



The City of  
**WORCESTER**

Historical  
Commission

Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk  
Randolph Bloom  
Tomi Stefani  
Erika Helnarski, Alternate  
Steven Taylor, Alternate

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

**Thursday, March 10, 2022**

WebEx online at <https://cow.webex.com/meet/historicalncommissionwebex> and  
call-in number 415-655-0001 (Access Code: 1608081191).

**Commissioners Present:** Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk  
Randolph Bloom  
Tomi Stefani  
Erika Helnarski, Alternate

**Commissioners Absent:** Steven Taylor, Alternate

**Staff Present:** Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)  
Stephen S. Rolle, Division of Planning & Regulatory Services (DPRS)

**Call Commission to Order** – 5:30 PM

**Approval of Minutes** – 1/20/2022, 2/17/2022, 2/24/2022

Upon a motion made and duly seconded the Commission voted five (5) to zero (0) to approve the minutes of January 20, 2022. Chairman Kurtz did not vote on item as he was not present for January 20, 2022 meeting.

Upon a motion made and duly seconded the Commission voted six (6) to zero (0) to approve the minutes of February 17, 2022.

The February 24, 2022 meeting minutes were held.

**New Business**

**Building Demolition Delay Waiver**

**1. 4 Meade Street – HC-2022-012 (MBL 05-014-00006)**

Ken Wolanin, from the Housing Division of the City of Worcester Economic Development Division, participated remotely on behalf of Mary A. Frances.

Mr. Wolanin stated that this project is part of a housing rehabilitation grant which includes replacing porch elements, repairing masonry, installing vinyl siding and insulating window wells.

Photos were shown on a slide deck of the proposed work.

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The Commission members and Mr. Wolanin discussed the proposed work and materials to be used.

Public Comment

Sue Philip of 12 Meade made a few comments regarding the project, and was in overall support.

Upon a motion made and duly seconded, the Commission voted six (6) in favor zero (0) opposed to close the Public Hearing.

Upon a motion made and duly seconded, the Commission voted six (6) in favor and zero (0) opposed, that the work proposed at 4 Meade Street, consisting of replacing porch elements, with the recommendation that they be painted after a drying period of one year; repairing masonry; installing new vinyl siding to be vinyl shake on the façade and vinyl lap on secondary elevations; and other ancillary work as described in the application and discussed at the meeting, would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 4 Meade Street was thus approved.

List of Exhibits

*Exhibit A.* Building Demolition Delay Waiver application, dated and received February 10, 2022.

**2. 81 Providence Street (Worcester Academy – Megaron) – HC-2022-015 (MBL 04-035-00005)**

Attorney Joshua Lee Smith, participating remotely represented the applicant, Worcester Academy, along with representatives of Worcester Academy were present on the WebEx video call.

Mr. Smith gave a brief history of the building and stated that the intent is to partially demolish the chimney on the building which is constructed of brick. The main reason for removal is that it is very costly to maintain and repair and needs to be removed due to safety reasons.

Public Comment

No Public Comment.

Upon a motion made and duly seconded, the Commission voted six (6) in favor and zero (0) opposed to close the Public Hearing.

Upon a motion made and duly seconded, the Commission voted six (6) in favor and zero (0) opposed, that the work proposed at 81 Providence Street, consisting of demolishing a portion of the chimney/smokestack affixed to the north elevation of the Megaron, would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for Providence Street was thus approved.

List of Exhibits

*Exhibit A.* Building Demolition Delay Waiver application, dated February 15, 2022, and received February 22, 2022.

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

**3. 150 Pleasant Street – HC-2022-013 (MBL 03-025-00003)**

Richard Grant, contractor, participating remotely, called in on behalf of the applicant owners Robert Lapierre and Roy Samra.

Mr. Grant stated that currently the roof is an old slate roof that needs to be replaced and he would like to replace it with a synthetic slate roof.

Ms. Johnstone showed an example of the proposed synthetic slate roof product to be used.

Commissioner Bloom asked Mr. Grant to review the financial costs associated with replacement with regular slate versus the synthetic slate.

Public Comment

Jonathan Ostrow, participating remotely, stated that the synthetic slate doesn't last and overall did not support the project.

Upon a motion made and duly seconded, the Commission voted six (6) in favor and zero (0) opposed, to close the Public Hearing.

Upon a motion made and duly seconded, the Commission voted six (6) in favor and zero (0) opposed, that the work, consisting of replacement of the existing roof with a new DaVinci Multi-Width (synthetic) Slate roofing system in the color slate gray 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 150 Pleasant Street was thus approved.

Also, upon a motion made and duly seconded, the Commission voted six (6) in favor and zero (0) opposed, that the work consisting of replacement of the existing roof with a new DaVinci Multi-Width (synthetic) Slate roofing system in the color slate gray 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 150 Pleasant Street was thus approved.

List of Exhibits

*Exhibit A.* Certificate of Appropriateness & Building Demolition Delay Waiver application, dated December 29, 2021, and received February 15, 2022.

**4. 86 Austin Street – HC-2022-014 (MBL 03-023-001-8)**

Kevin Jordan of Beacon Communities, participated remotely on behalf of Enid Santos o/b/o Whittier Crown Hill Limited Partnership.

Mr. Jordan stated that they need to repoint the building and also are looking to replace windows and spalling bricks.

Ms. Johnstone presented power point slides of the proposed work.

The Commission members and Mr. Jordan discussed the color of the proposed mortar planned to be used on the building.

Public Comment

No Public Comment.

Upon a motion made and duly seconded the Commission voted six (6) in favor and zero (0) opposed to close the Public Hearing.

Upon a motion made and duly seconded the Commission voted six (6) in favor and zero (0) opposed the Commission voted that the proposed work, consisting of replacing existing aluminum windows with new like-existing aluminum windows in the color black, repointing masonry with an appropriate mortar mix and color, replacing cast stone sills, and replacing spalling bricks 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 86 Austin Street was thus approved.

Also, upon a motion made and duly seconded the Commission voted six (6) in favor and zero (0) opposed, the Commission voted that the proposed work as listed above 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 86 Austin Street was thus approved.

#### List of Exhibits

*Exhibit A.* Certificate of Appropriateness & Building Demolition Delay Waiver application, dated February 15, 2022, and received February 16, 2022.

#### **Communications**

A. Notice from MHC of listing of YWCA, 2 YWCA Way, to the National Register of Historic Places.

No comment.

#### **Other Business**

A. Commission officer annual elections.

*Held.*

B. Approval of 2023 Historical Commission meeting schedule.

Upon a motion made and duly seconded the Commission voted six (6) to zero (0) to approve the 2023 Historical Commission meeting schedule.

C. Worcester Now | Next launch announcement

Mr. Rolle gave a brief update on this initiative.

#### **Adjournment**

Upon a motion made and duly seconded the Commission voted six (6) to zero (0) to adjourn the meeting at approximately 6:28 p.m.