

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

**December 21, 2017**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Robyn Conroy  
Mark Wamback  
Devon Kurtz (Left after Item #1)  
Janet Theerman  
Courtney Ross Escobar, Alternate

**Commission Members Absent:** Randolph Bloom

**Staff Members Present:** Stephen Rolle, Division of Planning & Regulatory Services  
Susan Arena, Division of Planning & Regulatory Services

**Call Commission to Order**

The meeting was called to order by Chair Shveda at 5:30 pm.

**Approval of Minutes**

Review of the November 30, 2017 minutes.

*Upon a motion by Chair Shveda and seconded by Commissioner Kurtz the Commission voted 5-0 to approve the minutes of November 9, 2017.*

**Old Business**

**1. 39-41 Irving Street – HC-2017-075 (MBL 03-018-0023A)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Chris Valeri  
Present Use: Rooming house  
Year Built: 1888  
Historic Status: MACRIS Listed, and within Crown Hill Local Historic District, fka George S. Clough Building  
Petition Purpose:

- Replace the rear entry door

Chris Valeri, owner, appeared on behalf of the application.

Mr. Valeri provided a product sheet for a fiberglass door, with a single window pane at 40” from the ground, and two horizontal panels below the light. He stated that the custom alternatives that were more historically accurate were approximately three times the cost. Chair Shveda thanked Mr. Valeri for working with the Commission to select an appropriate replacement.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 that the changes proposed to 39-41 Irving Street are appropriate for the Crown Hill Local District and approved the Certificate of Appropriateness*

Commissioner Kurtz left the meeting.

Exhibit A: Building Demolition Delay Waiver and Certificate of Appropriateness Application dated October 19, 2017 and received October 20, 2017.

Exhibit B: Request to Continue form, dated November 30, 2017.

Exhibit C: Additional product information

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## **New Business**

### **2. 37 Somerset Street #2 – HC-2017-081 (MBL 02-041-00002)**

Petition: Building Demolition Delay Waiver  
Petitioner: Intellectual Properties LLC  
Present Use: Condominium  
Year Built: c1936  
Historic Status: MACRIS Listed  
Petition Purpose:

- Replace second floor windows

Donald McPherson, Cassa Stone Inc., appeared upon behalf of the application.

Mr. McPherson stated that he had replaced the windows on the first floor and that this proposal is to match those units. The replacement windows are aluminum clad, and the trim will be vinyl.

No public comment.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 5-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated November 9, 2017 and received November 16, 2017.

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### **3. 2 Washington Square – HC-2017-082 (MBL 02-014-00012)**

Petition: Building Demolition Delay Waiver  
Petitioner: Worcester Redevelopment Authority  
Present Use: Train station  
Year Built: c1911

Historic Status: MACRIS Listed, National Register listed, Preservation Restriction, fka Union Station

Petition Purpose:

- Repair exterior stucco
- Upgrade exterior lighting
- Reconfigure interior space for new use
- Clean and stabilize concrete, paint, install lighting, and redesign ceiling on Harding Street entrance

Taken with Item a in Communications.

Jeanette Tozer, City of Worcester, and Steve Van Dyke, Nault Architects, appeared upon behalf of the application.

Mr. Van Dyke explained that the first two items were previously approved by the Commission, but the approval period had lapsed due to delays in getting bids. He stated that there was no change in scope regarding the stucco repair. The lighting has not yet gone to bid, and there have been small changes in that scope of work, in that the towers were going to be lit from the front only, so lighting was expanded to illuminate all faces more uniformly. In addition, instead of mounting spot lights on the roof, they will be located in front of the station near the taxi drop off.

On the interior a former ticketing counter on the north side of the rotunda will be reconfigured to house a police substation. The physical impact will consist of the removal of a portion of marble below one of the windows to create a doorway. The marble will be stored onsite.

Regarding the Harding Street entrance, the purposed of the proposed work is to improve aesthetics. The wall will be parged and repainted; steel frame above and columns will be cleaned and painted; and the open concrete frame overhead will be stabilized and a portion will be covered with a translucent sky light. Lighting will also be added to improve safety and general visibility.

Public comment: Jo Hart, Worcester, shared her opinion on the City's role in the planning and use of buildings.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 5-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted to provide an updated letter of support.*

Exhibit A: Building Demolition Delay Waiver dated December 1, 2017 and received December 1, 2017.

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#### **4. 52 High Street – HC-2017-083 (MBL 03-018-019B)**

Petition: Building Demolition Delay Waiver  
Petitioner: Abby Kelley Foster House Inc.  
Present Use: Multi-family residence  
Year Built: 1926  
Historic Status: MACRIS Listed, fka Saint Joseph's Home for Working Girls  
Petition Purpose:

- Replace windows and doors
- Construct a handicapped accessible entrance and ramp
- Construct an elevator tower
- Repair and repoint masonry

Brian Lever, Epsilon Associates; Stephanie Page, Abby's House; and Wendy Richter, Narrowgate Architecture, appeared upon behalf of the application.

Mr. Lever stated that this work had been previously approved by the Commission, but the approval had lapsed while the applicant was working to secure funding through tax credits awards. Since the original approval there have been a few minor changes to the plans. Mr. Lever explained that after more thoroughly examining the original plans, some window and door layouts were revised to better match the historic appearance. Approval for the work has already been received by the Massachusetts Historical Commission and the National Park Service.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, the Commission voted 5-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver dated December 14, 2017 and received December 14, 2017.

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### **Communications**

- a. \*Request from Worcester Redevelopment Authority re: Letter of support for FTA submission for Union Station, 2 Washington Square, dated December 1, 2017 and received December 1, 2017.

*Taken with Item 3.*

- b. Communication from MHC re: Massachusetts Preservation Projects Fund grant program, received December 4, 2017.

*Mr. Rolle noted that there is not allocation in the city budget this year for the matching portion of the funding, but that it's worth thinking about future projects so that funding can be set aside, or non-profit partners who may be able to benefit. Chair Shveda asked that Commissioners keep this program in mind and revisit it periodically.*

- c. \*Request from MHA Northeast re: Updated letters of support for tax credit applications for:
  - 18 Chestnut Street, Paul Revere Insurance Building;
  - 98 Beacon Street;
  - 26 Harvard Street, Swedish Lutheran Home for the Aged;
  - 15 Blackstone River Road, Quinsigamond Firehouse;
  - 2 Ionic Avenue, Worcester Boys' Club;
  - Lincoln Square, Worcester Boys' Club;
 received electronically December 5, 2017.

*Upon a motion by Chair Shveda and seconded by Commissioner Conroy, the Commission voted to provide updated letters of support for all projects.*

- d. Communication from MHC re: Worcester County Courthouse, 2 Main Street, project review, dated November 30, 2017 and received December 5, 2017.

*No comment.*

- e. Communication from vhb re: Project Notification Form for 120 and 126 Chandler Street, dated November 22, 2017 and received December 5, 2017.

*No comment.*

- f. Communication from MHC re: Printers Building National Register nomination, dated December 5, 2017 and received December 11, 2017.

*No comment.*

- g. Communication from MHC re: Annual Preservation Awards nomination form, received December 11, 2017.

*Chair Shveda suggested that Commissioners think about this and add the item to an upcoming meeting.*

*\*Items requiring action*

### **Other Business**

- I. Tax reform letter from Mayor Petty and City Manager Augustus, dated November 21, 2017.

*Chair Shveda noted that this letter was issued within a few days of the Commission's previous request that staff draft a letter to the City Manager and Mayor requesting support on this topic. He also reported that the 20% Federal tax credit was retained in the final budget.*

### **Business Not Reasonably Expected**

Mr. Rolle noted that regarding an upcoming item, consideration of forming a study group for a Mount Carmel Local Historic District, he recommended that it be rescheduled from January 4 to January 18 or possibly January 25 in order to give the petitioner more time to prepare. This decision can be finalized at the January 4 meeting.

### **Adjournment**

Upon a motion by Commissioner Conroy and seconded by Commissioner Wambach, the Commission voted 5-0 to adjourn the meeting at 6:38 p.m.