



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

Thursday, May 2, 2024

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
Donald Northway
Steven Taylor
Erika Helnarski
Vanessa Andre, Alternate

Commissioners Absent: Devon Kurtz

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

Call Commission to Order – 5:33 PM

Approval of Minutes – JUNE 15, 29, JULY 13, 27, AUGUST 10, 2023, APRIL 11, 2024

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to approve the minutes of June 15, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to approve the minutes of June 29, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to approve the minutes of July 13, 2023

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to approve the minutes of July 27, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to approve the minutes of August 10, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to approve the minutes of April 11, 2024.

Old Business

Certificate of Appropriateness & Building Demolition Delay Waiver

1. 160 Russell Street (02-041-00058) – COA-24-3

Petition Purpose: Replace windows & exterior trim (retroactive)

Taken out of order.

Anthony Linn claimed that he wished to install windows with exterior grills.

Ms. Johnstone clarified for the commission that there are three options: a regular vinyl, vinyl snap on, and wooden grilles that he made himself.

Chair Long mentioned that the wood would be the best and affordable alternative.

The commission suggested that Mr. Linn should install the wooden grilles.

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 changes at 160 Russell Street, consisting of handmade wooden grilled windows is appropriate for the Elm Park historic district. Having gained a unanimous affirmative vote, the motion passed and a Certificate of Appropriateness for 160 Russell Street was thus approved.

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 160 Russell Street, consisting of hand made wooden grilled windows 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 160 Russell Street was thus approved.

Ms. Johnstone reminded Mr. Linn that if he wishes to replace any more windows he would have to return to the commission to have the work approved.

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 changes at 160 Russell Street, consisting of allow for the windows on the sides and the rear to to be installed and match the windows already installed is appropriate for the Elm Park historic district. Having gained a unanimous affirmative vote, the motion passed and a Certificate of Appropriateness for 160 Russell Street was thus approved.

Exhibits

Exhibit A – Application submitted by Anthony Linn, owner, and received on January 26, 2024

Exhibit B – Slides of current conditions shown at meeting

Certificate of Appropriateness

2. 47 Sever Street (02-047-00048) – COA-24-9

Petition purpose: Replace Windows.

Commissioner Taylor was not eligible to vote for this item.

Mr. and Mrs. Vella, owners, claimed that they are looking to replace six windows. They stated that Ms. Johnstone and Chair Long were able to visit their property. They would like to repair the historic windows and replace six non-historic windows. They are planning on doing primary and optional work. Their goal is to restore the house.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed to close public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 47 Sever Street, consisting of replacing windows, would be appropriate for the Elm Park Historic District. Having gained a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

Exhibits

Exhibit A – Application submitted by Lee Anne Hooley, owner, and received February 23, 2024

Exhibit B – Slides of current conditions and proposed new project shown at meeting

New Business

Certificate of Non-Applicability

3. 29 Whitman Road (20-005-00002) – CNA-24-6

Petition purpose: Replace Fence

Patricia Hanrahan, owner who joined the hearing remotely, claimed that her fence had been damaged by a storm. Ms. Hanrahan wished to replace the fence with the exact same material and color.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 29 Whitman Road consisting of replacing the fence to match its original appearance are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Exhibits

Exhibit A – Application submitted by Patrick Hanrahan, owner, and received on February 9, 2024

Exhibit B – Slides of current conditions and proposed exterior addition shown at meeting.

Certificate of Non-Applicability

4. 10 Regent Street (20-014-00007) – CNA-24-7

Petition purpose: Replace vinyl windows

Representatives of Gamma sigma Alumni Association which owns the property at 10 Regent Street intend to replace several windows on the second and third floor. They were installed during the 90s and are not functioning properly. These windows are non-historic windows. They wish to replace the vinyl windows with vinyl windows.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 10 Regent Street are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Exhibits

Exhibit A – Application submitted by David Welch, organization, and received on April 5, 2024

Exhibit B – Slides of current conditions and proposed changes shown at meeting

Certificate of Non-Applicability

5. 21-23 Crown Street (03-023-09+10) – CNA-24-8

Petition purpose: Remove a non-historic shed roof

Brian Lever, the property contractor sought to place a handicap entrance and remove the shed roof above the future handicapped entrance.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 21-23 Crown Street consisting of removing a non-historic shed roof and place a handicap entrance are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Exhibits

Exhibit A – Application submitted by Abby Kelly Foster Inc., organization, and received on April 23, 2024

Exhibit B – Slides of current conditions and proposed changes shown at meeting

Certificate of Non-Applicability

6. 21 Fruit Street (02-046-00059) – CNA-24-9

Petition purpose: Replace Roof

Tim Womer, the contractor, seeks to replace the flat roof in a way in which the changes would not be seen from a street view.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 21 Fruit Street consisting of changing

the roof to a — are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Exhibits

Exhibit A – Application submitted by Timothy Womer, contractor, and received on April 23, 2024

Exhibit B – Slides of current conditions and proposed changes shown at meeting

Certificate of Non-Applicability

7. 201 Salisbury Street (20-013-00001) – CNA-24-10 (Janet Theerman recused)

Petition purpose: Repaint, general repairs

Janet Theerman, owner seeks to repaint this property and conduct general repairs. The paint colors would be identical to the original color.

Upon a motion made by Commissioner Andre and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 201 Salisbury Street consisting of repainting the property its original color and general repairs are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Exhibits

Exhibit A – Application submitted by Janet Theerman, owner, and received on April 25, 2024

Exhibit B – Slides of current conditions and proposed changes shown at meeting.

Building Demolition Delay waiver

8. 32 May Street (06-024-00009) – BDDW-24-12

Petition purpose: Replace Roof

For this item there was a Vietnamese interpreter for the petitioner, Mr. Co.

Mr. Co, owner of the property, wished to replace the roof at his property.

Chair Long stated that the roof seems like it is in a good state and asked whether he has tried to repair it.

Mr. Co claimed that he has not done any repairs, however, this roof has caused several leaks at the property. He claimed that his contractor also stated that the roof could not be repaired and would have to be replaced.

Chair Long asked whether the contractor specializes in slate roofs.

Mr. Co responded by stating that the contractor specializes in slate roofs and works for a reputable company.

Chair Long asked if they could bring statements regarding the state of the roof and its costs.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted zero (0) in favor and six (6) opposed that the proposed demolition motion at 32 May Street has be postponed. Having gained a unanimous vote, the motion passed and this item will be re-visited at the next meeting.

Exhibits

Exhibit A - Application submitted by Thanh Co, owner, and received on March 20, 2024

Exhibit B – Slides of current conditions and proposed new project shown at meeting.

Building Demolition Delay waiver

9. 1004 Main Street (08-014-00016) – BDDW-24-13

Petition purpose: Wrap trim, windows, doors, jambs, and casings with aluminum

Jackson Deaquino, contractor, sought to wrap all trim, windows, doors, jambs, and casings with aluminum.

Chair Long asked why he would not want to scrape and then repaint them again.

Mr. Deaquino mentioned the owners desire metal and do not want to have to repaint the trim in another four years.

Commissioner Theerman mentioned she believes that the trim should be scraped and repainted.

Mr. Deaquino said he does not have authority to make any other decision and preferred to postpone the item and have the owner attend.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted five (5) in favor and zero (0) opposed to continue discussion on the item to the May 16th meeting with an updated constructive grant deadline of May 30th. Having gained a unanimous vote, the motion for a Building Demolition Delay Waiver for 1004 Main Street was continued.

Exhibits

Exhibit A - Application submitted by Jackson Deaquino, contractor, and received April 3, 2024

Exhibit B – Slides of current conditions and proposed new project shown at meeting.

Building Demolition Delay waiver

10. 10 Cuba Road (28-037-0017B) – BDDW-24-14

Petition purpose: Replace porch

Joseph Plaisance, homeowner and contractor claimed that they would like to demolish the porch and stairs and replace it with the existing style. The railing material is iron and would be replaced with a plastic railing with metal inserts. He would like to demolish the porch and stair and replace it with a composite material for the decking and railings.

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 10 Cuba Road, consisting of replacing the porch and stairs using composite material would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and a Building Demolition Delay Waiver for 10 Cuba Road was thus approved.

Exhibits

Exhibit A - Application submitted by Joseph Plaisance, contractor, and received April 3, 2024

Exhibit B – Slides of current conditions and proposed new project shown at meeting.

Building Demolition Delay waiver

11. 55 Salisbury Street (02-036-00096) – BDDW-24-15

Petition purpose: Replace Roof, replace skylights, infill existing vent opening

This item has been postponed to the May 16th, 2024 meeting of the Worcester Historical Commission.

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 postpone the 55 Salisbury Street item to May 16th, 2024 meeting of the Worcester Historical Commission.

Exhibits

Exhibit A - Application submitted by Seth Wiseman, contractor, and received April 10, 2024

Exhibit B – Slides of current conditions and proposed new project shown at meeting.

Certificate of Appropriateness & Building Demolition Delay Waiver

12. 54 West Street (02-046-00052) – COA-24-12

Petition Purpose: Replace siding & trim, replace windows, replace roof

Ying Rizika, owner of the property claimed that her contractor stated that the slate roof needed to be replaced. Ms. Rizika acknowledged that replacing the roof to slate would be expensive, but she will make the sacrifice and replace the roof with the original slate material.

Ms. Rizika would like to replace the siding and install another window using the same styled trim. The cedar clamp board on the siding and in the rear she would change to cedar plank. The windows would be in the same spot as the previous windows. The trim would be the same size and appear the same as the previous windows. Some windows would match the original and some would not.

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.

Ms. Johnstone clarified that the whole roof is being replaced with rectangular slate, so there is a slight difference from the original proposal.

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 changes at 54 West Street, consisting of replacing the windows to six over one and four over one is appropriate for the Elm Park historic district. Having gained a unanimous affirmative vote, the motion passed and a Certificate of Appropriateness & Building Demolition Delay Waiver for 54 West Street was thus approved.

Exhibits

Exhibit A – Application submitted by Ying Rizika, owner, and received on April 6, 2024

Exhibit B – Slides of current conditions shown at meeting

Certificate of Appropriateness & Building Demolition Delay Waiver

13. 60 William Street (02-040-00074) – COA-24-13

Petition Purpose: Request for a change in previously approved windows to allow for removable grids on the bottom sash in lieu of permanently attached grids.

Ying Rizika, owner of the property claimed that she ordered six windows and only 3 windows were the correct style. Ms. Rizika is asking if she could just install the windows that she received even though they would not be the correct style.

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 changes at 60 William Street, consisting of a change in previously approved windows to allow for removable grids on the bottom sash in lieu of permanently attached grids is appropriate for the Elm Park historic district. Having gained a unanimous affirmative vote, the motion passed and a Certificate of Appropriateness for 60 William Street was thus approved.

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 60 William Street, consisting of a change in previously approved windows to allow for removable grids on the bottom sash in lieu of permanently attached grids 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 160 Russell Street was thus approved.

Exhibits

Exhibit A – Application submitted by Ying Rizika, owner, and received April 9, 2024

Exhibit B – Slides of current conditions shown at meeting

Local Historic District Public Hearing (7:00pm)

14. 36 Butler Street (10-043-00012) – Proposed Ransom C. & Mary L. Taylor Estate Local Historic District Public Comment for Local Historic District study report

Public comment:

Brian Saksa, neighbor, spoke in person. He stated that if this property is demolished or moved, his view would be altered, which he has had for years.

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.

Chair Long mentioned there are some updates and that there are some issues with this property being moved. They have been speaking with the contractor to protect the exterior of the building as is. Tomorrow is the deadline for the MOA, which will protect the building for 30 years exactly as is. However, they may have a signed agreement with the owners and can hold off on making this a LHD if the MOA is signed tomorrow.

OTHER BUSINESS

A. Consideration of pending memorandum of agreement and preservation restriction for 36 Butler Street. The applicant's biggest concern is not being able to construct on the asphalt historic lot. If this property is made a LHD he would have to come to the commission to proceed with any development. However, if the MOA is signed it will not become a LHD.

Ms. Johnstone clarified that the applicant would have to enter by noon into an agreement to move the property within 100 feet from its current location. The applicant's biggest concern is that he would not be able to construct on the asphalt lot.

Commissioner Helnarski asks whether the property is in the proper condition to be moved.

Ms. Smith responded by saying that before the property could be moved it would have to be approved by the Zoning Board of Appeals and the Planning Board to receive these permits. The applicant's challenge would be to predict whether or not these boards would approve the move of the building.

Ms. Johnstone clarified that it is extremely expensive to remove a building. Therefore, there is a possibility the owner might not really explore that route.

Ms. Johnstone clarified that the building's associated lands originally extended to Holy Cross. Therefore, the building is currently around newer buildings, so its environment has drastically changed even in its current location.

The applicant's attorney stated that in the earlier discussion their initial thoughts focused on the relocation of the building. In a short amount of time his client has invested a lot in the building. The owner is considering leaving the building where it is due to the potential cost of almost a quarter million dollars to relocate it. Therefore, his client is heavily considering the potential option of keeping the building in place and potentially changing the design of the building. He stated that they have been working closely with Ms. Johnstone and Ms. Smith. He claimed his client fully understands the MOA and is more than willing to sign the MOA tomorrow.

Commissioner Andre asked what would happen if they did not approve the agreement.

Ms. Smith mentioned that it would go to the City Council and she would inform the commission whether the MOA is signed or not.

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 support the execution of an MOA to bind the property owner to entering into a preservation restriction.

B. Worcester Preservation Awards

The awards would begin at 6:30 pm.

C. Jane Week events

Ms. Johnstone will be giving a walking tour of the Elm Park Neighborhood district at 5:30 pm. Individuals can go to the preservation website for more information.

D. Policies & procedures

There is none for this week.

COMMUNICATIONS

A. Communication from MHC regarding Worcester's triennial CLG evaluation.

Every three years the MHC reviews their reports. They suggested that the commission members need to attend preservation training. There are webinars that the commission members could attend.

B. Saint-Gobain site Memorandum of Agreement update

Commission voted six in favor and zero opposed to sign updated MOA.

C. Request from Heritage Consulting Group for an updated letter of support for Massachusetts Historic Rehabilitation Tax Credits for the Waldo Street Police Station, District Court & Fire Station at 1 Exchange Place.

Commission voted six in favor and zero opposed to issue updated letter.

D. Communication from the Worcester Planning Board regarding recommendations for the preliminary study report for the proposed Ransom C. & Mary L. Taylor Estate Local Historic District.

E. Request for comment from the Worcester Housing Department for projects at 369 Chandler Street & 30 Buckley Road (Section 106).

No comment

F. Communication from EPA to MHC re: planned work at 2 Ionic Avenue.

No Comment

G. Communication from MHC to the Keeper of the National Register of Historic Places re: a positive determination of eligibility for listing for the J.R. Torrey Razor Co. & J.R. Torrey & Co. Manufacturing Facility.

No action is needed.

H. Communication from Sean & Pam Farren thanking the Commission for recently approving their project.

Sean and Pam sent a picture.

ADJOURNMENT

Upon a motion by Commissioner Long, the Commission voted six (6) to zero (0) to adjourn the meeting at approximately 7:49 p.m.