



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

Thursday, June 29, 2023

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
Devon Kurtz
Erika Helnarski
Donald Northway
Tomi Stefani, *Participated Remotely*
Vanessa Andre, Alternate, *Participated Remotely*

Commissioners Absent: Steven Taylor

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Pamela Harding, Division of Planning and Regulatory services (DPRS)

Call Commission to Order – 5:30 PM

Approval of Minutes – May 18, 2023

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed to approve the minutes of May 18, 2023.

Old Business

1. 88 Webster Street (27–032-00004) – BDDW-23-13

Petition Purpose: Construct addition Selective Replacements of bricks, concrete blocks, windows, and window grates

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed to continue this item to the next meeting, July 27, 2023 with a constructive grant deadline of August 11, 2023.

Certificate of Non-Applicability

2. 10 Crown Street (03-026-0041A) – CNA-23-21

Petition purpose: Request a change in material for proposed retaining wall (stone instead of stamped concrete)

Peter McNamara, petitioner/owner, would like to change the material of the retaining wall from the stamped concrete to stone to match what is existing. Since it will cost about the same, it will look better with the stone, so the contractor will replace the material with stone.

The commissioners had no questions on the project

No public comment.

On a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed to close public comment.

On a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed changes at 10 Crown Street, consisting of the replacement of retaining wall with natural stone instead of stamped concrete, is not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the Certificate of Non-Applicability was approved.

Exhibits

Exhibit A: Application submitted by Peter McNamara and received on June 26, 2023

Exhibit B: Photos of existing conditions shown at the meeting

Building Demolition Delay Waiver

3. 53 Houghton Street (01-001-0000A) – BDDW-23-16

Petition purpose: Replace Windows

James Brooks, Director of Housing Development with the City of Worcester, o/b/o the home owner started that this is a project that qualifies for housing rehabilitation. The windows will be replaced on the second and third floors as there is a mismatch of windows in the building. They would like to update with appropriate windows.

Chair Long clarified that the majority of windows now are six over one.

Mr. Brooks said yes.

Ms. Johnstone added background that using the six over one replacements would add more continuity to the house.

The commissioners had no questions on the project

No Public Comment

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted seven (7) to zero (0) to close the public comment portion of the meeting.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed demolition at 53 Houghton Street consisting of replacing windows on the second and third floor would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the request for a Building Demolition Delay Waiver was granted.

Exhibits

Exhibit A: Application submitted by Alisa Augenstein Kean and received April 24, 2023

Exhibit B: Photos of existing conditions shown at the meeting

Building Demolition Delay Waiver

4. 360 Franklin Street (03-19A-00022) – BDDW-23-8

Petition purpose: Demolish portions of the complex and reconstruct and modify elevations in Building L

Mark David, owner's project manager, o/b/o the owner, DCCI properties reviewed buildings located on the property. Building D is severely deteriorated, and their application is to demolish Building D and E. It would cost of 20 million to restore core and shell. The buildings have gotten worse since the last report. They are before the Commission to revisit the options.

Robert Johnson, Structural Engineer, presented slides reviewing condition of the building. Mr. Johnson referred to Page 2 of the report referencing issues with the concrete. The rebar was examined to make sure they could conduct repair but was not proper cover installed over the rebar when it was originally constructed. There was not the required 2" of cover and the rebar deteriorated because of this. Both Buildings D & Building E cover and ties were not installed properly. The columns and beams cannot be repaired. This would also trigger building code upgrades. Pictures were review of vertical bars that were exposed, stated they were not installed in the right locations and the ties are critical between the floors. He reviewed the lack of ties between the rebar. Due to the loads the building has seen the concrete is folding off the building. The entire building was constructed incorrectly. In today's construction, there is much more reinforcement so that this cannot occur.

Commissioner Long stated it helped to go through the report and found the presentation helpful. There were two letters submitted by the public in support of demolition of the buildings. There was no additional input from the applicant. Commissioner Long added that the buildings were added later and do not have any historical significance or architectural integrity.

Public Comment: None

A letter from Debra Packard of Preservation Worcester was read into record in support of the demolition.

A letter from Timothy Murray, Worcester Regional Chamber of Commerce was also read into record in support of the project.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) to close the public comment.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed work, consisting of the demolition of Building D and Building E and modify Building L to include a new stairwell and elevator towers, 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 the Building Demolition Delay Waiver for 360 Franklin Street was thus approved.

Exhibits

Exhibit A: Application submitted by Bryan Wells, Project Manager for 526 Main Street Partners, LLC and received February 13, 2023

Exhibit B: Photos of existing conditions shown at the meeting

Certificate of Appropriateness

5. 88 Sagamore Road (20-002-00005) – COA-23-9

Petition purpose: Paint the home

Sean Farren, owner, reviewed the existing color and the proposed color. The contractor has a carpenter on staff to remedy damage to the original façade from the mid-20th century with like materials.

The commissioners had no questions about the project.

Public Comment - None

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted seven (7) to zero (0) to close the public comment.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed work, which includes painting of the colors at 8 Sagamore Road is appropriate for the Montvale Historic District. Having gained a unanimous affirmative vote, the motion passed and the Certificate of Appropriateness for 88 Sagamore Road was thus approved.

Exhibits

Exhibit A: Application submitted by Sean Wheeler Farren received May 25, 2023

Exhibit B: Photos of existing conditions and potential colors shown at the meeting

Certificate of Appropriateness & Building Demolition Delay Waiver

6. 9 Regent Street (20-014-00011) – COA-23-10

Petition Purpose: Repair and replace elements of front railings

Andrew Carriglia, o/b/o American Antiquarian Society, would like to repair and replace front railings. Building was fully renovated in 2010. Rebuild front brick stairs and lower front entry way brick railing. The railing have two different hardwood materials and have tried to repair numerous times. They would like to remove the two caps, replace with a new woos and seal it with a copper cap and let it naturally patina. There are side railings going in and out of the house, so these are not the main railings in use.

Commissioner Andre asked if the gutters were copper.

Mr. Carriglia said no, there is not copper anywhere else on the house

Commission Theerman asked if Mr. Carriglia was aware what the porch looked like before the first renovation

Mr. Carriglia stated it was an enclosed front porch and the railings were flat with brick sides. When you walked to the top of the stairs, it was the main front door to the house onto the porch.

Public Comments - None

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted seven (7) to zero (0) to close the public comment.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed work, which includes replacing the railings at 9 Regent Street is appropriate for the Mass Ave Historic District. Having gained a unanimous affirmative vote, the motion passed and the Certificate of Appropriateness for 9 Regent Street was thus approved.

Ms. Johnstone said building demolition delay waiver is not needed as the railings were constructed in 2010.

Exhibits

Exhibit A: Application submitted by Kristen Balash, o/b/o American Antiquarian Society and received on May 11, 2023

Exhibit B: Photos of existing conditions shown at the meeting

7. 4 Regent Street (20-014-00013) – COA-23-11

Petition purpose: Replace damaged stucco around perimeter of house, remove and replace stucco on two chimneys, rebuild front brick stairs and lower front entryway brick railings, and paint house same color as existing, once stucco is repaired

Andrew Carriglia, o/b/o American antiquarian Society would like to replace damaged stucco around perimeter of the house and removal and replacement of stucco on two chimneys. They will rebuild front brick stairs and lower front entry way brick railing. There is no stability on the stairs, they are requesting to break down the brick and rebuild as is.

Commission Theerman asked what color mortar they were using.

Mr. Carriglia said they are going to match the mortar to what is currently there. To hold integrity of the stairs they utilized Sika (liquid bonding agent) to hold the stairs together.

Public Comment - None

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted seven (7) to zero (0) to close the public comment.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed work, which includes include replacing damaged stucco around perimeter of house remove and replace stucco on two chimneys rebuilding front brick stairs and lower front entryway brick railings paint house and same color as existing concrete stucco at 4 Regent Street is appropriate for the Mass Ave Historic District. Having gained a unanimous affirmative vote, the motion passed and the Certificate of Appropriateness for 4 Regent Street was thus approved.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted seven (7) in favor and zero (0) opposed that the proposed work, consisting of replacing damaged stucco around perimeter of house remove and replace stucco on two chimneys rebuilding front brick stairs and lower front entryway brick railings paint house and same color as existing concrete stucco, 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 the Building Demolition Delay Waiver for 4 Regent Street was thus approved.

Exhibits

Exhibit A: Application submitted by Scott Casper o/b/o American Antiquarian Society and received on May 11, 2023

Exhibit B: Photos of existing conditions shown at the meeting

Communications

- A. Communication from Massachusetts Historical Commission regarding a positive finding of eligibility for the Worcester YWCA at 6 Chatham Street for listing in the National Register of historic places.

Requires no action

- B. Request for comment on proposed project at 24 Mill Street in accordance with Section 106 of the National Historic Preservation Act of 1966 and 36 CFR 800.

Vice Chair Theerman made a motion and seconded by Commissioner Stefani, the Commission voted seven (7) in favor and zero (0) opposed to find no issue with this project and hereby moves to not issue comment on the proposed project at 24 Mill street.

Other Business

Commissioner Northway is working on a project for Preservation Worcester to inventory Carriage Houses within the City of Worcester. MACRIS only includes 4 carriage houses on the inventory. This will take a lengthy time and the study will be shared with relevant organizations.

M. Johnstone requested that any input from Commissioners should be emailed right to Don and not the entire commission, so no violations of open meeting laws occur.

ADJOURNMENT

Upon a motion by Chair Long, the Commission voted seven (7) to zero (0) to adjourn the meeting at approximately 6:33 p.m.