

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

August 19, 2021

CITY HALL*

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

Commission Members Not Participating: Randolph Bloom
Devon Kurtz, Chair
Mark Wamback

Staff Members Participating: Michelle Johnstone, Division of Planning & Regulatory Services
Stephen Rolle, Division of Planning & Regulatory Services

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – JULY 22, 2021, AUGUST 5, 2021

Upon a motion by Commissioner Theerman and seconded by Commissioner Stefani, on a roll call vote the Commission voted 5-0 to approve the minutes of July 22, 2021 and August 5, 2021.

NEW BUSINESS

Building Demolition Delay Waiver

1. 50 Franklin Street – HC-2021-045 (MBL 03-013-00016)

Petitioner: Alaris Construction
Year Built: ca. 1912
Historic Status: MACRIS listed; State Register of Historic Places; National Register Individual;
National Register Multiple Resource Area, FKA the Bancroft Hotel

Petition Purpose:

- Remove existing plywood from openings and replace with storefront systems
- Add egress door, replace egress door
- Repair a pier
- Repair an ADA ramp

Ian Fox from Alaris Construction participated remotely for the item. He stated that the project is to install new storefront glazing, add an egress door, and repair the ADA ramp for tenant improvements to that side of the building.

Public Comment

No Public Comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 5-0 to close public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Stefani, the Commission voted 5-0 that the proposed work, consisting of the removal of existing plywood on existing openings

and replacement with storefront glazing and metal panels system painted black; the addition of one egress door to the Portland Street side to match storefront; the replacement of an existing egress door to match new storefront at corner of Portland and Federal Street; the in-kind repair existing pier at corner of Portland and Federal Street to match existing exterior finish; and the in-kind repair of an ADA ramp would not be detrimental to the historical and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the proposed work at 50 Franklin Street was thus approved.

Exhibits

A. Building Demolition Delay Waiver application, dated and received July 8, 2021

2. 50 Richland Street – HC-2021-048 (MBL 05-019-00021)

Petitioner: Geoffrey Melhuish o/b/o Leo Flanagan/Learning First
Year Built: 1914–1964
Historic Status: MACRIS listed; positive opinion of eligibility issued by Worcester Historical Commission (12/03/2020), FKA St. Mary’s School

Petition Purpose:

- Masonry restoration/repairs
- Window & door replacements
- Construct a new handicap ramp

Geoffrey Melhuish from Epsilon Associates appeared in person for the hearing.

Mr. Melhuish stated that they are proposing some masonry repairs and restoration to St. Mary’s Charter School. A new ADA ramp will be installed to the step of the front door as well as window and door replacements and doors will match the existing windows.

The Commission requested that the mortar to repair any masonry be made to match existing.

Public Comment

No public comment

Upon a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 5-0 to close public comment.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 5-0 that the proposed work, consisting of masonry restoration and repairs, window & door replacements, the installation of a new handicap ramp, and MEP upgrades would not be detrimental to the historical and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the proposed work at 50 Richland Street was thus approved.

Exhibits

A. Building Demolition Delay Waiver application, dated July 23, 2021, and received July 26, 2021

3. 189 May Street – HC-2021-050 (MBL 51-014-00025)

Petitioner: Thomas Boyle of Encompass Health o/b/o New England Rehabilitation Services of Central Massachusetts, Inc.
Year Built: 1893
Historic Status: MACRIS listed; State Register of Historic Places; National Register Individual; National Register Multiple Resource Area, FKA Fairlawn Estate

Petition Purpose:

- Construct an addition

Ben Keysworth participated remotely for the hearing.

He stated that the proposal is to construct an addition to improve patient care at the hospital. Schematics were shown on a PowerPoint of the proposal.

Public Comment

Philip Donahue appeared in person and expressed concern about water run off at the property.

Ms. Johnstone and Mr. Rolle stated that would be not under purview of the Historical Commission but would be happy to discuss with Mr. Donahue after the meeting to give him the correct contacts.

The owner of 12 Fairlawn Drive, who did not identify himself, expressed concern about water runoff.

Ms. Johnstone stated that his concern was not under the purview of the Historical Commission.

A woman spoke (did not identify herself), expressing concern about water runoff.

Ms. Johnstone and Mr. Rolle stated that her concern was not under the purview of the Historical Commission.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 5-0 to close public comment.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted five 5-0 that the proposed work, consisting of the construction of an addition onto the ca. 1970 portion of the building, would not be detrimental to the historical and architectural resources of the City. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for the proposed work at 189 May Street was thus approved.

Exhibits

A. Building Demolition Delay Waiver application, dated and received July 28, 2021

Certificate of Appropriateness & Building Demolition Delay Waiver

4. 8 Regent Street – HC-2021-051 (MBL 20-014-00007)

Petitioner: Massachusetts Gamma Sigma Alumni Association

Year Built: 1903

Historic Status: MACRIS listed; State Register of Historic Places; Local Historic District, FKA Anjeanette Kenney Smith – James E. Wesson House

Petition Purpose:

- Replace slate roof with metal shingle roofing system

Upon a motion by Commissioner Theerman and seconded by Commissioner Stefani, the Commission voted 5-0 to postpone the application to the September 2, 2021 Historical Commission meeting.

COMMUNICATIONS

A. Request from Epsilon Associates for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit Allocations for:

1. Kane Building, 204 Main Street
2. Ransom F. Taylor Block, 526 Main Street
3. St. Mary’s School, 50 Richland Street

Upon a motion made and duly seconded the Commission voted 5-0 to issue updated Letters of Support.

- B. Request from PAL for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit Allocations for:
1. Worcester Boys' Club, Lincoln Square
 2. Chaney Ballard Building, 517 Main Street
 3. Mission Chapel, 205 Summer Street

Upon a motion made and duly seconded the Commission voted 5-0 to issue updated Letters of Support.

- C. Request from MacRostie Historic Advisors for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit Allocations for:
1. Waldo Street Police Station, District Court & Insurance Fire Patrol, 1 Exchange Place
 2. P. E. Somers Manufacturing Company, 35 Lagrange Street
 3. L. Robbins Machine Shop, 42 Lagrange Street
 4. L. D. Thayer Manufacturing Company, 47 Lagrange Street
 5. Harwood & Quincy Machine Company, 50 Lagrange Street
 6. Washburn & Moen North Works Cotton Mill, 90 Grove Street
 7. F. E. Reed Tool Company Factory Building, 90 Lamartine Street
 8. J.A. Calvin Lofts, 98 Beacon Street
 9. Elwood Adams Block, 156 Main Street
 10. Worcester Boys' Club, 2 Ionic Avenue
 11. Paul Revere Life Insurance Company Building, 18 Chestnut Street
 12. The Worcester Art Museum, 55 Salisbury Street
 13. Whitcomb Manufacturing Co. Factory, 134 Gold Street
 14. Worcester WYCA, 6-10 Chatham Street

Upon a motion made and duly seconded the Commission voted 5-0 to issue updated Letters of Support.

OTHER BUSINESS

- A. Discussion on financial hardship consideration for requests for Building Demolition Delay Waivers.

Item was held.

ADJOURNMENT

Upon a motion made and duly seconded the Commission voted 5-0 to adjourn the meeting at 6:20 p.m.