

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

**September 3, 2020**

**CITY HALL\***

**Commission Members Participating:**

Devon Kurtz, Vice-Chair  
Randolph Bloom  
Tomi Stefani  
Janet Theerman

**Commission Members Not Participating:**

Mark Wamback, Chair  
Diane Long  
Erika Helnarski, Alternate  
Cathryn E. Jerome-Mezynski, Alternate

**Staff Members Participating:**

Stephen Rolle, Division of Planning and Regulatory Services  
Michelle Johnstone, Division of Planning and Regulatory Services

\*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting was conducted through remote participation. The meeting was livestreamed from the City of Worcester website and via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 1608081191#), which was publicized on the posted meeting agenda and during the video broadcast.

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**APPROVAL OF MINUTES**

**August 20, 2020:** Meeting minutes were held until the next meeting.

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**OLD BUSINESS**

**Certificate of Appropriateness & Building Demolition Delay Waiver**

**1. 220 Salisbury Street – HC-2020-038 (MBL 20-007-0030A)**

Petitioner: Erjona Mehillaj

Year Built: 1952

Historic Status: MACRIS listed; State Register of Historic Places (SR), within the Montvale Local Historic District (LHD)

Petition Purpose:

- Redesign front exterior concrete stairs and front walkway (retroactive)
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The applicant requested a continuance.

On a motion by Commissioner Kurtz and seconded by Commissioner Stefani, the Commission voted 4-0 to continue the item to the September 17, 2020 meeting.

**2. 24 Crown Street – HC-2020-058 (MBL 03-024-00021)**

Petitioner: Joseph Aquino o/b/o Thomas Aquino

Year Built: 1866

Historic Status: MACRIS listed; State Register of Historic Places (SR); National Register of Historic

Places District (NRDIS); National Register Multiple Resource Area (NRMRA), within the Crown Hill Local Historic District (LHD), FKA Elijah Flagg Brooks House #2 and the Trinity Hall – First Methodist Church Hall

- Regrade and repave driveway
  - Demolish stone wall and install new retaining wall
  - Repair garage roof decking and install steel roof
  - *All above work is partially retroactive.*
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The applicant requested a continuance.

On a motion by Commissioner Kurtz and seconded by Commissioner Stefani, the Commission voted 4-0 to continue the item to the September 17, 2020 meeting.

## **NEW BUSINESS**

### **Building Demolition Delay Waiver**

#### **3. 60 Elm Street – HC-2020-059 (MBL 03-28F-60-12)**

Petitioner: Scott Doughman

Year Built: ca. 1940

Historic Status: MACRIS listed, FKA Elm Manor Apartments

Petition Purpose:

- Replacement of existing wood windows with vinyl windows
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Chad Minton of Home Depot spoke on behalf of the application. He stated the intent of the application, which was to remove the old windows and put new vinyl windows in. He stated that this is the fifth or sixth job he has sold at this property.

Ms. Johnstone stated that there have been a number of window replacements in the building that were not reviewed by the Commission due to an address discrepancy.

Mr. Rolle asked the applicant if the grids would be raised or if the grids are interior to the glass. Mr. Minton stated that the grids are interior.

Commissioner Theerman asked for clarification on the color of the windows. Mr. Minton stated that the windows would have a creamy white interior color and a dark bronze exterior color. Commissioner Theerman noted that the grids on the original windows are a creamy color and the new windows are brown. The applicant stated that the window color has changed over time due to sun damage.

Mr. Rolle stated that color is an important consideration when considering vinyl replacement windows because vinyl doesn't take paint well. Commissioner Kurtz agreed, stating that he was hoping to see a consistent series of windows rather than a hodgepodge.

Commissioner Bloom stated he also is concerned with consistency.

Commissioner Kurtz asked if there is a condo directive over replacement of windows. Mr. Minton stated that condo association would need to sign off on the replacement windows.

Mr. Minto stated that he thinks the Commission is on the right path in terms of wanting consistency, and claimed that nobody makes wood windows anymore.

Commissioner Stefani asked for clarification on which windows had already been replaced in the building. Ms. Johnstone clarified.

Commissioner Bloom asked why the windows were being replaced. The applicant stated it is because they are old, single pane wood windows. Commissioner Bloom stated that his windows are approaching 200 years old, and there is no reason to replace them. He stated that windows being old are not, in his opinion, a good reason to replace them. The applicant stated that that can be subjective and it's someone's prerogative to replace their windows, and the reason why is none of his business. Commissioner Bloom stated it is, however, the business of the Historical Commission.

Mr. Rolle stated that in large condominium buildings, there reaches a point when some of the windows need to be replaced, so it is best for the Commission to strive for a consistent replacement window. He did note that in this

case, it is unfortunate that the Commission didn't have an opportunity to review the other replacement windows in the building.

*No public comment.*

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to close the public hearing.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 2-2, with Commissioners Kurtz and Stefani being the yeas, and Commissioners Bloom and Theerman being the nays, that the proposed demolition consisting of replacement windows at 60 Elm Street would not be detrimental to the historical or architectural resources of the City of Worcester and voted to deny the Building Demolition Delay Waiver.

### **List of Exhibits**

*Exhibit A. Building Demolition Delay Waiver application dated July 24, 2020, and received July 31, 2020.*

#### **4. 16 Greenwood Street – HC-2020-060 (MBL 10-024-00007)**

Petitioner: Rebecca Rafferty  
Year Built: ca. 1898  
Historic Status: MACRIS listed, FKA Emmanuel Lutheran Church  
Petition Purpose:

- Install 3 antennas
- Install and exhaust blower in the steeple
- Replace louvers in steeple

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The application requested a postponement.

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 4-0 to postpone the item to the September 17, 2020, meeting.

#### **5. 517 Main Street – HC-2020-061 (MBL 03-013-00002)**

Petitioner: MG2 Group  
Year Built: ca. 1870  
Historic Status: MACRIS listed, FKA Cheney-Ballard Building  
Petition Purpose:

- Façade restoration
- Install new historically appropriate windows
- Install new storefront
- Install new egress stairs

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Ian Fox with the MG2 group spoke on behalf of the application. He stated that the project consists of an interior and exterior gut followed by a full interior renovation and exterior restoration. He walked through each step of the proposed restoration work.

Commissioner Kurtz stated that the project sounds fantastic. Commissioner Theerman agreed, stating that it is very ambitious.

Commissioner Bloom asked if the building would look much like it did when it was built. Mr. Fox stated that is the case.

Commissioner Stefani stated that the rendering is great and he hopes the building turns out looking as good as when it was built. He asked for clarification on the work to be done to the storefront and the rear of the building. Mr. Fox clarified.

*No public comment.*

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to close the public hearing.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition at 517 Main Street including façade restoration, the installation of new, historically

appropriate windows, the installation of a new storefront system, and a new egress stair at the rear of the property would not be detrimental to the historical or architectural resources of the City and voted to approve a Building Demolition Delay Waiver.

### **List of Exhibits**

*Exhibit A. Building Demolition Delay Waiver application, dated August 7, 2020, and received August 20, 2020.*

#### **6. 140 Lincoln Street – HC-2020-063 (MBL 09-001-00014)**

Petitioner: Caroline Bigelow

Year Built: ca. 1774

Historic Status: MACRIS listed, National Register of Historic Places (NRIND), FKA Timothy Paine House

Petition Purpose:

- Replace deteriorated wood and masonry elements where repair is not feasible

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Caroline Bigelow of the Col. Timothy Bigelow Chapter of the Daughters of the American Revolution spoke on behalf of the application. She stated the intent of the application, which is a restoration project that includes limited replacements where repair is not feasible. She walked through each step of the project.

Commissioner Kurtz stated that that sounds great.

Commissioner Bloom stated that it is great to know that the organization takes such great care of the building.

Commissioner Stefani complimented the work that was proposed.

*No public comment.*

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to close the public hearing.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition at 140 Lincoln Street which includes the removal and replacement in kind of sections of clapboard; the installation of a vapor barrier; scraping, sanding, and painting; repair of the original storm windows; installation of new corner boards and horizontal trim boards; replacement of upper trim comprising the replacement of the soffit and fascia, is not detrimental to the historical or architectural resources of the City of Worcester and voted to approve the Building Demolition Delay Waiver.

### **List of Exhibits**

*Exhibit A. Building Demolition Delay Waiver application, dated July 17, 2020, and received August 10, 2020.*

#### **Certificate of Appropriateness & Building Demolition Delay Waiver**

#### **7. 258 Pleasant Street – HC-2020-062 (MBL 03-026-00007)**

Petitioner: Steven McElwee

Year Built: ca. 1855

Historic Status: Within the Crown Hill Local Historic District (LHD)

Petition Purpose:

- Replace three-tab asphalt shingle roof with architectural shingle in color pristine pewter

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Steve McElwee, the owner of 258 Pleasant Street, spoke on behalf of the petition. He stated the intent of the project, which is to remove the old three-tab asphalt shingle and replace it with architectural shingle in the color pristine pewter.

The Commission did not have any comment.

*No public comment.*

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to close the public hearing.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed changes at 258 Pleasant Street are appropriate for the Crown Hill Local Historic District, and voted to approve the Certificate of Appropriateness.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition at 258 Pleasant Street is not detrimental to the historic or architectural resources of the City of Worcester and voted to approve the Building Demolition Delay Waiver.

### **List of Exhibits**

*Exhibit A. Certificate of Appropriateness and Building Demolition Delay Waiver application, dated August 8, 2020, and received August 10, 2020.*

#### **8. 41 Chatham Street – HC-2020-064 (MBL 03-18A-P1-U1)**

Petitioner: Chatham Condominium Trust

Year Built: ca. 1918

Historic Status: MACRIS listed; State Register of Historic Places (SR); within the Crown Hill Local Historic District (LHD); National Register Determination of Eligibility (DOE), FKA The Irving

Petition Purpose:

- Repoint masonry

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Valerie Lacoutore, property manager, spoke on behalf of the application. She stated the intent of the project, which consists of masonry restoration on the rear parking lot side of the building, matching the color of the existing mortar joints.

Commissioner Stefani stated that it appears as though a few sections of the building has been repointed in the past. He asked which color mortar would be used. Ms. Lacoutore stated that the mason intends to match the existing mortar as best as possible on the entire elevation.

*No public comment.*

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 to close the public hearing.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed changes at 41 Chatham Street regarding repointing with matching mortar are appropriate for the Crown Hill Local Historic District, and voted to approve the Certificate of Appropriateness.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition at 41 Chatham Street regarding the repointing with matching mortar is not detrimental to the historic or architectural resources of the City of Worcester and voted to approve the Building Demolition Delay Waiver.

### **List of Exhibits**

*Exhibit A. Certificate of Appropriateness and Building Demolition Delay Waiver application, dated August 6, 2020, and received August 13, 2020.*

### **COMMUNICATIONS**

- A. Comments from the MHC regarding the MHC's support of an MAAB variance at the Stamps Factory (AKA Torrey Razor Company) at 128 Chandler Street.

No action was taken on this item.

### **OTHER BUSINESS**

- A. Discussion regarding Demolition Delay Ordinance Revisions and Commission Regulations, Policies & Procedures.

The Commission had a brief discussion regarding the Demolition Delay Ordinance and how it related to items that came before the Commission at the meeting.

The remainder of the discussion was held to a later meeting.

### **ADJOURNMENT**

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the meeting was adjourned at 7:20 PM.