



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

Thursday, August 25, 2022

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

Commissioners Present: Diane Long, Chair
Janet Theerman, Vice-Chair
Steven Taylor, Clerk
Randolph Bloom (participated remotely)
Erika Helnarski (participated remotely)
Devon Kurtz
Vanessa Andre, Alternate

Commissioners Absent: Tomi Stefani

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

Call Commission to Order – 5:30 PM (A roll call of members was held.)

Approval of Minutes – 6/30/2022, 7/14/2022, 8/11/2022

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed to approve the minutes of July 14, 2022

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed to approve the minutes of August 11, 2022.

The June 30, 2022 meeting minutes were held to a later date.

Request for Postponements, Continuances, Leave to Withdraw

1. 111 Austin Street – HC-2022-051 (MBL 03-016-00022)

Upon a motion by Commissioner Long and seconded by Commissioners Taylor and Theerman, the Commission voted seven (7) in favor and zero (0) opposed to postpone the application the September 8, 2022 Historical Commission meeting and to extended the constructive grant deadline to September 23, 2022.

New Business

Certificate of Non-Applicability

2. 144 Pleasant Street – HC-2022-060 (MBL 03-022-00001)

Justin Duffy, homeowner, called into the meeting. He described to project, which includes the de-leading and restoration of fifteen windows.

The Commission commended restoration over replacement.

Mr. Duffy stated that the preference of the owners is to restore, but he has also gotten quotes for replacement windows that follow the Commission's guidelines. He noted that the windows to be replaced include thirteen 6/6 windows and two 6/9 windows.

Ms. Johnstone stated that should replacement be pursued, a Certificate of Appropriateness would need to be obtained. Mr. Duffy stated that he understands that that would be required.

Public Comment

No Public Comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) seven (7) in favor and zero (0) opposed to issue a Certificate of Non-Applicability for 2 Congress Street.

Building Demolition Delay Waiver

3. 55 Salisbury Street – HC-2022-056 (MBL 02-036-00096)

Josh Fiedler, a principal at FieLDworkshop, presented the application via WebEx to the Commission. He stated that the work to be completed would include the removal of a 1968 addition that is currently affixed to the original 1898 museum building, as well as the concrete-covered steel beams that run side to side underneath the addition, and the vertical shaft beneath the addition. He noted that after the addition is removed, the elevation will be restored to close its original appearance using materials of a similar quality of the original work.

Commissioner Long noted that the building will look better after this work is completed.

Commissioner Bloom asked why the addition is being removed. Mr. Fiedler stated that the volume hasn't been used for a while, and at one time served as a mechanical and projector room for the adjacent space that was used as a theater. Additionally, the beams and concrete is beginning to fail, and it is in the best interest of the applicant to remove it, otherwise repairs would need to be made. Given that there was no interest in keeping the addition, the decision was made to remove it as soon as possible.

Public Comment

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed, that the work proposed at 55 Salisbury Street (Worcester Art Museum) consisting of the removal of the 1968 addition and restoring the underlying façade, 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 66 Salisbury Street was thus approved.

4. 55 Salisbury Street – HC-2022-057 (MBL 02-036-00096)

Casey Williams of Simpson Gumpertz & Heger presented the application to the Commission in-person. She stated that a number of team members were also in the room and online.

Ms. Williams described the work proposed, including the replacement of original 1930s built up roof and gutters, as well as the removal of the penthouse cladding and replacement with a new high performance concrete (HPC) cladding. She stated that flashing is proposed to be installed over the coping, and that flashing would be installed on the replaced gutter.

Ms. Williams also described the mechanical updates needed, including a new ten-foot stack for exhaust.

Commissioner Taylor asked for a description of the cladding to be used on the penthouse. Ms. Williams provided a sample to the Commission to review. She stated that the material would be panelized to mimic the limestone panels adjacent to the penthouse. She stated that the material was chosen to be close to but not exactly match the existing cladding on other structures.

Commissioner Bloom noted that any changes are minimal and ensure protecting priceless artwork.

Public Comment

None

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 55 Salisbury street (Worcester Art Museum), consisting of replacing a 1930s built-up roof, updating associated assemblies and mechanical systems, replacing the cladding on the Renaissance Court elevator penthouse to mimic existing cladding, and adding flashing and 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 55 Salisbury Street was thus approved.

Communications

A. Worcester Boys' Club revised PNF

Ms. Johnstone provided a summary of the item, consisting of changes to the Worcester Boys' Club project notification form. No action was required by the Commission.

B. Request for updated letter of support for Massachusetts Historic Rehabilitation Tax Credit allocation for Worcester Boys' Club, 16 Salisbury Street.

The Commission noted that they thought the new plan for the Boys' Club was complimentary.

Upon a motion made by Commissioner Long and seconded by Commissioners Taylor and Theerman, the Commission voted seven (7) in favor and zero (0) opposed to issue an updated letter of support.

Other Business

A. Thank you Commissioner Bloom.

The Commission and Ms. Johnstone thanked Commissioner Bloom for his service on the Commission.

Commissioner Kurtz wished the National Park Service a happy 106th birthday.

Adjournment

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to adjourn the meeting at approximately 6:07 p.m.