

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

**February 22, 2018**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Randolph Bloom  
Robyn Conroy  
Janet Theerman  
Diane Long  
Tomi Stefani

**Commission Members Absent:** Andrew Shveda  
Devon Kurtz  
Mark Wamback  
Courtney Ross Escobar, Alternate

**Staff Members Present:** Susan Arena, Division of Planning & Regulatory Services

**Call Commission to Order**

The meeting was called to order by Commissioner Bloom at 5:30 pm.

**Approval of Minutes**

The January 25, 2018 minutes were held as there was not quorum present to vote on them.

**Old Business**

None

**New Business**

**1. Welcome new Commissioners: Diane Long and Tomi Stefani**

**2. 34 Cedar Street – HC-2018-006 (MBL 02-039-00040)**

Petition: Building Demolition Delay Waiver  
Petitioner: Landrum Global Inc.  
Present Use: Office building  
Year Built: c1903  
Historic Status: MACRIS Listed, and National Register listed within the Lincoln Estate – Elm Park Historic District, fka the Charles Webb House

Petition Purpose:

- Remove one door and replace with window/false door

Steffen Landrum, owner, appeared on behalf of the application.

Mr. Landrum stated that he recently purchased the property, and that there is a second floor door that used to access a small porch over the portico, but it had been sealed off at some point. He stated that he removed the door with the intention of repairing it, but the wood was in a deteriorated state and the lower portion fell apart. He would like to replace the door with an aluminum unit, either to replicate the missing door or to match the windows on the building. If it were a window he would make it the same size as the missing door with a diamond pane pattern throughout.

Commissioner Conroy clarified that though the Commission cannot stipulate what replaces the door, as they're only voting on whether its removal is acceptable, they can make suggestions. Mr. Landrum stated he would prefer to install a window as it would be less expensive and he feels a door creates confusion as there is no longer a porch.

Commissioners Bloom and Conroy stated they'd like to see a door as it would look like it did historically and that the appearance is more important than the functionality.

Public comment: Jo Hart, Worcester, asked for clarification on the location of the door.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated January 26, 2018 and received January 30, 2018.

Exhibit B: Quote for fabrication and installation of replacement door, received February 22, 2018.

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### **3. 41 Chatham Street – HC-2018-007 (MBL 03-18A-P1-U3)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Kenneth Alderfer  
Present Use: Condominium  
Year Built: 1918  
Historic Status: MACRIS Listed, located within the Crown Hill Local Historic District, fka The Irving  
Petition Purpose:

- Replace 13 windows

Kenneth Alderfer, owner, appeared on behalf of the application.

Mr. Alderfer stated that the building was converted to condominiums in the 1980s and that all of the windows were replaced around that time. He owns one unit and would like to replace all the windows as the current ones are failing to operate properly, seals are leaking and they have become drafty. He moved recently and the unit is now rented and he is concerned about his tenant's comfort. Mr. Alderfer also noted that the condo association requires that all replacement windows match, and his chosen model, 4000 Series DH All-Weld, has been approved by them.

Commissioner Bloom commented that this isn't the first time that the Commission has seen a request to replace windows that are only 20 to 30 years old. He stressed the importance of retaining original windows or selecting higher quality replacements so that they last longer.

No public comment.

Note: As the windows that are being removed are not historic, the proposed work does not fall under the Building Demolition Delay Ordinance and only a Certificate of Appropriateness is required.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed changes are appropriate to the Crown Hill Local Historic District and approved the Certificate of Appropriateness.*

Exhibit A: Building Demolition Delay Waiver Application dated January 16, 2018 and received February 5, 2018.

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### **Communications**

- a. Communication from MHC re: Union Station interior corridor project, dated January 22, 2018 and received January 25, 2018.  
*No comment.*
- b. Communication from MHC re: National Register nomination for Worcester Boys Club, 2 Ionic Ave, dated January 31, 2018 and received February 5, 2018.  
*No comment.*
- c. Communication from vhb re: ITS Equipment for Highway Operations, dated February 9, 2018 and received February 12, 2018.  
*No comment.*
- d. Communications from FCC re: Section 106 filing for CSX positive train control, received electronically February 12, 2018.  
*No comment.*
- e. Communication from MHC re: Patch Reservoir Dam Rehabilitation review, dated February 9, 2018 and received February 12, 2018.  
*No comment.*

### **Other Business**

- I. Discussion of nomination for the Chamber of Commerce Silver Hammer Award.

Stuart Loosemore from the Chamber was present to answer the Commission's questions regarding project selection and history of the awards. Commissioners agreed to email suggestions to staff and a nominee would be chosen at the March 15 meeting as nominations are requested by late March to early April.

### **Adjournment**

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 to adjourn the meeting at 6:22 p.m.