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

Thursday, January 20, 2022


Commissioners Present: Diane Long, Vice-Chair
Janet Theerman, Clerk
Randolph Bloom
Tomi Stefani
Erika Helnarski, Alternate
Steven Taylor, Alternate

Commissioners Absent: Devon Kurtz, Chair

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Stephen S. Rolle, Division of Planning & Regulatory Services (DPRS)

The January 20, 2022 Historical Commission meeting was held remotely.

Call Commission to Order – 5:30 PM

Other Business

A. Review of properties recommended for inclusion in the proposed Elm Park Local Historic District preliminary study report.

Ms. Johnstone gave an overview of the progress of the proposed Elm Park Local Historic District preliminary study report. She reviewed the boundaries that are being recommended for the proposed district and gave a brief explanation of why they were chosen. She explained that the intent of the meeting would be to review the integrity ratings of all of the properties within the proposed district, and described the rating system developed by staff.

Mr. Rolle stated that the intent of the meeting would essentially be to conduct a working session.

The Commission evaluated the properties in slides 5–113 in Exhibit A. They agreed with the recommendations of staff for most properties, but recommended the following amendments to ratings:

<table>
<thead>
<tr>
<th>Address</th>
<th>Rating Recommended by Staff</th>
<th>Rating Recommended by Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>93 Elm Street</td>
<td>Good</td>
<td>Fair</td>
</tr>
<tr>
<td>97 Elm Street</td>
<td>Good</td>
<td>Very Good</td>
</tr>
<tr>
<td>100 Elm Street</td>
<td>Very Good</td>
<td>Good</td>
</tr>
<tr>
<td>132 Elm Street</td>
<td>Fair</td>
<td>Good</td>
</tr>
</tbody>
</table>

January 20, 2022
<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>146 Elm Street</td>
<td>Good</td>
<td>Commission recommended that staff take a deeper look into this property, given that although it is highly altered from its original design, its current design may now be historic in its own right.</td>
</tr>
<tr>
<td>3 Marston Way</td>
<td>Good</td>
<td>Fair to Good</td>
</tr>
<tr>
<td>7 Marston Way</td>
<td>Fair to Good</td>
<td>Commission recommended that staff take a deeper look at this property to determine whether the property could be rated as “fair” or “good” or should stay “fair to good”.</td>
</tr>
<tr>
<td>21 Roxbury Street</td>
<td>Good</td>
<td>Very Good</td>
</tr>
<tr>
<td>35-37 Roxbury Street</td>
<td>Good</td>
<td>Very Good</td>
</tr>
<tr>
<td>40 (AKA 38) Roxbury Street</td>
<td>Fair</td>
<td>Fair to Good</td>
</tr>
</tbody>
</table>

**List of Exhibits**

Exhibit A. Slide deck shown at meeting.

**Adjournment**

Upon a roll call vote the Commission voted 6-0 to adjourn the meeting at approximately 7:58 p.m.
EXHIBIT A

WORCESTER HISTORICAL COMMISSION

January 20, 2022
Remote Participation Options

• To participate remotely during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 160 808 1191). If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

• If you’re participating via phone, you may **mute, or unmute, your phone line by dialing *6** and you may **raise, or lower, your hand by dialing *3**.

• You may also **join via WebEx at:** [https://cow.webex.com/meet/historicalcommissionwebex](https://cow.webex.com/meet/historicalcommissionwebex).
Rating Descriptions*

**Excellent:** No permanent, irreversible changes to historic core of building; no non-copacetic additions.

**Very Good:** Generally, buildings have experienced minimal alterations or alterations with aesthetically historically sensitive materials. Examples might include buildings with replaced porch supports, or one or two major exterior elements, like roof and/or windows, having been replaced while still retaining character-defining decorative features and at least one major exterior element, such as siding.

**Good:** Generally, buildings have experienced alterations up to and including replacement of siding, windows, and roof, while still being easily recognizable as a historic building of a particular style and retaining at least one original or historic exterior building element, such as lintels, cornice, etc.

**Fair:** Generally, buildings have had all exterior historic fabric replaced, but still are recognizable as a particular architectural style.

**Poor:** Generally altered beyond recognition.

*In addition to retention of original or historic fabric, condition of the building is also taken into consideration when assigning an appropriate rating.*
5. 38 Cedar Street, looking north.
Integrity rating: very good
6. 39 Cedar Street, looking southeast. Integrity rating: excellent
7. 41 Cedar Street, looking southeast.
   Integrity rating: very good
8. 44 Cedar Street, looking northwest. Integrity rating: very good
9. 45 Cedar Street, looking south. Integrity rating: excellent
10. 47 Cedar Street, looking southwest.
Integrity rating: very good
48 Cedar Street, looking west.
Integrity rating: very good
12. 50 Cedar Street, looking northwest.
Integrity rating: excellent
13. 51A Cedar Street, looking south.
Integrity rating: fair
14. 52 Cedar Street, looking north.
Integrity rating: very good
15. 54 Cedar Street, northeast. Integrity rating: very good
16. 55 Cedar Street, looking southwest.
Integrity rating: very good
17. 56 Cedar Street, looking northwest.

Integrity rating: very good
18. 57 Cedar Street, looking southeast. Integrity rating: very good
19. Parking lot at 60 Cedar Street, looking north.
Integrity rating: N/A
61 Cedar Street, looking southwest.

Integrity rating: good
21. 62 Cedar Street, looking northwest.
Integrity rating: very good
64 Cedar Street, looking northwest.

Integrity rating: very good
23. 65 Cedar Street, looking southwest.
Integrity rating: very good
24. 67 Cedar Street, looking southwest.
Integrity rating: very good
25. 22 Dayton Street, looking southeast.
   Integrity rating: good to very good
26. 71 Elm Street, northwest. Integrity rating: excellent
27. 75-77 Elm Street, looking northeast.
Integrity rating: excellent
28. 81 Elm Street, looking northeast.
Integrity rating: fair
83 Elm Street, looking northwest.

Integrity rating: very good
30.  85 Elm Street, looking northwest.  
Integrity rating: good
31. 87 Elm Street, looking northeast. Integrity rating: good
32. 91 Elm Street, looking northwest.
Integrity rating: good
33. 93 Elm Street, looking northwest. Integrity rating: good
34. 94 Elm Street, looking southeast.  
Integrity rating: very good
35. 95 Elm Street, looking northwest.
Integrity rating: very good
36. 96 Elm Street, looking northwest.
Integrity rating: good
97 Elm Street, looking northwest.

Integrity rating: good
38. 98 Elm Street, looking southeast.
Integrity rating: good
39. 100 Elm Street, looking southwest.
Integrity rating: very good
102 Elm Street, looking southeast.
Integrity rating: fair
106 Elm Street, looking southeast.
Integrity rating: fair
42. 108 Elm Street, looking southeast.
Integrity rating: good
43. 111 Elm Street, looking northeast.
Integrity rating: excellent
44. 115–113 (L-R) Elm Street, looking northeast. Integrity rating: fair
45. 114 Elm Street, looking southeast.
Integrity rating: good
118 Elm Street, looking southeast.
Integrity rating: fair
47. 120 Elm Street (R), looking southeast. Integrity rating: fair
48. 122 Elm Street, looking southeast. Integrity rating: good
49. 128 Elm Street, looking southwest.
Integrity rating: good
50. 130 Elm Street, looking southeast.
Integrity rating: excellent
51. 132 Elm Street, looking southeast.
Integrity rating: fair
134 Elm Street, looking southeast.

Integrity rating: very good
53. 136 Elm Street, looking southeast.
Integrity rating: fair
138 Elm Street, looking southeast.

Integrity rating: very good
55. 140 Elm Street, looking southwest.
Integrity rating: very good
142 (R) Elm Street, looking southeast.
Integrity rating: very good
144 Elm Street, looking southwest.
Integrity rating: good
58. 146 Elm Street, looking southeast. Integrity rating: good
148 Elm Street, looking south.
Integrity rating: very good
21 Fruit Street, looking southwest.
Integrity rating: excellent
61. 23 Fruit Street, looking southwest.
Integrity rating: excellent
62. 24-26 Fruit Street, looking southeast. Integrity rating: very good
63. 30 Fruit Street, looking southeast.  
Integrity rating: very good
64. 35 Fruit Street, looking northwest.
Integrity rating: fair
Parking lot at 36 Fruit Street, looking northeast.
Integrity rating: N/A
37 Fruit Street, looking northwest.
Integrity rating: very good
37 Fruit Street, Building 2, looking southwest.
Integrity rating: poor
38 Fruit Street, looking southeast.
Integrity rating: very good
69. 40 Fruit Street, looking northeast.
Integrity rating: good
41 Fruit Street, looking northwest.
Integrity rating: very good
71. 42 Fruit Street, looking northeast.
Integrity rating: fair
44 Fruit Street, looking northeast.
Integrity rating: good
73. 46 Fruit Street, looking northeast. Integrity rating: fair
74. 48 Fruit Street, looking northeast.
Integrity rating: good
75. 50 Fruit Street, looking southeast. Integrity rating: very good
76. 52 Fruit Street, looking northeast.
Integrity rating: very good
54 Fruit Street, looking southeast.
Integrity rating: very good
171 Highland Street, looking southeast. Integrity rating: very good.
175 Highland Street, looking south.
Integrity rating: very good
177 Highland Street, looking southeast.

Integrity rating: very good
179–185 Highland Street, looking southeast.
Integrity rating: poor
179 Highland Street, looking southeast.
Integrity rating: poor
83. 185 Highland Street, looking south.
Integrity rating: poor
187 Highland Street, looking southeast.
Integrity rating: very good
85. 1 Marston Way, looking southwest.
Integrity rating: very good
86. 3 Marston Way, looking northwest. Integrity rating: good
4 Marston Way, looking northeast.
Integrity rating: good
5 Marston Way, looking northeast.

Integrity rating: very good
89. 7 Marston Way, looking southeast.
Integrity rating: Fair to good
101-103 Merrick Street, looking southeast.
Integrity rating: poor
91. 102-104 Merrick Street, looking southwest. Integrity rating: good to very good
105 Merrick Street, looking southeast.
Integrity rating: good
93. 10 Roxbury Street, looking southeast.
Integrity rating: good
12 Roxbury Street, house and garage, looking northeast. Integrity rating: very good
16 Roxbury Street, looking northeast.
Integrity rating: excellent
96. 17 Roxbury Street, looking southwest.
Integrity rating: poor
97. 21 Roxbury St, looking southwest. Integrity rating: good
98. 25 Roxbury Street, house and garage, looking northwest.
Integrity rating: fair
28 Roxbury Street, looking east.

Integrity rating: N/A
100. 29 Roxbury Street, house and garage, looking southwest.
Integrity rating: fair
30 Roxbury Street, looking northeast.
Integrity rating: very good
31 Roxbury Street, house and garage, looking southwest.
Integrity rating: good
103. 35-37 Roxbury Street, looking southwest.
Integrity rating: good
104.  36 Roxbury Street, looking northeast.  
Integrity rating: good
105. 39 Roxbury Street, looking west.
Integrity rating: fair
106. 40 (AKA 38) Roxbury Street, looking northeast. Integrity rating: good
43 Roxbury Street, looking northwest.
Integrity rating: good
108. 44 Roxbury Street, looking northeast
Integrity rating: very good
109. 46 Roxbury Street, looking northeast.
Integrity rating: good
49 Roxbury Street, looking southwest.
Integrity rating: poor
80 Russell Street, looking southeast.
Integrity rating: fair
112. 112 Russell Street, looking southeast.
Integrity rating: excellent
113.  124 Russell Street, looking northeast.  Integrity rating: good
114. 128 Russell Street, house and garage, looking northeast. Integrity rating: good
115. 132 Russell Street, house and garage, looking northeast. Integrity rating: good
136 Russell Street house and garage, looking northeast.

Integrity rating: fair
117. 140 Russell Street house and garage, looking northeast. Integrity rating: fair
118. 144 Russell Street house and garage, looking northeast. Integrity rating: good
119. 148 Russell Street, house and garage, looking northeast. Integrity rating: fair
120. 152 Russell Street, house and garage, looking northeast. Integrity rating: good
156 Russell Street, looking east.
Integrity rating: very good
160 Russell Street, looking northeast.
Integrity rating: very good
123. 164 Russell Street, looking east. 
Integrity rating: very good
25 Sever Street, looking southeast.
Integrity rating: fair
26 Sever Street, looking northeast.

Integrity rating: good
27 Sever Street, looking west.
Integrity rating: very good
28 Sever Street, looking northeast.
Integrity rating: very good
Parking lot at 29 Sever Street, looking northwest.
Integrity rating: N/A
129. 30 Sever Street, looking southeast. Integrity rating: very good
130. 36 Sever Street, looking east.
Integrity rating: very good
131. 38 Sever Street, looking northwest.
Integrity rating: very good
41 Sever Street, looking northwest.
Integrity rating: very good
133. 47 Sever Street, looking southwest.
Integrity rating: excellent
48 Sever Street, looking southeast.

Integrity rating: very good
135. 51 Sever Street, looking south from quad.
Integrity rating: Excellent (non-historic)
136. 61 Sever Street, looking northwest from quad.
Integrity rating: very good
61 Sever Street, looking southwest.
Integrity rating: very good
138. Commemorative marker, quad between 51 and 61 Sever Street, looking southwest.
139. 69 Sever Street, looking northeast.
Integrity rating: very good
7 Somerset Street, looking southwest.
Integrity rating: fair to good
9 Somerset Street, looking southwest.
Integrity rating: fair to good
12 Somerset Street, looking east.
Integrity rating: very good
143. 15 Somerset Street, looking northwest.
Integrity rating: very good
144. 16 Somerset Street, looking northeast. Integrity rating: fair
17–19 Somerset Street, house and garage, looking southwest.
Integrity rating: fair
20 Somerset Street, looking southeast.
Integrity rating: fair to good
22 Somerset Street, looking east.
Integrity rating: fair
148. 23 Somerset Street, looking southwest.
Integrity rating: fair to good
24 Somerset Street, looking southeast.

Integrity rating: fair
25 Somerset Street, looking southwest.
Integrity rating: very good
26-28 Somerset Street, house and garage, looking northeast. Integrity rating: good
27 Somerset Street, looking southwest.

Integrity rating: fair to good
153. 30 Somerset Street, looking northeast. Integrity rating: poor
32 Somerset Street, looking southeast.
Integrity rating: very good
155. 33 Somerset Street, looking southwest.
Integrity rating: poor to fair
156. 34 Somerset Street, looking east.
Integrity rating: fair
35 Somerset Street, looking west.
Integrity rating: good
158. 36 Somerset Street, looking southeast.
Integrity rating: poor
37 Somerset Street, house and garage, looking northwest. Integrity rating: very good
160.41 Somerset Street, looking southwest.
Integrity rating: very good
42 Somerset Street, looking southeast.
Integrity rating: very good
44 Somerset Street, looking southeast.
Integrity rating: good
45 Somerset Street, house and garage, looking southeast. 
Integrity rating: very good
44 West Street, looking southwest.
Integrity rating: excellent (non-historic)
54 West Street, looking northwest.
Integrity rating: excellent
166. 58 West Street, looking northwest.
Integrity rating: good
Parking lot at 62 West & 49 William Street, looking south from William Street. Integrity rating: N/A
168. 72 West Street, looking west.
Integrity rating: fair
169. 48 William Street (L) and 72 West Street (R), looking northwest.
Integrity rating: Good, Fair
170. 50 William Street, looking north. Integrity rating: good
171. 51 William Street, looking southwest.
Integrity rating: good
172. 52 William Street, house and carriage house, looking north. Integrity rating: good
53 William Street, house and garage, looking southwest.
Integrity rating: fair
54 William Street, looking north.

Integrity rating: good
175. 56 William Street, looking north.
Integrity rating: very good
176. 60 William Street, looking northwest.
Integrity rating: very good
177. 61 William Street, looking southwest.
Integrity rating: very good
178. 62–64 William Street, looking northeast.
Integrity rating: very good
66 William Street, looking north.

Integrity rating: very good
180. 74 William Street, looking northwest. Integrity rating: excellent
181. 75 William Street, looking south. Integrity rating: good
182. 79 William Street, house and garage, looking southeast. Integrity rating: very good
183. 80 William Street, looking northwest from William Street. Integrity rating: excellent
184. 80 William Street, looking west from Roxbury Street. (Well differentiated and reversible addition)
185. 81 William Street, looking southeast.
Integrity rating: excellent
186. 84 William Street, looking northeast.
Integrity rating: very good
85 William Street, looking southwest.
Integrity rating: excellent
87 William Street, looking south.
Integrity rating: excellent
89 William Street, looking south.
Integrity rating: good
190. 93 William Street, house and garage, looking southwest. Integrity rating: very good
191. 96 William Street, looking northwest.
Integrity rating: very good (assuming fire damage mitigation measures)
98 William Street, looking northeast.

Integrity rating: very good
Sample Motions

If no changes are requested: The Commission hereby approves the properties and their associated ratings recommended by city staff for inclusion in the preliminary study report for the proposed Elm Park Local Historic District.

If changes are requested: The Commission hereby approves the properties and their associated ratings for inclusion in the preliminary study report for the proposed Elm Park Local Historic District, as recommended by city staff and further amended by the Worcester Historical Commission during the course of this meeting.