

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

**February 18, 2021**

**CITY HALL\***

**Commission Members Participating:**

Mark Wamback, Chair  
Diane Long, Clerk  
Tomi Stefani  
Janet Theerman  
Erika Helnarski, Alternate

**Commission Members Not Participating:**

Randolph Bloom  
Devon Kurtz, Vice-Chair

**Staff Members Participating:**

Stephen Rolle, Division of Planning and Regulatory Services  
Michelle Johnstone, Division of Planning and 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 via the local cable access channel and is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 1608081191#), which was publicized on the posted meeting agenda and during the video broadcast.

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**CALL COMMISSION TO ORDER**

The Commission was called to order by Chair Mark Wamback at 5:35 PM.

**APPROVAL OF MINUTES**

**February 4, 2021:** Minutes were held until the next meeting.

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**NEW BUSINESS**

**Building Demolition Delay Waiver**

**1. 46-48 Millbury Street – HC-2021-003 (MBL 05-015-00001)**

Petitioner: Jay Gallant, Gallant Architecture o/b/o Michael Hoefling  
Year Built: ca. 1910  
Historic Status: MACRIS listed; FKA Commercial Fruit Store  
Petition Purpose:  
• Façade renovations

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Jay Gallant of Gallant Architecture, representing Mike Hoefling, spoke in regards to the application. He stated that the intent of the application is to rehabilitate the first-floor commercial spaces at 46-48 Millbury Street. He went over the existing conditions of the building, and stated that historic material will largely be retained.

Commissioner Wamback stated that he appreciates that some of the historical fabric will be retained.

Commissioner Stefani asked if the storefront entrances on the Millbury Street façade would be retained as recessed entries. Mr. Gallant stated that they would remain recessed and that the layout would be retained.

*No public comment.*

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 to close the public hearing.

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition at 46–48 Millbury Street would not be detrimental to the historical or architectural resources of the City of Worcester, and thus approved the Building Demolition Delay Waiver.

### **List of Exhibits**

*Exhibit A. Building Demolition Delay Waiver application, dated January 25, 2021, and received January 26, 2021*

#### **2. 55 Salisbury Street – HC-2021-004 (MBL 02-036-00096)**

Petitioner: Joshua Fiedler, Fieldworkshop LLC o/b/o Frank Pedone, Worcester Art Museum

Year Built: 1968

Historic Status: MACRIS listed; State Register of Historic Places; National Register of Historic Places District; National Register of Historic Places Multiple Resource Area, known as Worcester Art Museum Higgins Education Wing

Petition Purpose:

- Replace windows and doors in the 1968 Higgins Education Wing

Josh Fiedler; the architect, Fran Pedone; Director of Facilities at the Worcester Art Museum, and Seth Wiseman; the project manager, were present on the call to speak to the intent of the application.

Mr. Fiedler stated the intent of the project, which is to replace the existing single-pane, steel-frame windows of the Higgins Education Wing at the Worcester Art Museum. He stated that the windows have undergone many short-term fixes, and that this replacement project has been a long time coming. The windows are proposed for replacement with double-pane, thermally broken aluminum window units with mullions to match the existing layouts and closely replicated profiles.

Commissioner Wamback stated that he appreciates that the windows are being replaced to resemble the existing windows.

Commissioner Theerman stated that she is okay with the proposal, given that the wing is not original to the building, and that the profiles were remaining the same.

Commissioner Long stated that she was surprised that this project had come before the Commission and asked for clarification on why they were reviewing it.

Ms. Johnstone stated that the property is located in a National Register District and was potentially eligible for listing in the National Register, and was potentially receiving tax credits.

Mr. Wiseman stated that tax credits are being approached, and stated that they would welcome input.

Ms. Johnstone stated that in her opinion, the building is eligible for listing, and that the window type that is being used is appropriate.

Commissioner Stefani asked if any brickwork on the main building would be required as part of the window replacement project.

Mr. Wiseman stated that the museum does anticipate doing work to the 1898 building at a later time which will be handled through a separate application, noting that the window assemblies in the main portion of the building were installed in the late 1960s. Ms. Johnstone noted that if the window assemblies in the older portion of the building are not historic, the work will be approved through a Compliance Form.

*No Public Comment*

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 to close the public hearing.

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition at 55 Salisbury Street would not be detrimental to the historical or architectural resources of the City of Worcester, and thus approved the Building Demolition Delay Waiver.

**List of Exhibits**

*Exhibit A: Building Demolition Delay Waiver application dated and received January 28, 2021.*

**3. 282 Highland Street – HC-2020-005 (MBL 11-010-00010)**

Petitioner: Janelle Wilson, Jeremiah’s Inn

Year Built: 1898

Historic Status: MACRIS listed; State Register of Historic Places (SR); National Register of Historic Places District; National Register of Historic Places Multiple Resource Area, FKA George A. Park House

Petition Purpose:

- Remove and rebuild front porch

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Janelle Wilson, Executive Director of Jeremiah’s Inn and Michael Christopher, contractor, spoke in regards to the application. Ms. Wilson stated that the project includes the front porch.

Mr. Christopher gave an overview of the project. He stated that the intent is to replace the entire porch except for the roof, which will remain. The materials for the replacement porch are proposed to be PVC so that the porch can be maintenance free.

Mr. Wamback noted that the Commission understands the constraints on the budget of the applicant.

Commissioner Theerman asked what the replacement spindles would look like. Mr. Christopher stated that they could be square or colonial style balusters. Commissioner Theerman stated that she would prefer to see something with a little detail to it.

Commissioner Stefani asked if the column capitals would be replicated. Mr. Christopher stated that the new columns will have capitals, but they will not have as much detail as the existing capitals.

Commissioner Stefani also asked if the columns are original. Ms. Wilson stated that some are original while others are not.

Mr. Rolle noted that PVC columns general capture the idea of wood columns, and also stated that PVC is a superior product to vinyl in that it is paintable.

Commissioner Theerman asked what the lattice would look like. Mr. Christopher stated that the lattice would be PVC/vinyl with the same diamond look.

*No Public Comment*

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 to close the public hearing.

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition at 282 Highland Street would not be detrimental to the historical or architectural resources of the City of Worcester, and thus approved the Building Demolition Delay Waiver.

**List of Exhibits**

*Exhibit A: Building Demolition Delay Waiver application dated January 13, 2021, and received January 28, 2021.*

**Certificate of Appropriateness**

**4. 2 Regent Street – HC-2021-006 (MBL 20-014-00002)**

Petitioner: Kim Merrick

Year Built: 1909

Historic Status: MACRIS listed; State Register of Historic Places (SR); Massachusetts Avenue LHD, FKA Josephine Jones – Harry W. Goddard House

Petition Purpose:

- Install an in-ground swimming pool, fire pit, and associated elements
- Replace fence to match existing

Kim Merrick, the co-owner of the property with Anne Higgins, spoke in regards to the application. She stated that the intent is to install a gunite swimming pool with a natural stone waterfall, surrounding patio made of stamped concrete, and an aluminum fence to match the existing trellis. The purpose is for recreation.

Ms. Johnstone asked for confirmation that the trellis will remain and be fitted with a gate. Ms. Merrick confirmed that that was the case.

Commissioner Wamback stated that he did not have any issues with the application.

Commissioner Theerman stated that she noticed that there was a proposal for a fire pit in the application, and she stated that she didn't know if they were legal. Ms. Merrick stated that the fire pit would be a gas fire pit.

Mr. Rolle stated that he believes that even open flame gas fire pits are not legal. He suggested that the Commission consider the proposal subject to approval by the fire department and building department.

Commissioner Theerman asked if bushes would be planted for privacy. Ms. Merrick stated that there are already bushes and shrubs.

*No Public Comment*

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 to close the public hearing.

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed changes to 2 Regent Street consisting of adding a gunite swimming pool, fire pit, associated hardscape, and installing a fence to match the trellis, would be appropriate for the Massachusetts Avenue Local Historic District.

**List of Exhibits**

*Exhibit A: Certificate of Appropriateness application dated January 27, 2021, and received January 29, 2021.*

**COMMUNICATIONS**

None

**ADJOURNMENT**

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the meeting was adjourned at 6:10 PM.