



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

**Thursday, May 18, 2023**

Worcester Parks, Recreation & Cemeteries Division, Meeting Room A, 50 Officer Manny Familia Way,  
with remote participation options available via Webex online at  
<https://cow.webex.com/meet/historicalncommissionwebex> and  
call-in number 415-655-0001 (Access Code: 1608081191).

**Commissioners Present:** Diane Long, Chair  
Janet Theerman, Vice-Chair (participated remotely)  
Steve Taylor, Clerk (participated remotely)  
Erika Helnarski (participated remotely)  
Donald Northway  
Tomi Stefani (participated remotely)

**Commissioners Absent:** Devon Kurtz  
Vanessa Andre, Alternate

**Staff Present:** Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)

**Call Commission to Order** – 6:00 PM

**Approval of Minutes**

On a motion made by Commissioner Northway and seconded by Commissioner Taylor, the Commission voted five (5) in favor and zero (0) opposed to approve the minutes of November 17, 2022

**New Business**

**Certificate of Appropriateness**

**1. 30 Waconah Road (20-006-00003) – COA-23-4**

***Petition purpose: Build fence around backyard, remove existing garden fence***

James & Emily Lott, the owners of 30 Waconah Road, appeared in person to represent the petition. They described the proposed work, consisting of the installation of a black aluminum fence around their property. The Commission reviewed existing conditions, the proposed plan for the new fence, and the proposed style of the new fence.

***Public Comment***

Jeanice Sherman, a neighbor, submitted a letter of support for the proposal.

On a motion made by Commissioner Northway and seconded by Commissioner Theerman, the Commission voted 5-0 to close the public hearing portion of the meeting.

On a motion made by Commissioner Northway and seconded by Commissioner Theerman, the Commission voted five (5) in favor and zero (0) opposed that the installation of the proposed fence at 30 Waconah Road is

appropriate for and compatible with the Montvale Local Historic District. Having gained a unanimous affirmative vote, the Certificate of Appropriateness was approved.

**Certificate of Appropriateness & Building Demolition Delay Waiver**

**2. 10 Whitman Road (20-007-0030B) – COA-23-5**

***Petition purpose: Construct addition***

Doug Drohan of D2 Builders, on behalf of the owners, George and Martha Kohl, who were also present, appeared in person to represent the petition. He described the scope of work, consisting of the removal of an existing sunroom in the back of the home and subsequent replacement with a 16x20 kitchen addition and 14x20 deck. Exterior finishes will match the finishes on the remainder of the house.

Commissioner Theerman noted that it doesn't appear as though the proposed addition will be visible. Ms. Johnstone stated that it will be visible from an angle but reminded the Commission that given the house's date of construction of 1953, they may look at it with a different lens than come of the older homes in the neighborhood.

Commissioner Stefani asked some questions about the deck, as well as the pitch of the roof, which will be a 6 pitch.

Ms. Johnstone asked for some elaboration on the proposed porch. Mr. Drohan stated that the deck will have a pressure treated undercarriage topped with brown woodgrain composite decking and a built-in seat, with no rail.

**Public Comment**

None.

Upon a motion by Vice-Chair Northway and seconded by Commissioner Theerman the Commission voted 5-0 to close the public hearing portion of the meeting.

On a motion made by Commissioner Northway and seconded by Commissioner Theerman, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 10 Whitman Road are appropriate for the Montvale Local Historic District. Having gained a unanimous affirmative vote, the Certificate of Appropriateness was approved.

On a motion by Commissioner Northway and seconded by Commissioner Theerman, the Commission voted five (5) in favor and zero (0) opposed that the proposed work at 10 Whitman Road would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the Building Demolition Delay Waiver for 10 Whitman Road was approved.

**Other Business**

- A. Letter from David Fullerton requesting an opinion of National Register eligibility for 22 Richards Street.

Ms. Johnstone gave a background of the architectural history and interior and exterior integrity and existing conditions of 22 Richards Street. She recommended that Mr. Fullerton prepare an MHC Form B for the property.

On a motion by Commissioner Northway and seconded by Commissioner Theerman, the Commission voted five (5) in favor and zero (0) opposed to find the James Montgomery House at 22 Richards Street eligible for listing in the National Register of Historic Places under Criteria A & C at the local level, and to request an inventory form for the property (Form B).

## **Other Business**

### A. Design Review Guidelines project

Chair Long gave a background on the project and asked if any Commission members had any suggestions or requests for specific things that they would like to see touched on in the guidelines. Ms. Johnstone spoke to the funding for the project, which consists of a matching Survey & Planning Grant from the Massachusetts Historical Commission.

The Commission discussed the specifics of how the guidelines would be used.

Commissioner Helnarski stated that she would like to see acceptable siding materials, roofing materials, and window replacements touched on.

### B. Appointment to Community Preservation Committee

Ms. Johnstone gave a brief background of the Community Preservation Act and the Community Preservation Committee. Appointment and further discussion were held until the next meeting.

## **ADJOURNMENT**

Upon a motion by Chair Long, the Commission voted five (5) to zero (0) to adjourn the meeting at approximately 6:40 p.m.