



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

Thursday, January 20, 2022

Webex online at <https://cow.webex.com/meet/historicalincommissionwebex> and
call-in number 415-655-0001 (Access Code: 1608081191).

Commissioners Present: Diane Long, Vice-Chair
Janet Theerman, Clerk
Randolph Bloom
Tomi Stefani
Erika Helnarski, Alternate
Steven Taylor, Alternate

Commissioners Absent: Devon Kurtz, Chair

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Stephen S. Rolle, Division of Planning & Regulatory Services (DPRS)

The January 20, 2022 Historical Commission meeting was held remotely

Call Commission to Order – 5:30 PM

Other Business

- A. Review of properties recommended for inclusion in the proposed Elm Park Local Historic District preliminary study report.

Ms. Johnstone gave an overview of the progress of the proposed Elm Park Local Historic District preliminary study report. She reviewed the boundaries that are being recommended for the proposed district and gave a brief explanation of why they were chosen. She explained that the intent of the meeting would be to review the integrity ratings of all of the properties within the proposed district, and described the rating system developed by staff.

Mr. Rolle stated that the intent of the meeting would essentially be to conduct a working session.

The Commission evaluated the properties in slides 5–113 in Exhibit A. They agreed with the recommendations of staff for most properties, but recommended the following amendments to ratings:

Address	Rating Recommended by Staff	Rating Recommended by Commission
93 Elm Street	Good	Fair
97 Elm Street	Good	Very Good
100 Elm Street	Very Good	Good
132 Elm Street	Fair	Good

146 Elm Street	Good	Commission recommended that staff take a deeper look into this property, given that although it is highly altered from its original design, its current design may now be historic in its own right
3 Marston Way	Good	Fair to Good
7 Marston Way	Fair to Good	Commission recommended that staff take a deeper look at this property to determine whether the property could be rated as “fair” or “good” or should stay “fair to good”
21 Roxbury Street	Good	Very Good
35-37 Roxbury Street	Good	Very Good
40 (AKA 38) Roxbury Street	Fair	Fair to Good

List of Exhibits

Exhibit A. Slide deck shown at meeting.

Adjournment

Upon a roll call vote the Commission voted 6-0 to adjourn the meeting at approximately 7:58 p.m.

EXHIBIT A

WORCESTER HISTORICAL COMMISSION

January 20, 2022



Remote Participation Options

- To participate remotely during the public comment portion of the meeting, please call **415-655-0001 (Access Code: 160 808 1191)**. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.
- If you're participating via phone, you may **mute, or unmute, your phone line by dialing *6** and you may **raise, or lower, your hand by dialing *3**.
- You may also **join via WebEx** at: <https://cow.webex.com/meet/historicalcommissionwebex>.

Rating Descriptions*

Excellent: No permanent, irreversible changes to historic core of building; no non-copacetic additions.

Very Good: Generally, buildings have experienced minimal alterations or alterations with aesthetically historically sensitive materials. Examples might include buildings with replaced porch supports, or one or two major exterior elements, like roof and/or windows, having been replaced while still retaining character-defining decorative features and at least one major exterior element, such as siding.

Good: Generally, buildings have experienced alterations up to and including replacement of siding, windows, and roof, while still being easily recognizable as a historic building of a particular style and retaining at least one original or historic exterior building element, such as lintels, cornice, etc.

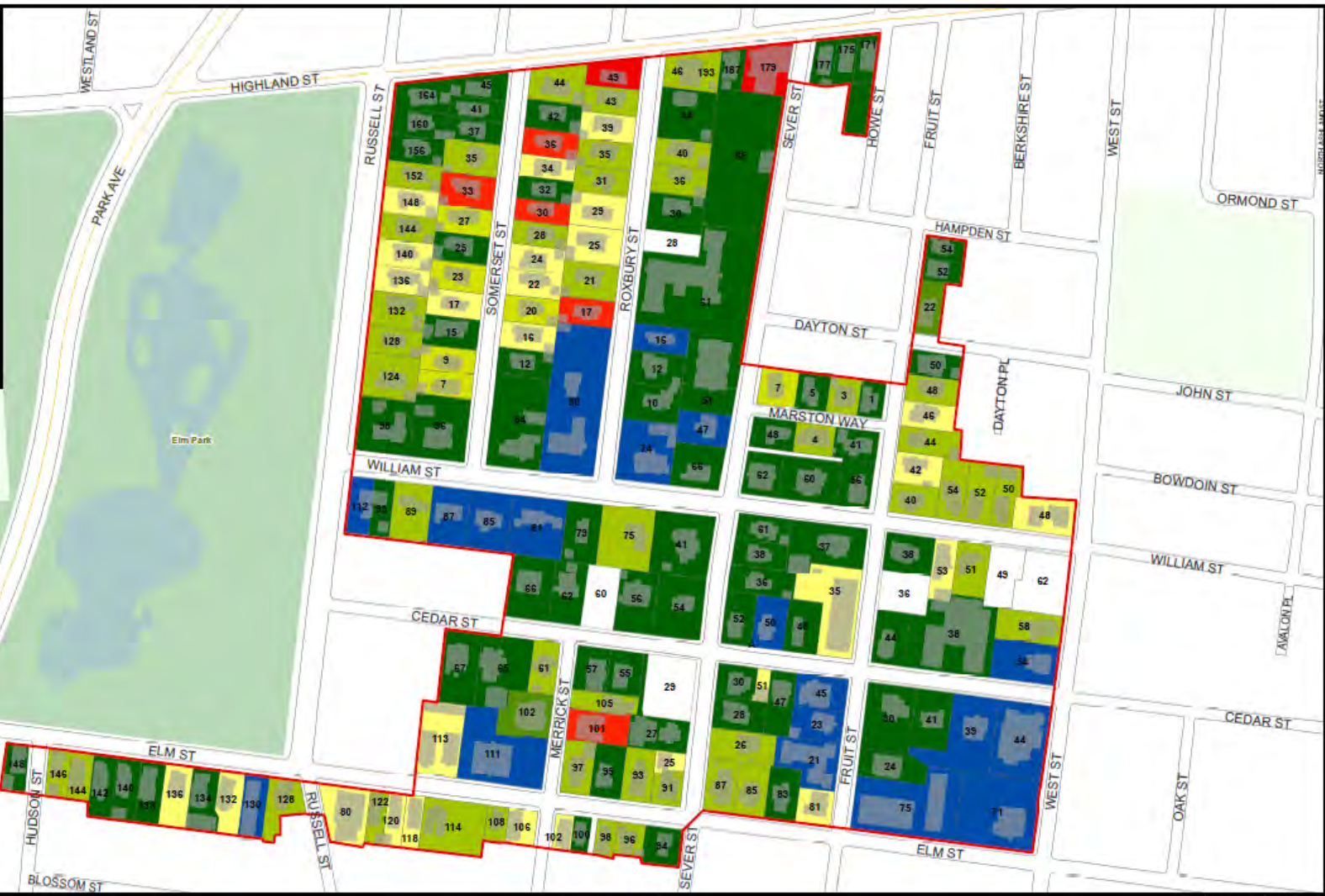
Fair: Generally, buildings have had all exterior historic fabric replaced, but still are recognizable as a particular architectural style.

Poor: Generally altered beyond recognition.

****In addition to retention of original or historic fabric, condition of the building is also taken into consideration when assigning an appropriate rating.***

Legend

- Proposed LHD Boundaries
- Building Footprints
- Architectural Integrity**
- Excellent
- Very good
- Good to very good
- Good
- Fair to good
- Fair
- Poor
- No building



Proposed Elm Park Local Historic District

Architectural Integrity

Area: 52.1 acres
 Parcels: 183 (7 vacant)
 Buildings: 181 (plus 74 outbuildings)
 Owners: 133

Prepared by City of Worcester
 Executive Office of Planning and Mapping Services
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January 20, 2022



DATA SOURCES
 All data: City of Worcester Geographic Information System
 Original Data: CityGML 1:80 scale (Data from resolution 1 meter @ 1 inch)
 Updated Using: Spring 2022 Aerial Photography at 1:200 scale (1 inch = 200 feet)
 Aerial: Updated Using City of Worcester Imagery

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2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031,



**5. 38 Cedar Street, looking north.
Integrity rating: very good**



**6. 39 Cedar Street, looking southeast.
Integrity rating: excellent**



**7. 41 Cedar Street, looking southeast.
Integrity rating: very good**



**8. 44 Cedar Street, looking northwest.
Integrity rating: very good**



9. 45 Cedar Street, looking south.
Integrity rating: excellent



**10. 47 Cedar Street, looking southwest.
Integrity rating: very good**



**11. 48 Cedar Street, looking west.
Integrity rating: very good**



**12. 50 Cedar Street, looking northwest.
Integrity rating: excellent**



**13. 51A Cedar Street, looking south.
Integrity rating: fair**



**14. 52 Cedar Street, looking north.
Integrity rating: very good**



**15. 54 Cedar Street, northeast.
Integrity rating: very good**



**16. 55 Cedar Street, looking southwest.
Integrity rating: very good**



**17. 56 Cedar Street, looking northwest.
Integrity rating: very good**



**18. 57 Cedar Street, looking southeast.
Integrity rating: very good**



**19. Parking lot at 60 Cedar Street, looking north.
Integrity rating: N/A**



**20. 61 Cedar Street, looking southwest.
Integrity rating: good**



**21. 62 Cedar Street, looking northwest.
Integrity rating: very good**



**22. 64 Cedar Street, looking northwest.
Integrity rating: very good**



**23. 65 Cedar Street, looking southwest.
Integrity rating: very good**



**24. 67 Cedar Street, looking southwest.
Integrity rating: very good**



**25. 22 Dayton Street, looking southeast.
Integrity rating: good to very good**



**26. 71 Elm Street, northwest.
Integrity rating: excellent**



**27. 75-77 Elm Street, looking northeast.
Integrity rating: excellent**



**28. 81 Elm Street, looking northeast.
Integrity rating: fair**



**29. 83 Elm Street, looking northwest.
Integrity rating: very good**



**30. 85 Elm Street, looking northwest.
Integrity rating: good**



**31. 87 Elm Street, looking northeast.
Integrity rating: good**



**32. 91 Elm Street, looking northwest.
Integrity rating: good**



**33. 93 Elm Street, looking northwest.
Integrity rating: good**



**34. 94 Elm Street, looking southeast.
Integrity rating: very good**



**35. 95 Elm Street, looking northwest.
Integrity rating: very good**



**36. 96 Elm Street, looking northwest.
Integrity rating: good**



**37. 97 Elm Street, looking northwest.
Integrity rating: good**



**38. 98 Elm Street, looking southeast.
Integrity rating: good**



**39. 100 Elm Street, looking southwest.
Integrity rating: very good**



**40. 102 Elm Street, looking southeast.
Integrity rating: fair**



**41. 106 Elm Street, looking southeast.
Integrity rating: fair**



**42. 108 Elm Street, looking southeast.
Integrity rating: good**



43. 111 Elm Street, looking northeast.
Integrity rating: excellent



**44. 115–113 (L-R) Elm Street, looking northeast.
Integrity rating: fair**



**45. 114 Elm Street, looking southeast.
Integrity rating: good**



**46. 118 Elm Street, looking southeast.
Integrity rating: fair**



**47. 120 Elm Street (R), looking southeast.
Integrity rating: fair**



**48. 122 Elm Street, looking southeast.
Integrity rating: good**



**49. 128 Elm Street, looking southwest.
Integrity rating: good**



50. 130 Elm Street, looking southeast.
Integrity rating: excellent



**51. 132 Elm Street, looking southeast.
Integrity rating: fair**



**52. 134 Elm Street, looking southeast.
Integrity rating: very good**



**53. 136 Elm Street, looking southeast.
Integrity rating: fair**



**54. 138 Elm Street, looking southeast.
Integrity rating: very good**



**55. 140 Elm Street, looking southwest.
Integrity rating: very good**



**56. 142 (R) Elm Street, looking southeast.
Integrity rating: very good**



**57. 144 Elm Street, looking southwest.
Integrity rating: good**



**58. 146 Elm Street, looking southeast.
Integrity rating: good**



**59. 148 Elm Street, looking south.
Integrity rating: very good**



**60. 21 Fruit Street, looking southwest.
Integrity rating: excellent**



**61. 23 Fruit Street, looking southwest.
Integrity rating: excellent**



**62. 24-26 Fruit Street, looking southeast.
Integrity rating: very good**



63. 30 Fruit Street, looking southeast.
Integrity rating: very good



**64. 35 Fruit Street, looking northwest.
Integrity rating: fair**



**65. Parking lot at 36 Fruit Street, looking northeast.
Integrity rating: N/A**



**66. 37 Fruit Street, looking northwest.
Integrity rating: very good**



**67. 37 Fruit Street, Building 2, looking southwest.
Integrity rating: poor**



**68. 38 Fruit Street, looking southeast.
Integrity rating: very good**



**69. 40 Fruit Street, looking northeast.
Integrity rating: good**



**70. 41 Fruit Street, looking northwest.
Integrity rating: very good**



**71. 42 Fruit Street, looking northeast.
Integrity rating: fair**



**72. 44 Fruit Street, looking northeast.
Integrity rating: good**



**73. 46 Fruit Street, looking northeast.
Integrity rating: fair**



**74. 48 Fruit Street, looking northeast.
Integrity rating: good**



**75. 50 Fruit Street, looking southeast.
Integrity rating: very good**



**76. 52 Fruit Street, looking northeast.
Integrity rating: very good**



**77. 54 Fruit Street, looking southeast.
Integrity rating: very good**



**78. 171 Highland Street, looking southeast.
Integrity rating: very good**



**79. 175 Highland Street, looking south.
Integrity rating: very good**



**80. 177 Highland Street, looking southeast.
Integrity rating: very good**



**81. 179–185 Highland Street, looking southeast.
Integrity rating: poor**



82. 179 Highland Street, looking southeast.
Integrity rating: poor



**83. 185 Highland Street, looking south.
Integrity rating: poor**



**84. 187 Highland Street, looking southeast.
Integrity rating: very good**



**85. 1 Marston Way, looking southwest.
Integrity rating: very good**



**86. 3 Marston Way, looking northwest.
Integrity rating: good**



**87. 4 Marston Way, looking northeast.
Integrity rating: good**



**88. 5 Marston Way, looking northeast.
Integrity rating: very good**



**89. 7 Marston Way, looking southeast.
Integrity rating: Fair to good**



**90. 101-103 Merrick Street, looking southeast.
Integrity rating: poor**



**91. 102-104 Merrick Street, looking southwest.
Integrity rating: good to very good**



**92. 105 Merrick Street, looking southeast.
Integrity rating: good**



**93. 10 Roxbury Street, looking southeast.
Integrity rating: good**



**94. 12 Roxbury Street, house and garage, looking northeast.
Integrity rating: very good**



95. 16 Roxbury Street, looking northeast.
Integrity rating: excellent



**96. 17 Roxbury Street, looking southwest.
Integrity rating: poor**



**97. 21 Roxbury St, looking southwest.
Integrity rating: good**



**98. 25 Roxbury Street, house and garage, looking northwest.
Integrity rating: fair**



**99. 28 Roxbury Street, looking east.
Integrity rating: N/A**



**100. 29 Roxbury Street, house and garage, looking southwest.
Integrity rating: fair**



**101. 30 Roxbury Street, looking northeast.
Integrity rating: very good**



**102. 31 Roxbury Street, house and garage, looking southwest.
Integrity rating: good**



**103. 35-37 Roxbury Street, looking southwest.
Integrity rating: good**



**104. 36 Roxbury Street, looking northeast.
Integrity rating: good**



**105. 39 Roxbury Street, looking west.
Integrity rating: fair**



**106. 40 (AKA 38) Roxbury Street, looking northeast.
Integrity rating: good**



**107. 43 Roxbury Street, looking northwest.
Integrity rating: good**



108. 44 Roxbury Street, looking northeast
Integrity rating: very good



**109. 46 Roxbury Street, looking northeast.
Integrity rating: good**



**110. 49 Roxbury Street, looking southwest.
Integrity rating: poor**



**111. 80 Russell Street, looking southeast.
Integrity rating: fair**



**112. 112 Russell Street, looking southeast.
Integrity rating: excellent**



**113. 124 Russell Street, looking northeast.
Integrity rating: good**



**114. 128 Russell Street, house and garage, looking northeast.
Integrity rating: good**



**115. 132 Russell Street, house and garage, looking northeast.
Integrity rating: good**



**116. 136 Russell Street house and garage, looking northeast.
Integrity rating: fair**



**117. 140 Russell Street house and garage, looking northeast.
Integrity rating: fair**



**118. 144 Russell Street house and garage, looking northeast.
Integrity rating: good**



**119. 148 Russell Street, house and garage, looking northeast.
Integrity rating: fair**



**120. 152 Russell Street, house and garage, looking northeast.
Integrity rating: good**



**121. 156 Russell Street, looking east.
Integrity rating: very good**



**122. 160 Russell Street, looking northeast.
Integrity rating: very good**



**123. 164 Russell Street, looking east.
Integrity rating: very good**



**124. 25 Sever Street, looking southeast.
Integrity rating: fair**



**125. 26 Sever Street, looking northeast.
Integrity rating: good**



**126. 27 Sever Street, looking west.
Integrity rating: very good**



**127. 28 Sever Street, looking northeast.
Integrity rating: very good**



**128. Parking lot at 29 Sever Street, looking northwest.
Integrity rating: N/A**



**129. 30 Sever Street, looking southeast.
Integrity rating: very good**



**130. 36 Sever Street, looking east.
Integrity rating: very good**



**131. 38 Sever Street, looking northwest.
Integrity rating: very good**



**132. 41 Sever Street, looking northwest.
Integrity rating: very good**



**133. 47 Sever Street, looking southwest.
Integrity rating: excellent**



**134. 48 Sever Street, looking southeast.
Integrity rating: very good**



**135. 51 Sever Street, looking south from quad.
Integrity rating: Excellent (non-historic)**



**136. 61 Sever Street, looking northwest from quad.
Integrity rating: very good**



**137. 61 Sever Street, looking southwest.
Integrity rating: very good**



138. Commemorative marker, quad between 51 and 61 Sever Street, looking southwest.



**139. 69 Sever Street, looking northeast.
Integrity rating: very good**



**140. 7 Somerset Street, looking southwest.
Integrity rating: fair to good**



**141. 9 Somerset Street, looking southwest.
Integrity rating: fair to good**



**142. 12 Somerset Street, looking east.
Integrity rating: very good**



**143. 15 Somerset Street, looking northwest.
Integrity rating: very good**



**144. 16 Somerset Street, looking northeast.
Integrity rating: fair**



**145. 17–19 Somerset Street, house and garage, looking southwest.
Integrity rating: fair**



**146. 20 Somerset Street, looking southeast.
Integrity rating: fair to good**



**147. 22 Somerset Street, looking east.
Integrity rating: fair**



**148. 23 Somerset Street, looking southwest.
Integrity rating: fair to good**



**149. 24 Somerset Street, looking southeast.
Integrity rating: fair**



**150. 25 Somerset Street, looking southwest.
Integrity rating: very good**



**151. 26-28 Somerset Street, house and garage, looking northeast.
Integrity rating: good**



**152. 27 Somerset Street, looking southwest.
Integrity rating: fair to good**



**153. 30 Somerset Street, looking northeast.
Integrity rating: poor**



**154. 32 Somerset Street, looking southeast.
Integrity rating: very good**



**155. 33 Somerset Street, looking southwest.
Integrity rating: poor to fair**



**156. 34 Somerset Street, looking east.
Integrity rating: fair**



**157. 35 Somerset Street, looking west.
Integrity rating: good**



**158. 36 Somerset Street, looking southeast.
Integrity rating: poor**



**159. 37 Somerset Street, house and garage, looking northwest.
Integrity rating: very good**



**160.41 Somerset Street, looking southwest.
Integrity rating: very good**



**161. 42 Somerset Street, looking southeast.
Integrity rating: very good**



**162. 44 Somerset Street, looking southeast.
Integrity rating: good**



163. 45 Somerset Street, house and garage, looking southeast. Integrity rating: very good



**164. 44 West Street, looking southwest.
Integrity rating: excellent (non-historic)**



**165. 54 West Street, looking northwest.
Integrity rating: excellent**



**166. 58 West Street, looking northwest.
Integrity rating: good**



167. Parking lot at 62 West & 49 William Street, looking south from William Street. Integrity rating: N/A



**168. 72 West Street, looking west.
Integrity rating: fair**



**169. 48 William Street (L) and 72 West Street (R), looking northwest.
Integrity rating: Good, Fair**



**170. 50 William Street, looking north.
Integrity rating: good**



**171. 51 William Street, looking southwest.
Integrity rating: good**



**172. 52 William Street, house and carriage house, looking north.
Integrity rating: good**



**173. 53 William Street, house and garage, looking southwest.
Integrity rating: fair**



**174. 54 William Street, looking north.
Integrity rating: good**



**175. 56 William Street, looking north.
Integrity rating: very good**



**176. 60 William Street, looking northwest.
Integrity rating: very good**



**177. 61 William Street, looking southwest.
Integrity rating: very good**



**178. 62–64 William Street, looking northeast.
Integrity rating: very good**



**179. 66 William Street, looking north.
Integrity rating: very good**



**180. 74 William Street, looking northwest.
Integrity rating: excellent**



**181. 75 William Street, looking south.
Integrity rating: good**



**182. 79 William Street, house and garage, looking southeast.
Integrity rating: very good**



**183. 80 William Street, looking northwest from William Street.
Integrity rating: excellent**



184. 80 William Street, looking west from Roxbury Street. (Well differentiated and reversible addition)



**185. 81 William Street, looking southeast.
Integrity rating: excellent**



**186. 84 William Street, looking northeast.
Integrity rating: very good**



**187. 85 William Street, looking southwest.
Integrity rating: excellent**



**188. 87 William Street, looking south.
Integrity rating: excellent**



**189. 89 William Street, looking south.
Integrity rating: good**



**190. 93 William Street, house and garage, looking southwest.
Integrity rating: very good**



**191. 96 William Street, looking northwest.
Integrity rating: very good (assuming fire damage mitigation measures)**



**192. 98 William Street, looking northeast.
Integrity rating: very good**

Sample Motions

If no changes are requested: The Commission hereby approves the properties and their associated ratings recommended by city staff for inclusion in the preliminary study report for the proposed Elm Park Local Historic District.

If changes are requested: The Commission hereby approves the properties and their associated ratings for inclusion in the preliminary study report for the proposed Elm Park Local Historic District, as recommended by city staff and further amended by the Worcester Historical Commission during the course of this meeting.