

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

**April 29, 2021**

**CITY HALL\***

**Commission Members Participating:** Devon Kurtz, Vice-Chair  
Diane Long, Clerk  
Randolph Bloom  
Tomi Stefani  
Janet Theerman  
Mark Wamback

**Commission Members Not Participating:** Erika Helnarski, Alternate

**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** – 5:30 PM

Devon Kurtz, Vice-Chair called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES** – NONE

**NEW BUSINESS**

**Certificate of Non-Applicability**

**1. 39 Whitman Road – HC-2021-020 (MBL 20-002-6A+16)**

Petitioner: Nadia & Timothy McGourthy  
Year Built: 1917  
Historic Status: MACRIS listed; State Register of Historic Places; Montvale Local Historic District

Petition Purpose:

- Repairs to stone wall
- Repair chimney

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Nadia McGourthy called in for the application. She stated that the proposal consists of the repair of the stone wall and chimney. The repair work will be done with matching mortar.

Public Comment

No public comment.

Upon a roll call vote, the Commission voted 6-0 to close public comment.

Upon a roll vote, the Commission voted six (6) in favor and zero (0) opposed, on a motion made and duly seconded, to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way and is therefore pursuant to M.G.L., Chapter 40C, and is not subject to the Commission's review.

List of Exhibits

Exhibit A. Certificate of Non-Applicability application, dated and received April 14, 2021.

**Certificate of Appropriateness**

**2. 23 Waconah Road – HC-2021-016 (MBL 20-007-02+16)**

Petitioner: James C. Crowley, Jr.  
Year Built: 1910  
Historic Status: MACRIS listed; State Register of Historic Places; Montvale Local Historic District

Petition Purpose:

- Replace fence

Jim Crowley called in for the item.

Mr. Crowley stated that he is proposing to replace a fence that has been on the property for at least 26 years.

The Commission members stated that the fence is not original and barely visible from street, so they would not see problem with replacing it.

Public Comment

No public comment.

Upon a roll vote, call the Commission voted 6-0 to close the public hearing

Upon a roll call vote, the Commission voted six (6) in favor and zero (0) opposed on a motion made and duly seconded that the proposed work, consisting of the replacement of a fence is appropriate for the Montvale Local Historic District. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 23 Waconah Road was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application, dated March 28, 2021, and received March 29, 2021.

**3. 14 Oxford Street – HC-2021-017 (MBL 03-022-00014)**

Petitioner: Marc Moran  
Year Built: 1846  
Historic Status: MACRIS listed; State Register of Historic Places; Positive National Register of Historic Places Determination of Eligibility; National Register District; Crown

Hill Local Historic District, FKA Dr. Lester C. Miller – Dr. James A. Givan House

Petition Purpose:

- Replace & move fence
- Build patio

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Liz Barnes, co-owner, called in for the applicant, co-owner Marc Moran.

Ms. Barnes stated that they are proposing to replace the black aluminum fence with a cottage style white wood picket fence to be moved to the edge of the driveway, and to build a patio behind the new fence.

Public Comment

No public comment.

Upon a roll call vote, the Commission voted 6-0 to close the public hearing.

Upon a roll call vote, the Commission voted five (6) in favor and zero (0) opposed on a motion made and duly seconded that the proposed work, consisting of the moving the location of the fence to the edge of the driveway and replacing it with a white cottage style wood picket fence and building a patio is appropriate for the Crown Hill Local Historic District. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 14 Oxford Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application, dated April 3, 2021, and received April 6, 2021.

**Building Demolition Delay Waiver**

**4. 31 Hitchcock Road – HC-2021-018 (MBL 08-035-00044)**

Petitioner: Michael Yerardi o/b/o Turning Point Investments, LLC  
Year Built: ca. 1915  
Historic Status: MACRIS listed

Petition Purpose:

- Replace siding
- Replace roof

Michael Yerardi called in for the application. He stated that the siding and roof at the property are proposed for replacement.

The Commission and Mr. Yerardi discussed how the proposed siding would look and what type of materials would be used.

Public Comment

Liz Barnes called in and stated she would like to see the applicant to retain the siding.

Upon a roll call vote, the Commission voted 6-0 to close the public hearing.

Upon a roll call vote, the Commission voted 3-3, with Commissioners Kurtz, Long, and Wamback being the yeas, and Commissioners Bloom, Stefani, and Theerman being the nays, that the proposed demolition at 31 Hitchcock Road 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 Register, and therefore grants leave to withdraw without prejudice for the application. Having failed to gain a majority vote, the Leave to Withdraw was denied.

Mr. Bloom stated that he has no problem with the roof replacement but still has problem with the siding being changed and would like at least of on the front façade that the siding remain the same.

The Commission and the applicant discussed different proposals on how the siding could be done on the home. A compromise, in which select historic siding and trim would remain intact, was surmised.

Upon a roll vote, the Commission voted five (5) in favor and one (1) opposed, with Commissioner Bloom dissenting, on a motion made and duly seconded, that the work proposed, consisting of the replacement of the asphalt shingle roof with a new asphalt shingle roof, and the replacement of the existing cedar shingle siding with clapboard-style vinyl siding, except in the pedimented gable, where the cedar shingles are to remain, on the condition that the rectangular columns, wood first-story porch trim, and wood trim at the roof line remain exposed, would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 31 Hitchcock Road was thus approved.

#### List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated and received April 7, 2021.

### **COMMUNICATIONS**

A. Request from MacRostie Historic Advisors for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit allocations for:

- a. Waldo Street Police Station, District Court & Insurance Fire Patrol, One Exchange Place
- b. P. E. Somers Manufacturing Company, 35 Lagrange Street
- c. L. Robbins Machine Shop, 42 Lagrange Street
- d. L. D. Thayer Manufacturing Company, 47 Lagrange Street
- e. Harwood & Quincy Machine Company, 50 Lagrange Street
- f. Washburn & Moen North Works Cotton Mill, 90 Grove Street
- g. J.A. Calvin Lofts, 98 Beacon Street
- h. Elwood Adams Hardware Store, 156 Main Street
- i. Paul Revere Life Insurance Building, 18 Chestnut Street
- j. Worcester Art Museum, 55 Salisbury Street
- k. Worcester Boys Club, 2 Ionic Avenue
- l. Whitcomb Manufacturing Co. Factory, 134 Gold Street
- m. Worcester YWCA, 6–10 Chatham Street

Upon a roll call vote, the Commission voted 6-0 to issue updated letters of support for items a–m.

B. Request from PAL for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit allocations for the Worcester Boys Club, Lincoln Square and the Cheney Ballard Building, 517 Main Street.

Upon roll call, vote the Commission voted 6-0 to issued updated letters of Support for the Worcester Boys Club, Lincoln Square and the Cheney Ballard Building.

C. Email correspondence from Seth Wiseman of Conform Lab regarding updates to the Worcester Art Museum Lancaster Plaza project.

No comment

D. Notification from the FCC of a Section 106 filing for 44 Hammond Street.

No comment.

E. Notice from the MHC of a public meeting of the MHC on June 9, 2021, for consideration of the Saint Joseph's Home for Working Girls/Abby's House, 52 High Street, for listing in the National Register of Historic Places.

No comment.

F. Invitation from Nova Group, GBC, to comment on a Section 106 filing at 44 Hammond Street.

Upon a roll call vote, the Commission voted 4-0 to decline comment.

### **OTHER BUSINESS**

A. Election of Board Officers

Ms. Johnstone stated that Mr. Wamback would be stepping down as chair, so a new chair will need to be installed.

Upon a roll call vote, the Commission voted 5-0 to appointment Devon Kurtz as Chair of the Historical Commission. Mr. Kurtz recused himself from the vote.

Upon a roll call vote, the Commission voted 5-0 to appointment Diane Long as Vice Chair of the Historical Commission. Ms. Long recused herself from the vote.

Upon a roll call vote, the Commission voted 5-0 to appoint Jan Theerman as Clerk of the Historical Commission. Ms. Theerman recused herself from the vote.

Vice Chair Long took charge of meeting momentarily, as Chair Kurtz was disconnected from meeting.

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

Ms. Johnstone gave a brief overview of the work that has been done so far.

C. Discussion on Design Review Guidelines.

Item held.

D. Discussion on revisions to the City's Building Demolition Delay Ordinance.

Item held

### **ADJOURNMENT**

Upon a roll call vote, the Commission voted 5-0 to adjourn the meeting at 6:38 p.m.