



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

Thursday, September 7, 2023

Worcester City Hall - Levi Lincoln Chamber,
with remote participation options available via Webex online at
<https://cityofworchester.webex.com/meet/historicalcommissionwebex> and
call-in number 415-655-0001 (Access Code: 1608081191).

Commissioners Present: Diane Long, Chair
Janet Theerman, Vice-Chair
Steven Taylor, Clerk
Erika Helnarski (participated remotely)
Donald Northway
Vanessa Andre, Alternate

Commissioners Absent: Devon Kurtz
Tomi Stefani

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

Call Commission to Order – 5:30 PM

Approval of Minutes – Approval of minutes was held.

Other Business (taken out of order)

- A. Violation status update – 100 Chandler Street.

Patrick Sullivan, the owner of the building, participated in the meeting in person. Prior to the meeting, he had provided staff with proof of payment for appropriate replacement windows for the front of the property. He noted that it would be approximately six-to-eight weeks before the windows would be delivered and installed.

The Commission continued the status update to the November 16, 2023, meeting. Mr. Sullivan stated that he could get ancillary tasks, such as painting, done by November 16, 2023.

New Business

Certificate of Non-Applicability

- 1. **6 Whitman Road (20-007-00030) – CNA-23-25**

Petition purpose: Replace windows, remove deck & replace with a concrete patio, repave driveway, install a walkway from the driveway to the back patio

Ellen Fillipon, the owner of 6 Whitman Road, participated in the meeting remotely. She described the scope of work, consisting of installing a patio with a walkway to connect it to the driveway and replacing four windows.

Ms. Johnstone gave an overview of the property, which is a ca. 1953 ranch located in the Montvale Local Historic District. She stated that the work is largely in-kind or not highly visible.

The Commission did not have any questions for the applicant.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 6 Whitman Road consisting of replacing windows, removing a deck and replacing it with a concrete patio, repaving the driveway and installing a walkway from the driveway to the back patio are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Building Demolition Delay Waiver

2. 54 West Street (02-046-00052) – BDDW-23-44

Petition purpose: Repair & replace portion of the roof, replace siding & fascia, install gutters

Ying Rizika, the owner of 54 West Street, participated in the meeting in person. She reviewed the proposal, consisting of roof work at the hip portion of the mansard, select replacement of broken or missing slates, and selective replacement of rotten wood elements with custom molded PVC. She proposes also to replace the siding with fiber cement. She will preserve any decorative corbelling and window trim.

Ms. Rizika also briefly discussed paint colors, which the Commission has no purview over.

Ms. Rizika stated that she would like to replace the rear addition roof, which is currently slate, with asphalt shingles and would like to reroof the porches with metal. The Commission stated that they would not support the use of asphalt on the addition.

Ms. Rizika stated that she would replace wood gutters with aluminum gutters to match the existing profile.

Public comment: Commissioner Long read a letter from Russ Haims in support of the project into the record.

Jonathan Ostrow of Worcester, MA, stated that he had recently replaced wooden gutters on a house, and that he found them at a fairly reasonable cost. He also stated his contractors had no problem installing them.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 54 West Street, consisting of repairing and replacing parts of the roof, but retaining sections of slate in-kind, replacing porch roofs with metal roofs, replacing siding and fascia where necessary with fiber cement, and replacing wood gutters with aluminum gutters with a matching profile would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and a Building Demolition Delay Waiver for 54 West Street was thus approved.

3. 9 Cedar Street (03-033-00013) – BDDW-23-45

Petition purpose: Replace windows

Ying Rizika, the owner of 9 Cedar Street, participated in the meeting in person. She reviewed the proposal, consisting of the replacement of all windows at 9 Cedar Street with grids between the glass wood and aluminum windows.

The Commission discussed the number of original windows versus historic windows that exist throughout the house and inquired on whether the windows were leaking or are in bad shape. The Commission suggested installing interior storms and stated that they don't typically allow removal of functional windows.

Ms. Johnstone offered to go to the site with the applicant to look at the existing windows.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to continue the hearing for 9 Cedar Street to the October 5, 2023, meeting, and to extend the constructive grant deadline to October 20, 2023.

4. 5 Richardson Terrace (11-015-00016) – BDDW-23-46

Petition purpose: Install a new gutter

Laurie Marks and Deb Mensinger, the owners of the property, participated in the meeting remotely, along with their contractor, Vasilie Kukharchuk.

Mr. Kukharchuk described the scope of work, consisting of the installation of a new dormer near the middle of the front slope of the roof. He stated that his customers got the idea for this dormer from their next-door neighbor, who did something similar.

Ms. Marks stated that she and her wife would like to install a bathroom on the second floor nearer the bedrooms so that as they age it will be a safer arrangement. She also noted that their house is the only one on the street that does not have a dormer on the second floor. She went over the design of the proposed dormer, which will tie in elements from the house such as rafter tails.

Vice-Chair Theerman asked what windows they will be installing in the dormer. Ms. Mensinger stated that stained glass windows with wood storms would be installed.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 5 Richardson Terrace, consisting of the installation of a new dormer in keeping with the style of the house would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and a Building Demolition Delay Waiver for 5 Richardson Terrace was thus approved.

5. 44 Salisbury Street (01-01B-00020) – BDDW-23-47

Petition purpose: Install a new HVAC system

AJ Mercier, on behalf of Veteran's Inc., participated in the meeting in person. He described the scope of work, which is limited to roof and wall penetrations to allow for a new HVAC system at the building. He noted that an existing large parapet on the building will screen the rooftop utilities.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 44 Salisbury Street, consisting of the installation of a new HVAC system, would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and a Building Demolition Delay Waiver for 44 Salisbury Street was thus approved.

6. 4 Germain Street (11-008-00006) – BDDW-23-48

Petition purpose: Rebuild front porch (partially retroactive)

Gary Apher, contractor, participated in the meeting in person. He stated that he was hired by Mr. Barnard (the building owner) to do some work to the front porch of the residence but stated that they ran into a significant, catastrophic rot. He stated that there was no demolition, as the porch crumbled beneath them.

Mr. Apher went on to describe the scope of work, which will include rebuilding the porch, installing vinyl railings and decorative trim to match the original composition of the porch, and installing wood clapboards on the exterior wall portion of the porch.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 4 Germain Street, consisting of rebuilding the front porch using fiberglass columns and vinyl railings and lattice to mimic the original would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and a Building Demolition Delay Waiver for 4 Germain Street was thus approved.

Communications

None

Other Business

- A. Violation status update – 100 Chandler Street (*taken at the beginning of the meeting*).
- B. Discussion on historic inventory in Worcester.

Ms. Johnstone had a brief discussion with the Commission regarding adding to the historic inventory in the City of Worcester. Action steps were laid out to determine a way to logically identify additional properties to be inventoried.

ADJOURNMENT – Upon a motion by Commissioner Long, the Commission voted six (6) to zero (0) to adjourn the meeting at approximately 6:45 p.m.