



The City of
WORCESTER

Historical Commission

Diane Long, Chair
Janet Theerman, Vice Chair
Steven Taylor, Clerk
Devon Kurtz
Donald Northway
Erika Helnarski
Tomi Stefani
Vanessa Andre, Alternate

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

Thursday, October 19, 2023

Worcester City Hall - Levi Lincoln Chamber,
with remote participation options available via Webex online at
<https://cityofworchester.webex.com/meet/historicalcommissionwebex> and
call-in number 415-655-0001 (Access Code: 1608081191).

Commissioners Present: Diane Long, Chair
Janet Theerman, Vice-Chair
Erika Helnarski
Devon Kurtz
Donald Northway
Vanessa Andre, Alternate

Commissioners Absent: Tomi Stefani
Steven Taylor

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)

Call Commission to Order – 5:30 PM

Approval of Minutes

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six in favor and zero opposed to approve the minutes of October 5, 2023.

New Business

Certificate of Non-Applicability

1. 144 Pleasant Street (03-022-00001) – CNA-23-28

Petition purpose: Replace porch floorboards in kind; dip, reinstall & repaint windows

Christine Catlow, Housing Rehab Specialist for the City of Worcester, attended the meeting in person on behalf of the homeowner.

Ms. Catlow described the scope of work, consisting of the replacement of the front porch floorboards with new cedar tongue and groove floorboards painted gray to match the existing.

The Commission did not have any questions for the applicant.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 144 Pleasant Street are not under

the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

2. 98 Austin Street (03-024-18+23) – CNA-23-29

Petition purpose: Replace roof

Yvette Dyson of Worcester Common Ground, the owner, attended the meeting in person.

Ms. Dyson stated that 98 Austin Street needs a new roof. She stated that the existing asphalt shingles, which date from 2003, are falling off and curling. She stated that the new shingles will be the same weathered wood color as existing.

Ms. Johnstone noted that the new shingles will be architectural rather than three tab.

The Commission had no questions for the applicant.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 98 Austin Street, consisting of the replacement of the existing asphalt shingle roof with a new asphalt shingle roof, are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Certificate of Appropriateness

3. 16 Congress Street (03-026-00014) – CNA-23-21

Petition purpose: Porches: replace two beams, one footing and support post, rebuild one antique column, repair fascia & soffit, replace missing moldings with custom fabricated moldings, prep, prime & paint 2 coats; siding: power wash, hand scrape, touch sand 100 grit, stiff brush, caulk as needed & paint; roof: repair or replace missing or broken slates, replace valley metal as needed, repair downspouts & distribution

Kahlil Lozoraitis, the owner, joined the meeting remotely.

Mr. Lozoraitis stated that 16 Congress Street has suffered from extended deferred maintenance. He described the plan for the building, consisting of painting work, repair of several areas of the roof, and removal and replacement of damaged porch elements.

Ms. Johnstone described each element of the project as described in the above scope of work, noting that most work is simply repairs and painting work. She stated that the Commission has jurisdiction over paint color in local historic districts.

Commissioner Northway stated that he liked the blue color proposed the house and asked for clarification on the proposed colors for the porch. Mr. Lozoraitis stated that blue, cream and green were being considered but was a decision was not finalized.

Mr. Lozoraitis stated that a cream color paint would go around the windows and many trim areas, but the gingerbread sections of the porch are what reminds undecided.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 16 Congress Street, consisting of replacing two beams, a footing, a support post, rebuilding a column, repairing fascia and soffit, replacing missing moldings with fabricated custom moldings and prepping, priming and painting the body of the building blue with cream trim but holding off on painting the gingerbread sections, power washing, hand scraping and sanding, and replacing or repairing missing or broken slates, valley metals and downspouts are appropriate for the Crown Hill Local Historic District. Having gained a unanimous affirmative vote, the partial Certificate of Appropriateness for 16 Congress Street was thus approved.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to continue the hearing in regards to paint colors to the November 16, 2023 Historical Commission meeting, with a constructive grant deadline of December 1, 2023.

Building Demolition Delay Waiver

4. 51 Harding Street (04-016-00003) – BDDW-23-52

Petition purpose: Install a new roof deck, install a new elevator and elevator machine room, extend a stair to the roof to allow for access, replace windows & doors, repair & repoint masonry

Stephen Fleshman of Stephen Fleshman Architect of Brimfield, Massachusetts, attended the meeting in person with a representative of Williston Development Company, the owner. He reviewed the proposal, consisting of repurposing a historic scrap metal building at 51 Harding Street.

Mr. Fleshman reviewed the scope of work for the building, consisting of the installation of an elevator to a roof deck, cleaning, repointing and sealing masonry, replacement of windows, reopening infilled windows, replacing a garage door with a storefront entrance, and extending an interior stair to the roof through a penthouse. Railings and a floating deck system will be installed on the roof to accommodate the roof deck. A screening wall will also be installed on the roof to enclose rooftop utilities. Re reviewed the various finishes proposed for the new construction areas, consisting of paneling to avoid false historicity and an incorrect match to the existing brick.

Vice-Chair Theerman asked if the historic signage on the building would be removed. Mr. Fleshman stated that the graphics would be disturbed through the repointing process and would be removed. The Commission expressed that they would like to see the signage stay; Ms. Johnstone stated that unfortunately the Commission does not have purview over signage.

Mr. Fleshman reviewed the proposed windows, which will be six-over-six, aluminum-clad, double-hung windows with a historic molding.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 51 Harding Street, consisting of installing a new roof deck, installing a new elevator and elevator machine room, extending a stair to the roof to allow for roof access, replacing windows with new six-over-six windows, replacing doors as needed, repairing and repointing masonry, and using metal cladding on new construction sections of the project would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and a Building Demolition Delay Waiver for 51 Harding Street was thus approved.

Communications

None

Other Business

- A. 19 Hilma Street – request for comment (Section 106).
- B. 1 Arlington Street – request for comment (Section 106).
- C. 2 Shale Street – request for comment (Section 106).
- D. 143 West Boylton Street – request for comment (Section 106).
- E. 180 Vernon Street – request for comment (Section 106).

The Commission did not offer comment on the above projects.

ADJOURNMENT

Upon a motion by Commissioner Long, the Commission voted six (6) to zero (0) to adjourn the meeting at approximately 6:07 p.m.