

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

**March 14, 2019**

**LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL**

**Commission Members Present:** Randolph Bloom  
Robyn Conroy  
Devon Kurtz  
Diane Long  
Janet Theerman  
Mark Wamback

**Commission Members Absent:** Tomi Stefani

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

**Call Commission to Order**

The meeting was called to order by Chair Wamback at 5:30 pm.

**Approval of Minutes**

Review of the January 31, 2019 minutes.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 5-0 to approve the minutes of January 10, 2019.*

**Old Business**

**1. 24 Germain Street – HC-2019-004 (MBL 11-007-00018)**

Petition: Building Demolition Delay Waiver  
Petitioner: Su Chen  
Present Use: Single-family residence  
Year Built: c1916  
Historic Status: MACRIS listed, and National Register listed, fka Arthur W. Marcou House  
Petition Purpose:

- Replace windows
- Replace siding
- Repair porch

Su Chen, owner, appeared on behalf of the application.

Mr. Chen stated that he contacted Preservation Worcester as the Commission had requested. He spoke with two contractors – one was not available and the other turned down the work. He also stated that the window manufacturer can insert a grid in the upper sash of the windows that have been installed and purchased, making them 6-over-1 to match the existing light pattern. He agreed to store the old windows in case he is later able to find a contractor to repair them. Mr. Chen also agreed to hold off on the vinyl siding, and is going to try to do repairs.

Public comment: Deb Windsor asked some questions about the project.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 6-0 to close the hearing.*

*Upon a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition of the historic building located at 24 Germain Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver, provided the following conditions are met:*

- *Replace the remaining windows with vinyl 6-over-1 units, and install grids in the upper sash of those that have already been replaced, making all units 6-over-1*
- *Repair the siding in-kind with wood shake*
- *Replace porch foundation; repair/replace in-kind visible elements*

Exhibit A: Building Demolition Delay Waiver Application dated December 19, 2018 and received January 7, 2019.

Exhibit B: Request to continue form, dated January 31, 2019.

Exhibit C: Request to continue form, dated February 14, 2019.

Exhibit D: Letter of opposition from Y. Carter, received January 30, 2019.

---

## **New Business**

### **2. 931 Main Street – HC-2019-008 (MBL 07-006-00034)**

Petition: Building Demolition Delay Waiver  
Petitioner: Roman Catholic Bishop of Worcester  
Present Use: Church  
Year Built: c1893  
Historic Status: MACRIS listed, and National Register listed, aka the Saint Peter’s Roman Catholic Church  
Petition Purpose:

- Replace steeple louvers

Christina Glass, Verizon Wireless, appeared on behalf of the application.

Ms. Glass stated that the louvers are being replaced with fiberglass to allow for the installation of a telecommunications facility in the steeple. The replacements will closely match the appearance of the existing louvers.

No public comment.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy the Commission voted 6-0 to close the hearing.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 6-0 that the proposed demolition of the historic building located at 931 Main Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.*

Exhibit A: Building Demolition Delay Waiver dated February 14, 2019 and received February 14, 2019.

---

**3. 230 Salisbury Street – HC-2019-009 (MBL 20-005-00009)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Timothy Corrinet & Christopher McGovern  
Present Use: Single-family residence  
Year Built: c1928  
Historic Status: MACRIS listed, and located within the Montvale Local Historic District  
Petition Purpose:

- Repair/replace masonry steps and walkways

Tim Corrinet and Chris McGovern, owners, appeared on behalf of the application.

The applicants stated that the existing brick steps at the front entrance will be dismantled, a new apron will be poured, and the bricks will be replaced in-kind. Mortar will match the existing color. On the rear entrance, the bricks will be replaced in the same manner and concrete steps will be replaced with granite. The wooden staircase shows signs of rot in several areas. The treads will be replaced with composite decking and the missing spindles will be replaced to match existing.

No public comment.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy the Commission voted 6-0 to close the hearing.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 6-0 that the proposed changes at 230 Salisbury Street are appropriate to the Montvale Local Historic District, and approved the Certificate of Appropriateness.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz the Commission voted 6-0 that the proposed demolition of the historic building located at 230 Salisbury Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.*

Exhibit A: Building Demolition Delay Waiver Application dated February 3, 2019 and received February 19, 2019.

---

**4. 33 Beaver Street – HC-2019-010 (MBL 08-013-00011)**

Petition: Building Demolition Delay Waiver  
Petitioner: Restrepo Properties LLC  
Present Use: Multi-family residence  
Year Built: c1916  
Historic Status: MACRIS listed, and National Register listed, fka the Delilah Melican Three Decker  
Petition Purpose:

- Replace siding and roof (partially retroactive)

Richard Kubert, contractor, appeared on behalf of the application.

Mr. Kubert stated that the entirety of the work, replacement of the asphalt roof and installation of vinyl siding, has been completed, but that he did not do the work. He stated that the contractor who did the work was not licensed and he was retained by the owners to obtain the building permit retroactively.

Several Commissioners stated that they'd like to speak with the owners since Mr. Kubert isn't able to answer all of their questions. They'd also like more information from staff about what their options are for a resolution.

Public comment: Deb Windsor asked some questions about the project.

*Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-1 (Commissioner Kurtz voting against) to continue the item to the March 28, 2019 meeting.*

Exhibit A: Building Demolition Delay Waiver Application dated February 3, 2019 and received February 19, 2019.

---

### **Communications**

- a. Communication from MHC re: National Register nomination comments for Main and Franklin Streets Historic District, dated February 11, 2019 and received February 15, 2019.

*No comment.*

- b. Communication from MHC re: National Register nomination comments for Dale and Ethan Allen Streets Historic District, dated March 5, 2019 and received March 8, 2019.

*No comment.*

- c. \*Request for updated Letters of Support from Epsilon Associates re: Tax credit applications for:
  - Matheson Apartments (T. J. Barrett Apartment, 37 Wellington Ave.; W. E. Hall Apartment, 45 Wellington Ave.; The Florence, 49 Wellington Ave.; The Windsor, 720 Main Street; The Kensington, 87 Murray Ave.; and the Buckingham, 91 Murray Ave)
  - Abby's House, 52 High Street
  - Central Building 322-332 Main Street

– dated and received March 8, 2019.

*Upon a motion by Chair Wamback and seconded by Commissioner Bloom, the Commission voted 6-0 to provided updated letters of support.*

*\*Item requiring action*

### **Other Business**

- I. Commissioner Conroy read a prepared statement requesting that the Building Demolition Delay Ordinance be placed on the next agenda.

### **Adjournment**

Upon a motion by Chair Wamback and seconded by Commissioner Theerman, the Commission voted 6-0 to adjourn the meeting at 6:40 p.m.