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

February 22, 2018

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Randolph Bloom
Robyn Conroy
Janet Theerman
Diane Long
Tomi Stefani

Commission Members Absent: Andrew Shveda
Devon Kurtz
Mark Wamback
Courtney Ross Escobar, Alternate

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

Call Commission to Order

The meeting was called to order by Commissioner Bloom at 5:30 pm.

Approval of Minutes

The January 25, 2018 minutes were held as there was not quorum present to vote on them.

Old Business

None

New Business

1. Welcome new Commissioners: Diane Long and Tomi Stefani

2. 34 Cedar Street – HC-2018-006 (MBL 02-039-00040)

   Petitioner: Building Demolition Delay Waiver
   Petitioner: Landrum Global Inc.
   Present Use: Office building
   Year Built: c1903
   Historic Status: MACRIS Listed, and National Register listed within the Lincoln Estate – Elm Park Historic District, fka the Charles Webb House

   Petition Purpose:
   • Remove one door and replace with window/false door

   Steffen Landrum, owner, appeared on behalf of the application.
Mr. Landrum stated that he recently purchased the property, and that there is a second floor door that used to access a small porch over the portico, but it had been sealed off at some point. He stated that he removed the door with the intention of repairing it, but the wood was in a deteriorated state and the lower portion fell apart. He would like to replace the door with an aluminum unit, either to replicate the missing door or to match the windows on the building. If it were a window he would make it the same size as the missing door with a diamond pane pattern throughout.

Commissioner Conroy clarified that though the Commission cannot stipulate what replaces the door, as they’re only voting on whether its removal is acceptable, they can make suggestions. Mr. Landrum stated he would prefer to install a window as it would be less expensive and he feels a door creates confusion as there is no longer a porch.

Commissioners Bloom and Conroy stated they’d like to see a door as it would look like it did historically and that the appearance is more important than the functionality.

Public comment: Jo Hart, Worcester, asked for clarification on the location of the door.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.


Exhibit B: Quote for fabrication and installation of replacement door, received February 22, 2018.

### 3. 41 Chatham Street – HC-2018-007 (MBL 03-18A-P1-U3)

- **Petition:** Building Demolition Delay Waiver & Certificate of Appropriateness
- **Petitioner:** Kenneth Alderfer
- **Present Use:** Condominium
- **Year Built:** 1918
- **Historic Status:** MACRIS Listed, located within the Crown Hill Local Historic District, fka The Irving

**Petition Purpose:**
- Replace 13 windows

Kenneth Alderfer, owner, appeared on behalf of the application.

Mr. Alderfer stated that the building was converted to condominiums in the 1980s and that all of the windows were replaced around that time. He owns one unit and would like to replace all the windows as the current ones are failing to operate properly, seals are leaking and they have become drafty. He moved recently and the unit is now rented and he is concerned about his tenant’s comfort. Mr. Alderfer also noted that the condo association requires that all replacement windows match, and his chosen model, 4000 Series DH All-Weld, has been approved by them.

Commissioner Bloom commented that this isn’t the first time that the Commission has seen a request to replace windows that are only 20 to 30 years old. He stressed the importance of retaining original windows or selecting higher quality replacements so that they last longer.

No public comment.
Note: As the windows that are being removed are not historic, the proposed work does not fall under the Building Demolition Delay Ordinance and only a Certificate of Appropriateness is required.

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed changes are appropriate to the Crown Hill Local Historic District and approved the Certificate of Appropriateness.


Communications

a. Communication from MHC re: Union Station interior corridor project, dated January 22, 2018 and received January 25, 2018.
   No comment.

   No comment.

   No comment.

d. Communications from FCC re: Section 106 filing for CSX positive train control, received electronically February 12, 2018.
   No comment.

e. Communication from MHC re: Patch Reservoir Dam Rehabilitation review, dated February 9, 2018 and received February 12, 2018.
   No comment.

Other Business

I. Discussion of nomination for the Chamber of Commerce Silver Hammer Award.

Stuart Loosemore from the Chamber was present to answer the Commission’s questions regarding project selection and history of the awards. Commissioners agreed to email suggestions to staff and a nominee would be chosen at the March 15 meeting as nominations are requested by late March to early April.

Adjournment

Upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission voted 5-0 to adjourn the meeting at 6:22 p.m.