

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

**April 12, 2018**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Randolph Bloom  
Mark Wamback  
Diane Long  
Tomi Stefani, Alternate

**Commission Members Absent:** Robyn Conroy  
Devon Kurtz  
Janet Theerman  
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 Chair Shveda at 5:30 pm.

**Approval of Minutes**

Review of the March 15, 2018 minutes.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom the Commission voted 5-0 to approve the minutes of March 15, 2018.*

**Old Business**

**1. 1 Drury Lane – HC-2018-016 (MBL 20-016-01-04)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Worcester Polytechnic Institute  
Present Use: Multi-family residence  
Year Built: c1914  
Historic Status: MACRIS Listed, and located within the Massachusetts Avenue Local Historic District, fka Frank O. Woodland - John Jeppson House.

Petition Purpose:

- Replace select windows

Quorum was not available for this item, and the applicant requested additional time to prepare.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, the Commission voted 5-0 to continue the discussion of the replacement of eight second floor windows on the Park Ave*

*side of the building, to the April 26, 2018 Historical Commission meeting, and to extend the Constructive Grant Deadline to May 1, 2018.*

Exhibit A: Building Demolition Delay Waiver & Certificate of Appropriateness Application dated March 5, 2018 and received March 6, 2018.

Exhibit B: Request for Continuance form, dated March 29, 2018.

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## **New Business**

### **2. 333 Shrewsbury Street – HC-2018-023 (MBL 16-028-00001)**

Petition: Building Demolition Delay Waiver  
Petitioner: Danielle Babineau  
Present Use: Commercial building  
Year Built: c1940  
Historic Status: MACRIS Listed, fka the Coca Cola Bottling Company Building  
Petition Purpose:

- Replace windows and doors
- Install overhead garage door
- Install signage

Danielle Babineau, Redemption Rock Brewery, appeared on behalf of the application.

Chair Shveda reviewed the scope of proposed work. Ms. Babineau noted that the windows that are being removed, she believes date to the 1980s, so the new replacements will better match the more historic appearance based on photographs. The opening that will contain the proposed overhead door, and is currently a storefront, was previously occupied by a garage door, which still exists in the open position. She would like to potentially reuse that door in another location. The Commission had no concerns about the proposed work.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, 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 dated March 19, 2018 and received March 21, 2018.

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### **3. 15 Blackstone River Road – HC-2018-024 (MBL 05-033-00041)**

Petition: Building Demolition Delay Waiver  
Petitioner: Quinsigamond Firehouse LLC  
Present Use: Commercial building (vacant)  
Year Built: c1891  
Historic Status: MACRIS Listed, fka the Quinsigamond Firehouse  
Petition Purpose:

- Replace windows and doors
- Remove/repair slate roof, including flashing

Dan Benoit, architect; Albert Rex, MacRostie Historic Advisors; and Raymond Simoncini, owner, appeared on behalf of the application.

Staff noted a letter of support from the Chamber of Commerce that was received earlier that day.

Chair Shveda asked for confirmation that the windows to be replaced are not original. Mr. Rex stated that there might be one original remaining, but most are aluminum units likely dating to the 1980s. He noted that some of the original doors remained, but the replacements would match in design. Mr. Benoit also noted that the project has been approved by the Massachusetts Historical Commission. Mr. Rex followed up, stating that it is currently under review by the National Park Service as Mr. Simoncini is applying for rehabilitation tax credits.

Mr. Simoncini noted that he recently acquired the George A. Barnard Roofing Company, so his intent is to remove the existing slate and replace tiles as needed with new matching slate, which they have at their warehouse. He stated that though the slate is mostly in good condition, most of the nails had rusted and failed, so those will all be replaced. In addition, copper will be used on the flashing, valleys, ridges, and cupola. Commissioners stated they were pleased to see this property being rehabilitated after several unsuccessful attempts by previous owners.

Public comment: Jo Hart, Worcester, asked what the proposed use will be. Mr. Benoit replied that there will be commercial space on the ground floor and two apartments above.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, 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 March 23, 2018 and received March 23, 2018.

Exhibit B: Letter of support submitted by the Worcester Regional Chamber of Commerce, dated April 12, 2018 and received April 12, 2018.

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### **Communications**

- a. Communication from MHC re: National Register nomination comments, Saint Joseph's Home for Working Girls, 52 High Street – dated March 15, 2018 and received March 21, 2018.

*No comment.*

- b. Communication from MHC re: National Register listing, Osgood Bradley building, 18 Grafton Street – dated March 20, 2018 and received March 23, 2018.

*On behalf of the Commission, Chair Shveda extended their congratulations on being listed.*

- c. \*Request for updated Letter of Support from Pinck and Co. Inc. re: Tax credit application for 1 Salem Square, Worcester YWCA – received electronically March 28, 2018.

*Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 5-0 to provide an updated letter of support for Worcester YWCA, 1 Salem Square.*

- d. Communication from MHC re: National Register nomination comments, Main and Franklin Streets Historic District – dated March 28, 2018 and received March 30, 2018.

*No comment.*

- e. \*Request for updated Letter of Support from Worcester Redevelopment Authority re: Federal Transit Authority application for 2 Washington Square, Union Station – dated April 5, 2018 and received April 6, 2018.

*Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 5-0 to provide an updated letter of support for Union Station, 2 Washington Square.*

- f. \*Request for updated Letters of Support from MHA Northeast re: Tax credit applications for:

- Paul Revere Life Insurance Company Building, 18 Chestnut Street
- 98 Beacon Street
- Quinsigamond Firehouse, 15 Blackstone River Road
- Worcester Boys' Club, 2 Ionic Ave.
- Worcester Boys' Club, Lincoln Square
- Swedish Lutheran Home for the Aged, 26 Harvard Street

– received electronically April 6, 2018.

*Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 5-0 to provide updated letters of support for Paul Revere Life Insurance Company Building, 18 Chestnut Street; 98 Beacon Street; Quinsigamond Firehouse, 15 Blackstone River Road; Worcester Boys' Club, 2 Ionic Ave.; Worcester Boys' Club, Lincoln Square; and Swedish Lutheran Home for the Aged, 26 Harvard Street.*

### **Adjournment**

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 5-0 to adjourn the meeting at 5:55 p.m.