: Certificate of Appropriateness application, dated May 8, 2019, received May 8, 2019

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 to postpone the application to the July 11, 2019 Historical Commission meeting and to extend the Constructive Grant Deadline to July 14, 2019.

OLD BUSINESS

None

NEW BUSINESS

Building Demolition Delay Waiver

2. 6 Goulding Street – HC-2019-026 (MBL 02-035-00027)

Petitioner: VF Properties West LLC
Year Built: 1880
Historic Status: MACRIS listed
Petition Purpose:

- Remove porch
- Façade work
- Replace roof

BDDW Constructive Grant Deadline: July 12, 2019

Lenny Vairo, the owner of the property, appeared upon behalf of the application. The Board and the applicant reviewed the proposed work on the roof and plan for the porch if the porch is to be removed.

Russ Haims spoke in support of the application.

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 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 Waiver application, dated May 23, 2019, received May 23, 2019

3. 3 Goulding Street – HC-2019-027 (MBL 02-035-00035)

Petitioner: VF Properties West LLC
Year Built: 1880
Historic Status: MACRIS listed
Petition Purpose:

- Remove and replace roof-Retroactive Request

BDDW Constructive Grant Deadline: July 12, 2019

Lenny Vairo, the owner of the property, appeared upon behalf of the application. The applicant was seeking retroactive approval.

Mr. Vairo stated that the work had already been done, as when he went to fix the eaves, the slate on the roof started to fall off. As a result, the slate was replaced with asphalt.

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 retroactive 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 Waiver application, dated May 23, 2019, received May 23, 2019

4. 383 Shrewsbury Street – HC-2019-025 (MBL 16-022-0018)

Petitioner: CMSS Development, LLC
Year Built: 1922
Historic Status: MACRIS listed, Autocar Sales and Service Co. – Liberty Screw Co.
Petition Purpose:

- Façade work

BDDW Constructive Grant Deadline: July 7, 2019

Shawqui Alsarabi appeared upon behalf of the applicant, CMSS Development, LLC.

The Commission and the applicant reviewed the work that was proposed for the site. The Commission discussed with the applicant the concerns the Commission had about how the windows would look on the building.

Upon a motion by Commissioner Theerman and seconded by Ms. 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 with condition that the windows would remain the same pattern or as close as possible that can be achieved by the applicant.

Exhibit A: Building Demolition Delay Waiver application, dated May 23, 2019 and received May 23, 2019

5. 95 Elm Street – HC-2019-029 (MBL 02-048-00006)

Petitioner: Hampton Properties, LLC
Year Built: 1877
Historic Status: MACRIS listed, fka Charles Moore House
Petition Purpose:

- Replace Roof
- Work on trim

BDDW Constructive Grant Deadline: July 7, 2019

Russ Haims from Hampton Properties appeared upon behalf of the application.

Mr. Haims provided a review of the proposed roof replacement and trim work.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom the Board voted 5-0 to close the Public Hearing.

Upon a motion by Commissioner Long 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.

Exhibit A: Building Demolition Delay Waiver application, dated May 23, 2019, received May 23, 2019

6. 37 Fruit Street/59 William Street – HC-2019-030 (MBL 02-046-00036)

Petitioner: Hampton Properties, LLC
Year Built: 1877
Historic Status: MACRIS listed, National Register District, National Register MRA, fka Frances M. Lincoln House

Petition Purpose:

- Window work
- Work on rear egress
- Enclose front porch on entrance
- Removal of all Masonite and replace with azek sheating and decorative trim

BDDW Constructive Grant Deadline: July 7, 2019

Russ Haims from Hampton Properties appeared upon behalf of the application.

Mr. Haims provided a review of the proposed work on the windows and rear egress, and the enclosure of the front porch.

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 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 Waiver application, dated May 23, 2019, received May 23, 2019

7. 61 Cedar Street – HC-2019-031 (MBL 02-048-00024)

Petitioner: Hampton Properties, LLC
Year Built: 1892
Historic Status: MACRIS listed, National Register District, National Register MRA, fka Anna Rice House

Petition Purpose:

- Paint Exterior
- Work on clapboards

BDDW Constructive Grant Deadline: July 7, 2019

Russ Haims from Hampton Properties appeared upon behalf of the application.

Mr. Haims provided a review of the color of paint he planned to use on the exterior and the proposed work on the clapboards.

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 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 Waiver application, dated May 23, 2019, received May 23, 2019

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

BDDW Constructive Grant Deadline: July 15, 2019

Tam Nguyen appeared upon behalf of the application.

Mr. Nguyen stated that the current siding was wood and he would like to replace with vinyl siding.

The Commission asked Mr. Nguyen if he had any estimates on the cost to repair the wood versus replacing with vinyl. Mr. Nguyen stated that he did not.

The Commission explained that if the Commission was to consider an economic hardship vote on item that they would need financial information from Mr. Nguyen on estimates he would need to obtain. Mr. Nguyen requested that the Commission continue the item so that he could have his contractor speak with staff about obtaining the estimates.

Upon a motion by Commissioner Conroy and seconded by Commissioner Long, the Commission voted 5-0 to continue the Building Demolition Delay Waiver application to the July 11, 2019 Historical Commission meeting.

Exhibit A: Building Demolition Delay Waiver application, dated May 31, 2019, received May 31, 2019

8. 53 May Street – HC-2019-054 (MBL 06-039-00021)

Petitioner: Stockton Realty, LLC
Year Built: 1896
Historic Status: MACRIS listed, National Register District, National Register MRA
Petition Purpose:

- Replace egress on second and third floors and install a door replacing existing window on the rear and side of the building

BDDW Constructive Grant Deadline: July 18, 2019

Alin Carmi (owner), Sandra Katz (property manager), and the contractor for the project appeared upon behalf of the application.

It was explained that the egress needed to be removed and replaced due to safety issues.

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 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 Waiver application, dated May 23, 2019, received May 23, 2019

Certificate of Appropriateness

9. 10 Massachusetts Avenue – HC-2019-028 (MBL 20-013-00008)

Petitioner: James A. Welu
Year Built: 06-039-00021
Historic Status: MACRIS listed, National Register District, located in the Massachusetts Avenue Historic District, fka Rufus B. Dodge, Jr. House.

Petition Purpose:

- Remove and replace clapboards
- Add shutters

BDDW Constructive Grant Deadline: July 12, 2019

COA Constructive Grant Deadline: July 27, 2019

James Welu appeared upon behalf of the application and reviewed the proposed work.

Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom, 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 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 10 Massachusetts Avenue are appropriate to the Massachusetts Avenue Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Certificate of Appropriateness application, dated May 23, 2019 and received May 23, 2019

Commissioner Bloom recused himself from Item 11.

10. 6 Crown Street – HC-2019-033 (MBL 03-026-042-1)

Petitioner: Crown Street Condo Association, Honee A. Hess, Trustee
Year Built: 03-026-042-1
Historic Status: MACRIS listed, National Register DOE, National Register District, Preservation Restriction, located in the Crown Hill Local Historic District, fka, George S. Barton House.

Petition Purpose:

- Architectural elements to be repaired or replaced and painted existing color

BDDW Constructive Grant Deadline: July 8, 2019

COA Constructive Grant Deadline: August 1, 2019

Honee Hess and David Lewis appeared upon behalf of the application.

Mr. Lewis stated that they are doing a like-for-like replacement of the architectural elements which will be painted the existing color.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Board voted 4-0 to close the Public Hearing.

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 4-0 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 Long, the Commission voted 4-0 that the proposed changes are appropriate to the Crown Hill Local Historic District, and approved the Certificate of Appropriateness.

Exhibit A: Certificate of Appropriateness application, dated June 3, 2019 and received June 3, 2019

Commissioner Bloom returned to the meeting.

COMMUNICATIONS

- a. FCC communication dated June 5, 2019 and received June 10, 2019, re: Section 106 Filing. No comment.
- b. Public Archaeology Laboratory, Inc. communication dated May 30, 2019 and received June 5, 2019, re: Lake Park Playing Field Improvements. No comment.

OTHER BUSINESS

ADJOURNMENT

Upon a motion the Commission voted 5-0 to adjourn the meeting at 7:00 p.m.