

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

April 15, 2021

CITY HALL*

Commission Members Participating: Devon Kurtz, Vice-Chair
Diane Long, Clerk
Randolph Bloom
Tomi Stefani
Janet Theerman
Erika Helnarski, Alternate

Commission Members Not Participating: Mark Wamback, Chair

Staff Members Participating: Michelle Johnstone, Division of Planning & Regulatory Services
Stephen Rolle, Division of Planning & 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 is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 1608081191#), and link (<https://cow.webex.com/meet/historicalcommissionwebex>), which were publicized on the posted meeting agenda and during the video broadcast.

CALL COMMISSION TO ORDER – 5:30 PM

Randy Bloom, Acting Chair called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES – MARCH 18, 2021, APRIL 1, 2021

Upon a roll call vote, the Commission voted 4-0 to approve the minutes of March 18, 2021.

Upon a roll call vote, the Commission voted 5-0 to approve the minutes of April 1, 2021.

NEW BUSINESS

Certificate of Non-Applicability

1. 144 Pleasant Street – HC-2021-013 (MBL 03-022-00001)

Petitioner: Patricia Kirkpatrick & Justin Duffy
Year Built: 1844
Historic Status: MACRIS listed; State Register of Historic Places; Positive National Register Determination of Eligibility; National Register District; Crown Hill Local Historic District, FKA Asa Walker House

Petition Purpose:

- Replace fence panel, deck surface, and deck stairs
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Justin Duffy, co-owner, on behalf of the applicant, co-owner Patricia Kirkpatrick, called in for the application.

Mr. Duffy stated that a car ran through his fence, so he is proposing to replace the section of fence in-kind.

Work to the deck stairs (also damaged by the vehicle) and deck surface, neither being visible from the public way, was also proposed.

Public Comment

No Public Comment

Upon a roll call vote, the Commission voted 5-0 to close public comment.

Upon a roll call vote, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded, to approve a Certificate of Non-Applicability, having determined that the proposed work is, pursuant to M.G.L., Chapter 40C not subject to the Commission's review.

List of Exhibits

Exhibit A. Certificate of Non-Applicability, dated and received April 8, 2021.

Certificate of Appropriateness

2. 144 Pleasant Street – HC-2021-013 (MBL 03-022-00001)

Petitioner: Patricia Kirkpatrick & Justin Duffy

Year Built: 1844

Historic Status: MACRIS listed; State Register of Historic Places; Positive National Register Determination of Eligibility; National Register District; Crown Hill Local Historic District, FKA Asa Walker House

Petition Purpose:

- Remove rear parking lot and convert it to a green space

Justin Duffy, co-owner, on behalf of the applicant, co-owner Patricia Kirkpatrick, called in for the application.

Mr. Duffy stated that he would like to remove the asphalt on the property and convert it to a green space area.

The Commission members stated that they support proposal to convert asphalt to green space area.

Commissioner Bloom requested that Mr. Duffy review where the parking would be on the site once the green space area is installed. The Commission reviewed the proposed parking to be retained on the slide deck.

Public Comment

No Public Comment

Upon a roll call vote, the Commission voted 5-0 to close the public hearing.

Upon a roll call vote, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed work, consisting of the removal of an asphalt parking area and replacement with a green space is appropriate for the Crown Hill Local Historic District. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 144 Pleasant Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application, undated, received March 25, 2021.

3. 8 Montvale Road – HC-2021-012 (MBL 20-007-00028)

Petitioner: Vaidas Leimantas o/b/o David & Mary Kalmanovitch
Year Built: ca. 1916
Historic Status: MACRIS listed; State Register of Historic Places; Montvale Local Historic District, FKA John F. Tinsley House

Petition Purpose:

- Enclose one sliding door in the solarium on the side of the house with siding
- Replace one sliding door in the solarium on the side of the house with a new sliding door
- Remove three sliding doors in the solarium on the side of the house, minimize openings, and fill with windows

David Kalmanovitch called in for the application. He stated that he would like to remove the three (3) sliding doors and fill with windows, enclose an opening, and replace one of the sliding doors. Renderings were presented on the slide deck to the Commission members.

Ms. Johnstone asked what the siding on the home is currently. Mr. Kalmanovitch stated that it was cedar siding and expects to put cedar siding back up.

Ms. Johnstone stated that the siding wasn't included in the application.

Ms. Johnstone and Mr. Rolle discussed whether the siding portion would need to come back before Commission or was there enough detail in this application that the siding portion could be included with the application submitted. It was decided that enough information had been provided that any interested abutter would have had notice.

The Commission asked if there would be any changes to the railing. Mr. Kalmanovitch responded no.

Public Comment

No Public Comment.

Upon a roll call vote, the Commission voted 5-0 to close the public hearing.

Upon a roll call vote, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed work, consisting of the following:

- Enclose one sliding door in the solarium on the side of the house with siding
- Replace one sliding door in the solarium on the side of the house with a new sliding door
- Remove three sliding doors in the solarium on the side of the house, minimize openings, and fill with windows

is appropriate for the Montvale Local Historic District. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 8 Montvale Road was thus approved.

Also upon a roll call vote, the Commission vote five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed demolition 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 8 Montvale Road was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application, dated March 22, 2021, and received March 24, 2021.

4. 12 Monadnock Street – HC-2021-014 (MBL 20-005-00001)

Petitioner: Dean Alexandrou & Diane Karalekas
Year Built: ca. 1904
Historic Status: MACRIS listed; State Register of Historic Places; National Register District; National Register Multiple Resource Area; Montvale Local Historic District, FKA Frank Harrington House

Petition Purpose:

- Replace rear deck

Dean Alexandrou called in for the application.

Mr. Alexandrou stated that the work proposed will include the replacement of the rear deck with a Trex decking system. He stated that the ornate columns will remain.

Public Comment

No Public Comment

Upon a roll call the Commission voted 5-0 to close the public hearing.

Upon a roll call vote, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed work, consisting of replacing the rear deck with a new Trex decking system is appropriate for the Montvale Local Historic District. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 12 Monadnock Road was thus approved.

Upon a roll call vote, the Commission voted five (5) in favor and zero (0) opposed on a motion made and duly seconded that the proposed demolition 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 12 Monadnock Road was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application, dated March 22, 2021, and received March 24, 2021.

Building Demolition Delay Waiver

5. 3 Haviland Street – HC-2021-015 (MBL 11-010-00003)

Petitioner: Dan Wells o/b/o David Barry
Year Built: 1923
Historic Status: MACRIS listed; State Register of Historic Places; National Register District; National Register Multiple Resource Area, FKA Chester S. Bavis House

Petition Purpose:

- Replace a window unit

Marieca Davieau, co-owner of the house, and Dan Wells, contractor, called in for the application. She stated that she is proposing to replace a window unit that was blown out during a storm with a historically accurate replacement unit.

The Commission discussed whether any part of the existing unit could be salvaged. Mr. Wells stated that that would not be possible.

Public Comment

No public comment.

Upon a roll call vote, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded, that the work proposed, consisting of a window replacement at 3 Haviland Street would not be detrimental to the historical and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for 3 Haviland Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application, dated March 1, 2021, and received March 29, 2021.

COMMUNICATIONS

A. Request from Epsilon Associates for a new letter of support for Massachusetts Historic Rehabilitation Tax Credit allocations for St. Mary's Elementary School, 50 Richland Street.

Upon a roll call vote, the Commission voted 5-0 to issue a new letter of support.

B. Request from Epsilon Associates for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit allocations for the Kane Building, 204 Main Street and the Ransom F. Taylor Block, 526 Main Street.

Upon a roll call vote, the Commission voted 5-0 to issue updated letters of support.

C. Request from Traggorth Companies for an updated letter of support for Massachusetts Historic Rehabilitation Tax Credit allocations for Mission Chapel, 205 Summer Street.

Upon a roll call vote, the Commission voted 5-0 to issue an updated letter of support.

D. Invitation from EBI Consulting to comment on a Section 106 filing for 44 Hammond Street.

Upon a roll call vote, the Commission voted 5-0 not to comment on the Section 106 filing for 44 Hammond Street.

OTHER BUSINESS

A. Discussion on the creation of potential new Local Historic District(s).

Ms. Johnstone gave a brief overview of what work had been do so far.

Mr. Bloom stated that the hopes the Commission can move quickly but prudently on the proposal.

B. Discussion on Design Review Guidelines.

Ms. Johnstone stated that she had provided materials to the Commission for their review.

The Board stated that the guidelines was a positive step in the right direction and they will be very helpful to the Commission and applicants.

Upon roll call vote, the Commission voted 5-0 to approve the Design Review Guidelines.

C. Discussion on revisions to the City's Building Demolition Delay Ordinance.

Ms. Johnstone stated that this item would be held to the next meeting.

ADJOURNMENT

Upon a roll call vote the Commission voted 5-0 to adjourn the meeting at 6:34 p.m.