

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

**May 13, 2021**

**CITY HALL\***

**Commission Members Participating:** Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk  
Randolph Bloom  
Tomi Stefani  
Steven Taylor  
Erika Helnarski, Alternate

**Commission Members Not Participating:** Mark Wamback

**Staff Members Participating:** Michelle Johnstone, Division of Planning & Regulatory Services  
Stephen Rolle, Division of Planning & 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 is available for streaming online. Public participation was facilitated through a call-in number, 415-655-0001 (Access Code: 1608081191#), and link (<https://cow.webex.com/meet/historicalcommissionwebex>), which were 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 Vice-Chair Devon Kurtz at 5:36 PM.

**APPROVAL OF MINUTES**

**April 15, 2021:** On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 6-0 to approve the April 15, 2021 meeting (Commissioner Taylor abstaining).

**April 29, 2021:** On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 to approve the April 29, 2021 meeting (Commissioners Helnarski and Taylor abstaining).

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**NEW BUSINESS**

**Building Demolition Delay Waiver**

**1. 26 Richards Street – HC-2021-021 (MBL 07-011-00006)**

Petitioner: Jim Brooks & Ken Wolanin, City of Worcester o/b/o Darryl L. Lemanski

Year Built: ca. 1875

Historic Status: MACRIS listed; FKA the Adin Capron House

Petition Purpose:

- Replace select historic windows
- Repair roof, fascia, and gutters

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Ken Wolanin of the City of Worcester, on behalf of Darryl Lemanski, the owner, spoke in regards to the application. He described the proposed scope of work, which is being done under the Worcester Housing Now grant program. He stated that the majority of the work proposed will be done in the interior of the building, but exterior work to be completed consists of the replacement of approximately ten windows, most of which have already been replaced; the replacement of the asphalt shingle roof; repairs to the fascia in-kind; repointing of the chimneys; and the replacement of a door on the rear of the house.

Chair Kurtz stated that one of the first things that the Commission would need to do is discuss whether or not the building would be potentially eligible for listing in the State or National Registers of Historic Places. Chair Kurtz and Commissioner Long described the alterations to the property, and the Commission expressed their agreement that the property is not potentially eligible for listing.

*Public Comment*

No public comment.

On a motion by Commissioner Long and seconded by Commissioner Stefani, the Commission voted 7-0 to close the public hearing.

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 that the proposed demolition at 26 Richards Street is not subject to the Historic Buildings Demolition Delay Ordinance because the structure has been heavily altered and is no longer potentially eligible for listing on the National or State Register. Having gained a unanimous vote, leave to withdraw without prejudice for the application was granted.

List of Exhibits

Exhibit A: Building Demolition Delay Waiver application, undated, received April 29, 2021.

**2. 29 Germain Street – HC-2021-022 (MBL 11-009-00007)**

Petitioner: Ronaldo Solano, H&R Roofing o/b/o Yasmin Carter

Year Built: 1893

Historic Status: MACRIS listed; State Register; National Register District; National Register Multiple Resource Area, FKA the Thomas B. Hamilton House

Petition Purpose:

- Replace roof
- Re-build one chimney
- Demolish one chimney

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John Morris of H&R Roofing, on behalf of Yasmin Carter, the owner, spoke in regards to the application. He described the proposed scope of work for the project, which consists of the replacement of the asphalt shingle roof, the elimination of an unused and unwanted chimney in the rear of the house to below the roofline, and the rebuilding of about seven feet of one chimney to match its existing design. He stated that photographs of the chimney to be rebuilt would be taken prior to its disassembly.

Commissioner Taylor asked Mr. Morris if he knows why the chimney in the rear of the house comes through the dormer. Mr. Morris stated that the chimney is not currently connected to anything, but he believes that the chimney has been there for some time given that it is not in the best shape.

Commissioner Theerman asked if the new roofing system would be architectural shingle. Mr. Morris stated that they would be.

Commissioner Stefani asked if any of the existing brick on the chimney to be rebuilt would be recycled into the rebuilding effort, and if the decorative brickwork would be recreated. Mr. Morris stated that in-kind brick would be used, unless they are found to be able to be reused, and that the chimney would be rebuilt to the same specifications as what is existing.

Commissioner Theerman asked for confirmation that the new mortar would not be bright white. Mr. Morris stated that the mortar would appear uniform with the existing mortar. He stated that it would be a professional job and that the results would be good.

#### *Public Comment*

No public comment.

On a motion by Commissioner Long and seconded by Commissioner Stefani, the Commission voted 7-0 to close the public hearing.

On a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 that the proposed demolition, consisting of the replacement of the roofs on the house and garage, the rebuilding of the chimney on the left roof slope to match the existing specifications and design, and the removal of the chimney on the rear of the house would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the Building Demolition Delay Waiver was approved.

#### List of Exhibits

Exhibit A: Building Demolition Delay Waiver application, undated, received April 29, 2021.

#### **COMMUNICATIONS**

A. Request from MacRostie Historic Advisors for National Register CLG opinion of eligibility for the F.E. Reed Tool Company Building, 90 Lamartine Street.

Ms. Johnstone described the F.E. Reed Tool Company Building, and stated that the property was going for individual listing in the National Register of Historic Places so that historic tax credit incentives could be accessed.

The Commission expressed strong support for listing.

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 7-0 that they found the building to be eligible for listing in the National Register of Historic Places individually under Criteria A & C.

B. Request from MacRostie Historic Advisors for a new letter of support for Massachusetts Historic Rehabilitation Tax Credit allocation for the F.E. Reed Tool Company Building, 90 Lamartine Street.

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 7-0 to issue a new letter of support for the building.

C. Request from VHB for an updated letter of support for Massachusetts Historic Rehabilitation Tax Credit allocations for the J.R. Torrey Razor & Strop Company Building, 128 Chandler Street.

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 7-0 to issue an updated letter of support for the building.

D. Notice of State Historic Preservation Officer concurrence with consultant finding of no adverse effect pursuant to Section 106 at 44 Hammond Street.

Ms. Johnstone described the communication. The Commission had no comment.

**OTHER BUSINESS**

A. Discussion on the creation of potential new Local Historic District(s).

Ms. Johnstone gave a brief update on the potential Local Historic District(s) proposed. She stated that staff was working on a letter to send to residents that live within the proposed district(s), and that staff was also looking into the possibility of using online survey tools. Additionally, she stated that she had been working on a map progression of the area using historic maps.

B. Discussion on Design Review Guidelines.

Item held.

**ADJOURNMENT**

On a motion by Commissioner Kurtz and seconded by Commissioner Theerman, the meeting was adjourned at 6:08 p.m.