



The City of  
Worcester

2024

LANDLORD

SUM↑IT

A stylized icon consisting of a hand holding a key. The key's shaft is replaced by an upward-pointing arrow, symbolizing growth or an increase in value.

With Support by:



REALTOR®  
ASSOCIATION  
*of Central Massachusetts*



# Working with the Worcester Historical Commission

Worcester Landlord Summit  
March 9, 2024



THE CITY OF  
**WORCESTER, MASS.**  
1878.



# The Worcester Historical Commission:

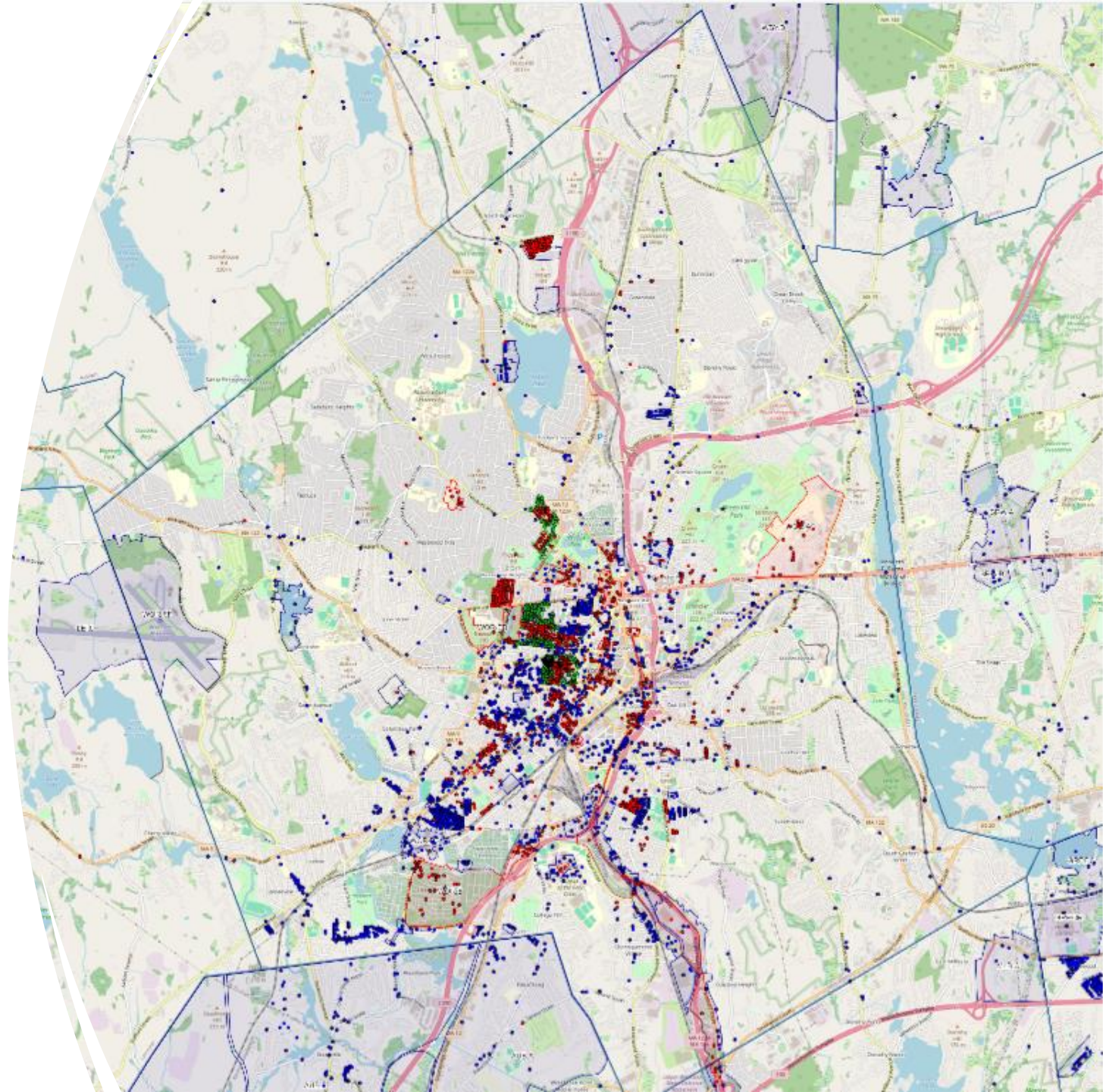
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- Preserves, promotes, and develops the historic assets of the city.
- **9 volunteer members** (7 regular, 2 alternate) interested in history and protecting Worcester's architectural and cultural heritage
- **Meets twice a month** to review construction projects that may impact historic buildings in Worcester:
  - Local Historic Districts (Elm Park Neighborhood, Montvale, Mass Ave, Crown Hill)
  - Building Demolition Delay Ordinance (one-year delay on exterior work proposed to listed historic buildings)
- **Conducts site visits** to historic buildings to evaluate their integrity
- **Certified Local Government:**
  - Letters of support for state and federal tax credit applications
  - Supports the creation of new National Register listings and districts
  - Studies and recommends potential new local historic districts

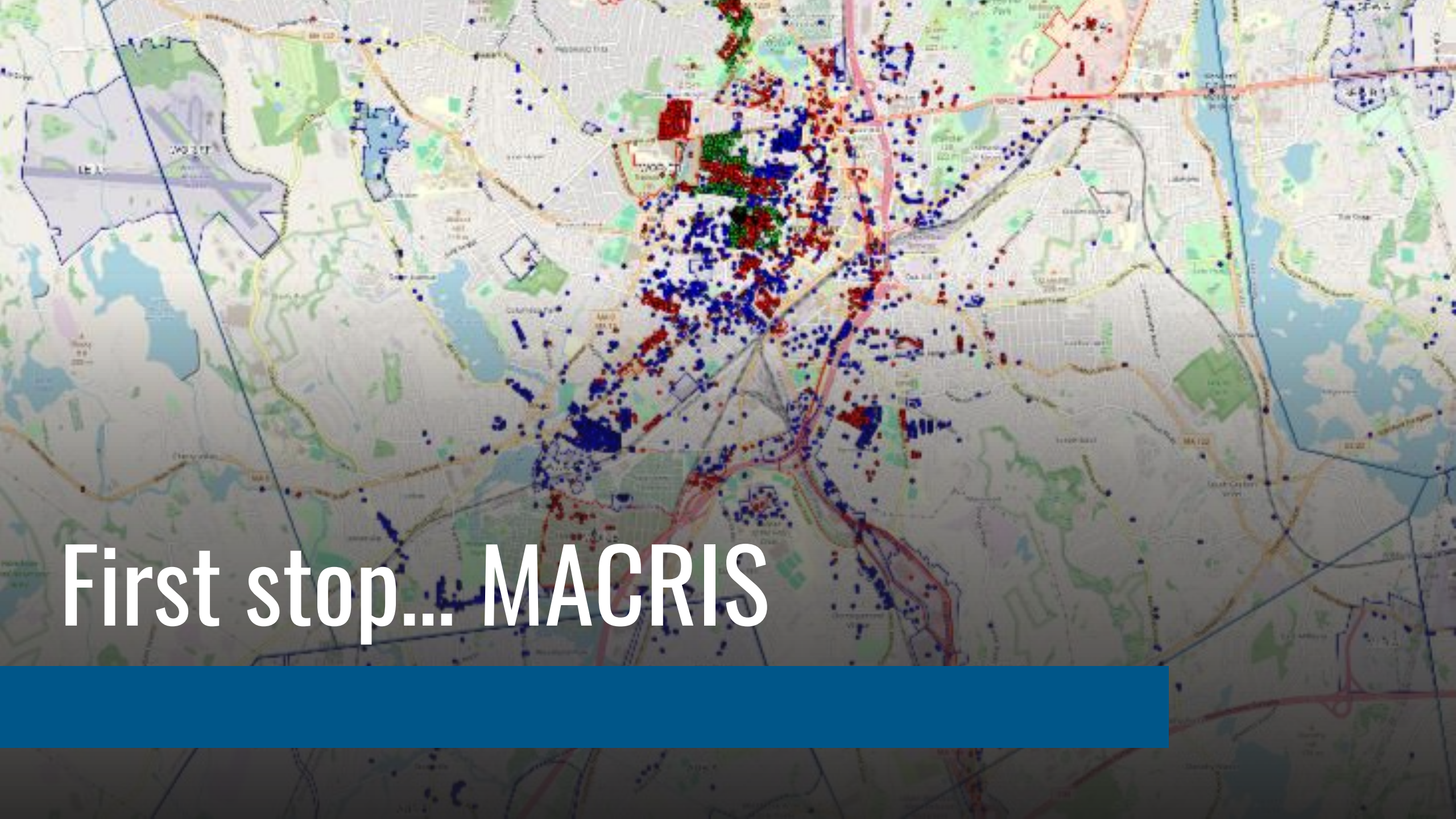


**I own an old building... what do I need to do when exterior changes are needed?**

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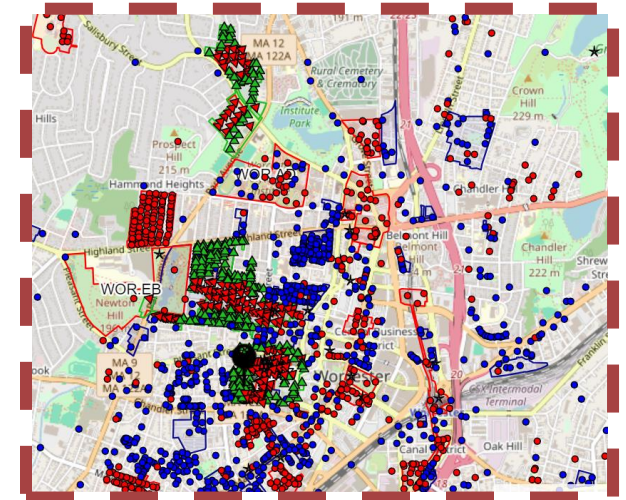
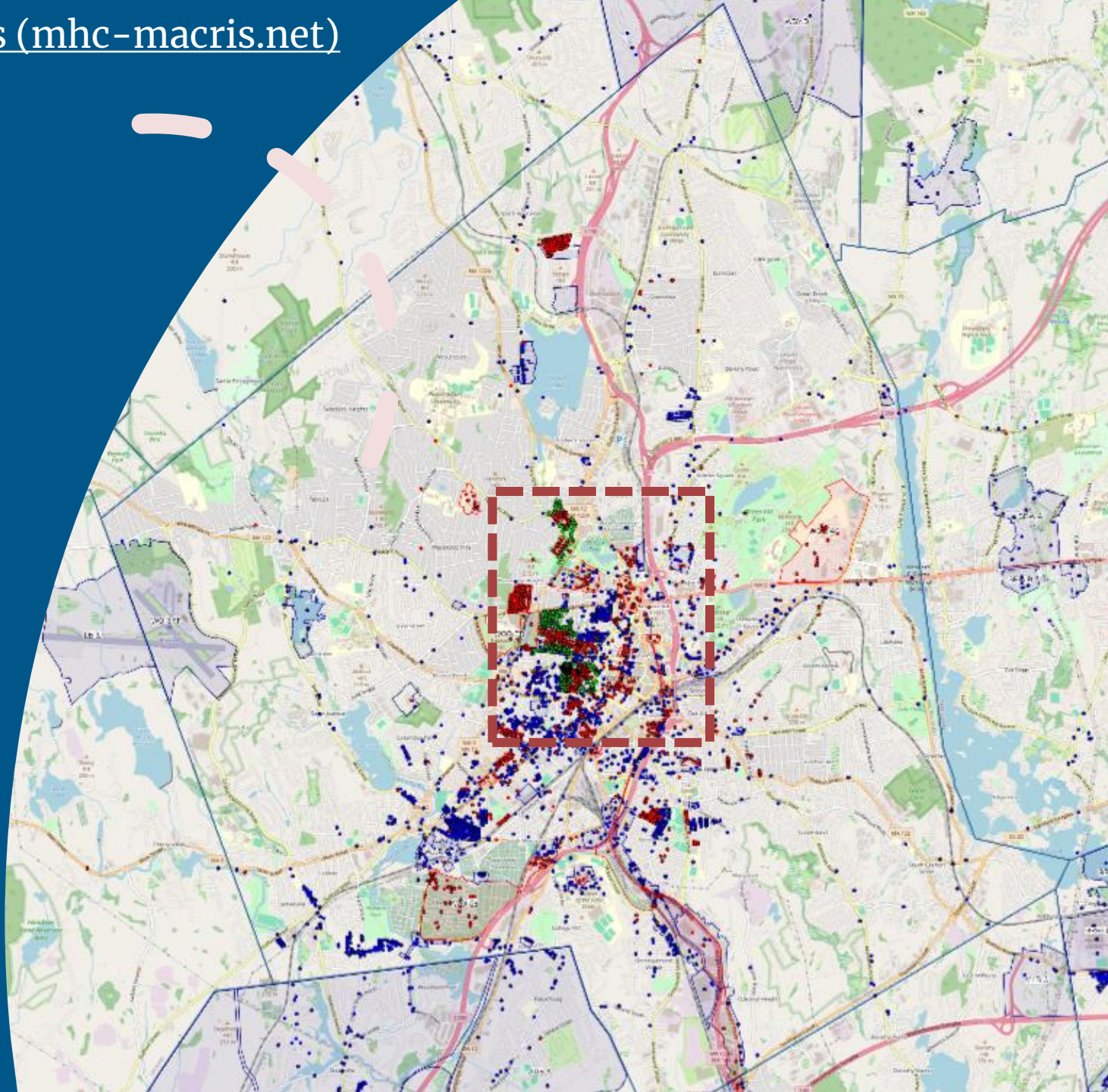













First stop... MACRIS





### Key to Symbolology

-  Historic district boundary (National Register and Form A)
-  Building Demolition Delay Waiver(BDDW) required for properties within boundary
-  Historic property (National Register and Form B)
-  BDDW Required
-  Local historic district property/boundary
-  Certificate of Appropriateness (COA required), BDDW potentially required.
-  Preservation restriction



### TRIGGER SEQUENCE:

1. The property is a "designated historic building" (not in local historic district)

AND

2. The work constitutes "demolition"

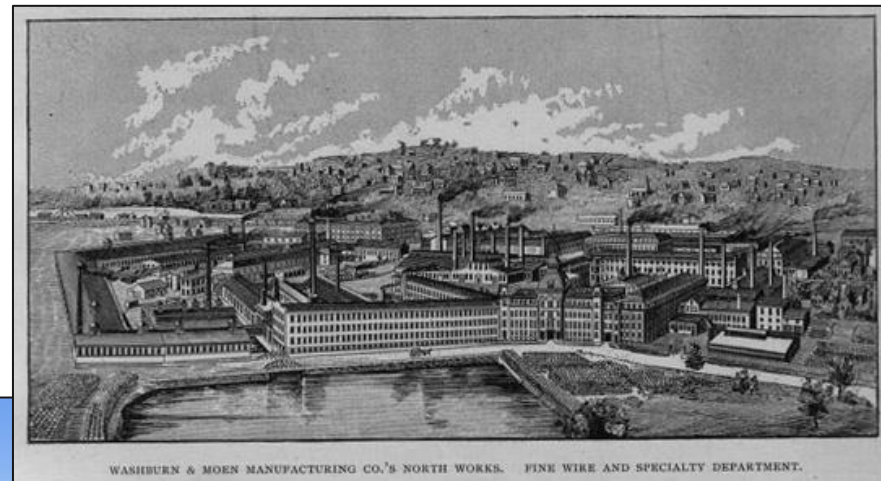
*designated historic building* – any building or portion thereof, including those within any historic district established by the city under the provisions of c. 40C of the General Laws and § 17(b) of Article 3 of Part II of these Revised Ordinances, and which is listed on, or within an area listed on, the National Register of Historic Places, or the State Register of Historic Places, or is the subject of a pending application for listing on said Registers, or is listed on the National Register Eligible List established by the commission pursuant to its designation as a certified local government by the Massachusetts Historical commission.

*demolition* – any act of pulling down, destroying, removing or razing a building or any designated historic portion thereof, or commencing the work of total or substantial destruction with the intent of completing the same.

## Building Demolition Delay Waivers (City of Worcester Revised Ordinances of 2008)

# What is a designated historic building, and demolition, in the eyes of the Commission?

- In order to get to the proverbial desk of the Worcester Historical Commission, the subject property must be an **historic building as defined by our ordinance**, and a **demolition** must be taking place.
- Buildings that the Commission might see include houses, businesses, factories, carriage houses, barns, and sheds.
- A demolition is defined as any act of pulling down, destroying, removing or razing a building or historic exterior portion of it.



*North Works: then and now*





Examples of  
“designated portions”  
of historic buildings –  
siding, walls, roofs/roof  
structures, windows,  
doors, gutters, porches,  
etc., and whole  
buildings





**Building Demolition Delay Waiver Application**

Planning & Regulatory 455 Main Street - Room 404, Worcester, MA 01608  
Phone 508-799-1400, x31440 - Fax 508-799-1406 - E-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

- 1. Building Address/Location:** 15 Whitney Street Worcester, MA 01610      **Date:** February 12, 2024
- 2. Year Originally Built:** 1886      **Source:** Massachusetts Cultural Resource Information System (MACRIS)
- 3. Description of Work:** (i.e. Scope of work. List and explain each proposed change separately. Include description of materials and condition of items to be impacted.)

**Area of Work**  
Porch(es)

**Describe "Other" Area of Work**

**Scope of Work - Describe Work to be Completed**  
Replace rotted corner trim

**Describe the Condition of Existing Materials to be Removed**  
Wood trim with signs of rot

**Describe Proposed Materials**  
In Kind

**Area of Work**  
Porch(es)

**Describe "Other" Area of Work**

**Scope of Work - Describe Work to be Completed**  
Replace railings and newel posts

**Describe the Condition of Existing Materials to be Removed**  
Missing/deteriorated wood

**Describe Proposed Materials**  
aluminum reinforced vinyl railings, pvc wrapped 4x4

**Area of Work**  
Other

**Describe "Other" Area of Work**

**Scope of Work - Describe Work to be Completed**  
Install bathroom vent/light combo and vent to outside

**Describe the Condition of Existing Materials to be Removed**  
Not existing

**Describe Proposed Materials**  
PVC vent cover

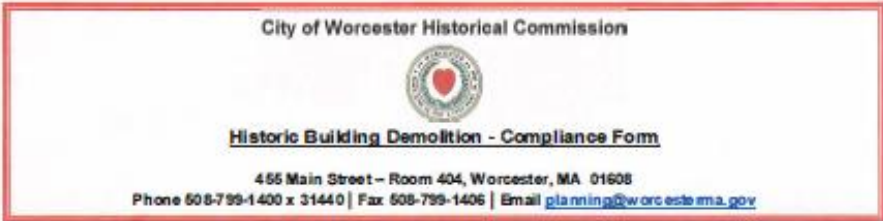
- 4. Reasons for Proposed Work:** (e.g. Renovation, maintenance, addition, new use, code violation, etc.)  
Homeowner applied for ARPA Owner Occupied Rehab Program funding to address the code violations among other home repair needs.
- 5. Applicant Name:** Ariel Lim



Approved –  
Denied –

Work may begin  
One year delay upheld on work





Pursuant to Chapter 9, Section 13 of the City of Worcester General Revised Ordinance, building permits for the demolition of designated historic buildings shall not be issued until provisions of the above referenced Ordinance have been complied with.

In order to ensure compliance with the Ordinance, this completed form must be submitted with all building permit applications involving any demolition work.

Failure to submit this form will result in the denial of the building permit.

Street Address: 100 Water Street

MBL: 04-022-00002

Scope of Work: The existing, compromised, non-historic, rolled composite roofing system will be removed and replaced with a Carlisle Syntec Systems Sure-Seal EPDM Dusted Non-Reinforced, synthetic rubber membrane roofing system in black. Additionally, new metal flashings in bronze to match the existing flashings will be installed.

**\*Notes:**

Any removal and/or alteration of historic materials (e.g., clapboard, flashings, molding, parapet walls, cornice, repointing of brick chimneys, etc.), except for in-kind replacement that is necessary to the maintenance of the building and is reviewed and expressly authorized by Planning Department staff and described in the Scope of Work, requires Historical Commission approval and is **not** authorized by this form.

Activities conducted that remove and/or alter historic materials without the approval of the Historical Commission are subject to fines, pursuant to the City of Worcester General Revised Ordinance (Chapter 9, Section 13, K.).

Property Owner or Proponent: Tim Womer

Property Owner's or Proponent's Signature: [Signature]

\*\*By signing this form, I understand that this determination applies only to the activities outlined in the above 'Scope of Work.'

Date Issued: 05/14/2020

For the Worcester Historical Commission:

Name: Michelle H. Johnstone, Preservation Planner

Division of Planning & Regulatory Services

Signature: Michelle H. Johnstone

# Compliance Forms

- Often, work proposed to historic buildings can be authorized through a Compliance Form, which is effectively an administrative approval that is issued by DPRS.
- Types of work that can be authorized by a Compliance Form includes removal and replacement of **non-historic** portions of historic buildings.
- Examples of this include removal and/or replacement of vinyl windows, rolled rubber roofs, aluminum doors, etc. that are not integral to maintaining the integrity of the building.



# Local Historic Districts



Local Historic Districts (LHDs) are established through Massachusetts General Law, Chapter 40C.



Worcester has four! They are Crown Hill; Elm Park Neighborhood; Montvale; and Massachusetts Avenue Local Historic Districts.

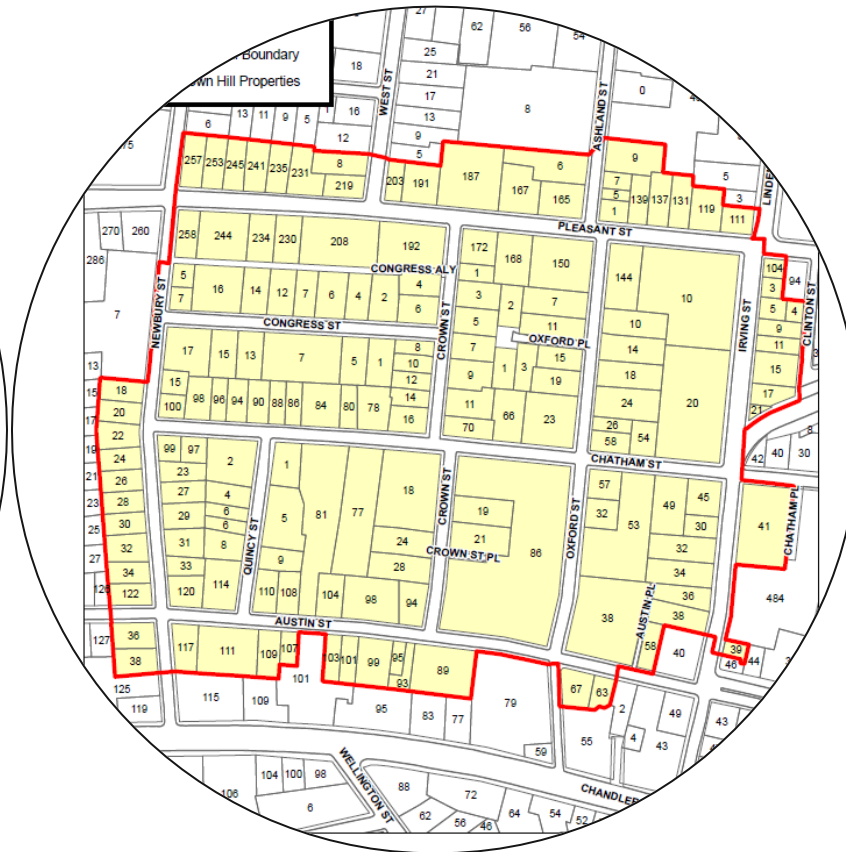


Their primary functions are to:

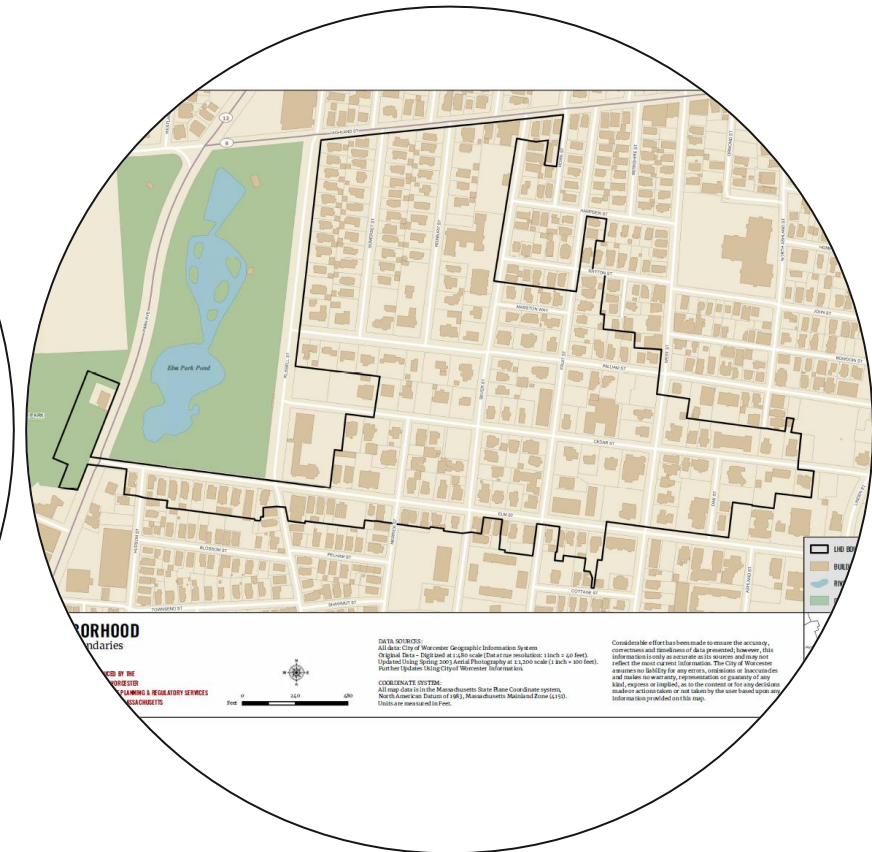
Preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns;  
Maintain and improve the settings of those buildings and places; and  
Encourage new designs compatible with existing buildings in the district.



Massachusetts Avenue & Montvale



Crown Hill



Elm Park Neighborhood





**CERTIFICATE OF APPROPRIATENESS & BUILDING DEMOLITION DELAY WAIVER APPLICATION**  
(For properties located in the Crown Hill, Massachusetts Avenue or Montvale Local Historic District)

Planning & Regulatory Services Division \* 455 Main Street - Suite 404, Worcester, MA 01608 \* Phone 508-799-1400, x31440  
Office Hours are 8:30 am - 2:00 pm

1. **Building Address/Location:** 49 West Street **Date:** February 9, 2024

2. **Historic District:** Elm Park Neighborhood

3. **Date or Estimation of Original Construction:** 1915

4. **Description of Work:** (please list and explain each proposed change separately; if replacing with like materials, note accordingly)

**Area of Work**  
Door(s) and/or Window(s)

**Describe "Other" Area of Work**

**Scope of Work - Describe Work to be Completed**  
Replace Windows

**Describe the Condition of Existing Materials to be Removed**  
Wood Sashes are damaged. The window wood Sill, Casing, and Frame are rotted. The frame has deteriorated from rot. Windows, do not open.

**Describe Proposed Materials**  
Not repairable. Replace with Vinyl Simulated Divided Light double-glazed windows. Double-hung casements w/ Muntin 2/2 Pattern. Replacement to match the sash and muntin pattern to preserve the look of the original historical window to be removed

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**Area of Work**  
Siding and/or Trim

**Describe "Other" Area of Work**

**Scope of Work - Describe Work to be Completed**  
Layer Fiber Cement Siding over existing clapboards

**Describe the Condition of Existing Materials to be Removed**  
The existing siding is rotting and deteriorating, with lead-peeling paint

**Describe Proposed Materials**

- Magnolia Home Collection HZ5 0.312-in x 6.25-in x 144-in Warm Clay Fiber Cement Lap Siding
- James Hardie Magnolia Home Collection HZ5 1-in x 3.5-in x 144-in It's About Thyme Fiber Cement Trim
- Magnolia Home Collection HZ5 0.25-in x 15.25-in x 48-in Wandering Green Fiber Cement Shingle Siding Panel Shakers

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5. **Owner of Property:**  
DBA Name: Black Equity Group, LLC  
Owner Address: 505 Main street Spencer MA 01562  
Owner Name: Cedric Richardson  
Owner Phone: 617-249-4139

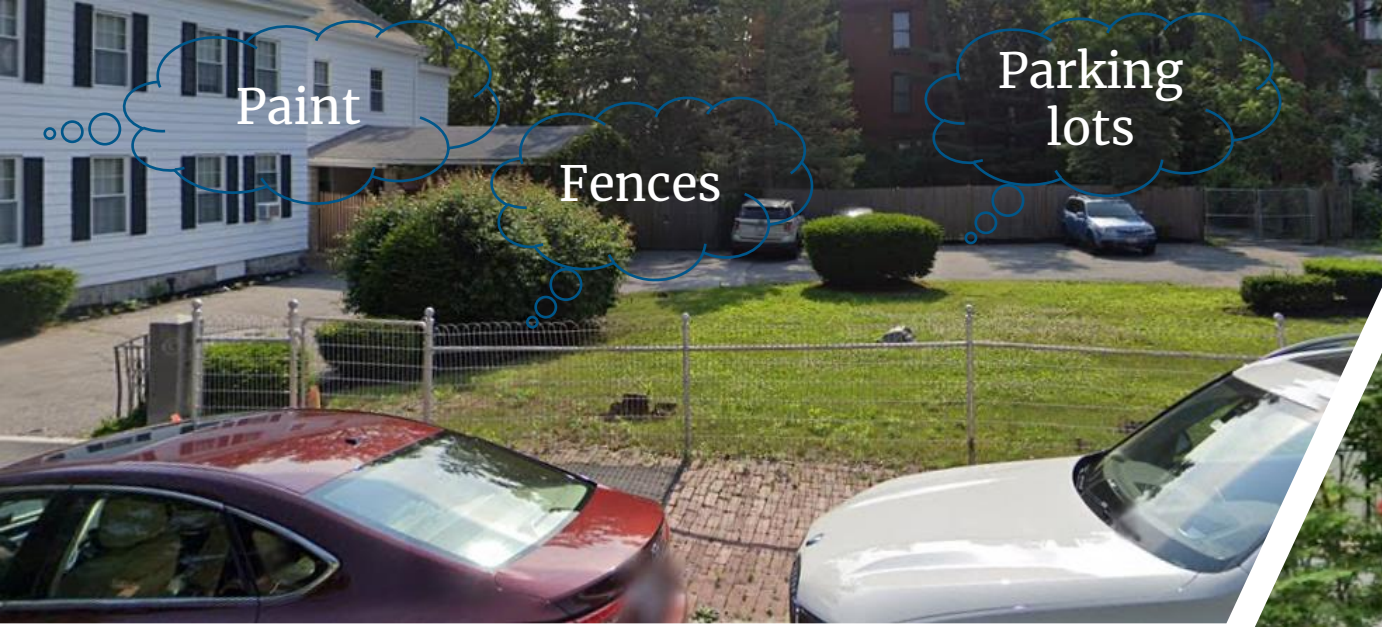
6. **Contractor Information:**  
Company Name:  
Contractor Address:  
Contractor Contact Name:  
Contractor Phone:

7. **Type of Building Construction** (Wood, Concrete, Steel, etc.) Wood/Shingle

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

- While the requirement of an approved Building Demolition Delay Waiver applies to all the resource types we just went through, Certificate of Appropriateness applications only apply to buildings in Local Historic Districts.
- In most cases, work to buildings in Local Historic Districts requires issuance of a Building Demolition Delay Waiver *and* a Certificate of Appropriateness.
- Any time any work is proposed to any part of any property in a Local Historic District, including the parcel on which it is sited, a Certificate of Appropriateness must be issued.





Paint

Fences

Parking lots



Paint

Swimming pools

Fences



Signage

Fences

In LHDs, building work and site work is reviewed. In Crown Hill, Montvale & Massachusetts Avenue, paint color is also reviewed



Fences



# Certificate of Non-Applicability

A Certificate of Non-Applicability is issued when proposed work will not change the design, color, or outward appearance in any way.



**For example:** The owner of 12 Crown Street needed to replace the rear sliding windows on his house (L) with a similar window (below). Since they are not visible from the street, this work was authorized through a Certificate of Non-Applicability.



# But this is expensive!

- Oftentimes, options that are less intrusive than typical modern materials, but more cost-effective than traditional historical materials, may be used, depending on the situation.
- For example:
  - A homeowner needs to replace their wood clapboard siding!
    - They could repair it, or investigate use of fiber cement, which offers a closer match to wood than, say, vinyl.
  - A homeowner would like to replace their wood windows!
    - They could repair the windows or use simulated divided lite, double-glazed, aluminum-clad wood windows more in character with the appearance of their home but less expensive than true divided lite sash





**When  
preservation  
work is a true  
economic  
burden...**

**A Certificate of Hardship may be issued after a Certificate of Appropriateness request is denied and where a bona fide hardship is demonstrated.**

**Financial hardship may be considered to mitigate the delay period when demolition delay would pose an undue economic hardship on the owner.**

**What historically appropriate alternatives to demolition have been considered?**

**If the subject property is income producing, have any attempts been made to obtain Massachusetts Historic Rehabilitation Tax Credits (MHRTC) or Federal Historic Preservation Tax Incentives?**

**What is the nature of your undue financial hardship? What evidence can you provide of an inability to finance preservation work through private financing?**

**If a full or substantial demolition is proposed, have any attempts been made to locate a potential buyer to purchase and preserve the building in lieu of demolition?**



# Approaches to Preservation

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**Preservation**: focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

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**Rehabilitation**: acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

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**Restoration**: depicts a property at a particular period of time in its history, while removing evidence of other periods.

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**Reconstruction**: re-creates vanished or non-surviving portions of a property for interpretive purposes.

# Approaches to Preservation: Local Success Stories

## Preservation



All Saints Episcopal Church, 10 Irving Street, 1877

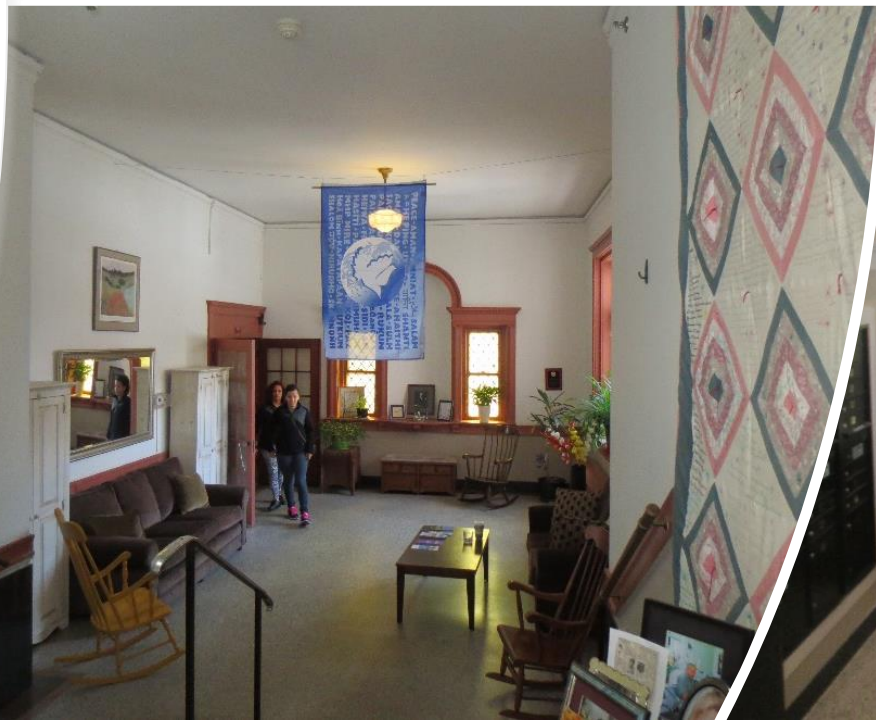


Col. Timothy Bigelow House, 140 Lincoln Street, 1774



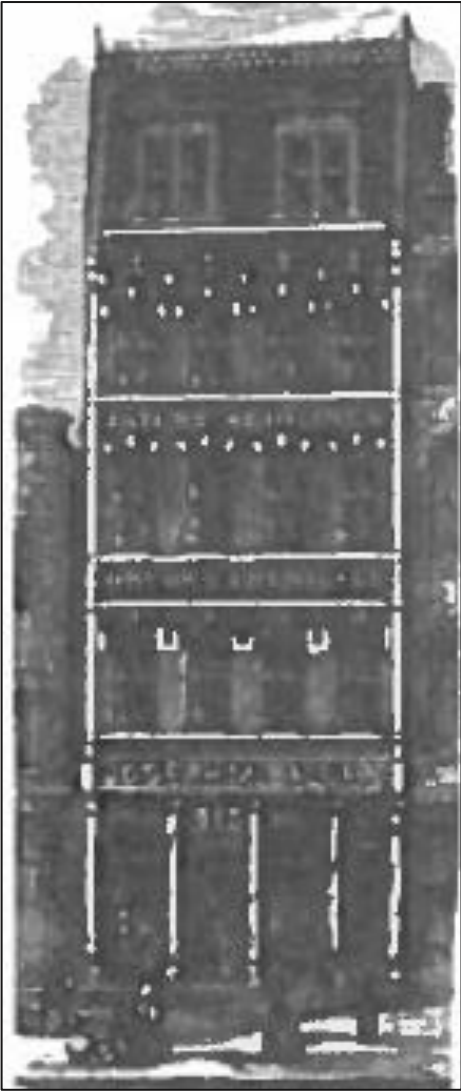


**Rehabilitation: St. Joseph's Home for Working Girls, 52 High Street, 1924**





# Rehabilitation: Cheney-Ballard Building, 517 Main Street, ca. 1870



1880 😊



1915 😊



2017 😞



2023 😊





# Restoration: Union Station, 1911

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## Reconstruction: Worcester State Hospital Main Building, Belmont Street Campus



Building constructed 1874–1877,  
demolished.



Clock tower, reconstructed in 2015!





WORCESTER, MASS. STATE INSANE HOSPITAL.

May 12, 1905

A. P. Lundborg, Worcester, Mass.

# Questions?

