



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

**Thursday, November 7, 2024**

Remote participation only available via Webex online at  
<https://cityofworchester.webex.com/meet/historicalcommissionwebex> and  
Call 1-844-621-3956 (Access Code: 26326367009)

**Commissioners Present:** Diane Long, Chair  
Janet Theerman, Vice-Chair  
Donald Northway  
Vanessa Andre, Alternate  
Erika Helnarski, Clerk

**Commissioners Absent:** Devon Kurtz  
Steven Taylor

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

**Call Commission to Order** – 5:30 PM

**REQUEST FOR CONTINUANCE**

**1. 32 May Street (06-024-00009) – BDDW-24-12**

***Petition Purpose: Replace roof***

On a motion made by Vice-Chair Theerman and seconded by Commissioner Helnarski, the Commission voted five (5) in favor and zero (0) opposed that 32 May Street be continued to December 5, 2024 with a constructive grant deadline of December 20, 2024.

**OLD BUSINESS**

**2. 96 Elm Street (06-005-00032) – COA-24-31**

***Petitioner: Margie Roman o/b/o Gloria Franco, with the assistance of a remote Spanish interpreter***

***Petition Purpose: Replace porch (retroactive)***

Chair Long stated that the design looked closely to the original and that she appreciated it. Ms. Johnstone stated that she had been working closely with the petitioner and her husband. She stated that the 6x6 columns will not get affected by snow and that they will be painted in white after the treatment. The petitioner proposed two capital options- flared edge and squared off edge. Ms. Johnstone agreed that they were impressed with the work done.

***Public Comment: None***

On a motion duly moved and seconded, the Commission voted five (5) in favor and zero (0) opposed to close public comment.

On a motion duly moved and seconded, the Commission voted five (5) in favor and zero opposed to approve the Certificate of Appropriateness with the white flared capitals.

A motion was also made to approve the Building Demolition Delay Waiver for 96 Elm Street. On a motion moved by Vice-Chair Theerman and seconded by Commissioner Helnarski, the Commission voted unanimously, five (5) in favor and zero (0) opposed.

*Exhibits:*            *Exhibit A.* Certificate of Appropriateness application for 96 Elm Street, dated and received September 20, 2024.

## **NEW BUSINESS**

### **CERTIFICATE OF NON-APPLICABILITY**

#### **3. 1 Quincy Street (AKA 85 Chatham Street) (03-024-00034) – CNA-24-25**

##### ***Petition Purpose: Replace roof***

Ms. Johnstone stated that the reroofing of the building with rubber was already completed as it was an urgent matter.

In a motion moved by Vice Chair Theerman and seconded by Commissioner Helnarski, the Commission voted five (5) in favor and zero (0) opposed to approve the Certificate of Non-Applicability.

*Exhibits:*            *Exhibit A.* Certificate of Non-Applicability application for 1 Quincy Street, dated October 23, 2024, and received October 24, 2024.

#### **4. 35 Whitman Road (20-002-00006) – CNA-24-26**

##### ***Petition Purpose: Replace roof***

Mr. Gamache was present on behalf of Mr. Ghalibaf. He explained that they will be replacing the asphalt roof with asphalt using artificial shingles.

On a motion moved by Vice-Chair Theerman and seconded by Commissioner Helnarski, the Commission voted five (5) in favor and zero (0) opposed to the roof replacement using asphalt with artificial shingles.

*Exhibits:*            *Exhibit A.* Certificate of Non-Applicability application for 35 Whitman Road, dated and received November 1, 2024.

### **BUILDING DEMOLITION DELAY WAIVER**

#### **5. 4 Meade Street (05-014-00006) – BDDW-24-38**

##### ***Petition Purpose: Replace siding***

The owner, Mary Franco was present. Ms. Franco stated her intent to replace the shingles with vinyl cedar impression shingles. She stated that they intend to work around the windows with suitable materials to secure them.

*Public Comment: None*

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

On a motion moved by Vice-Chair Theerman and seconded by Commissioner Helnarski, the Commissioner voted five (5) in favor and zero (0) opposed to approve the Building Demolition Delay Waiver to replace the shingles to vinyl cedar shingles.

*Exhibits:*            *Exhibit A.* Building Demolition Delay Waiver application for 4 Meade Street, dated September 28, 2024, and received October 10, 2024.

**OTHER BUSINESS**

**A. Policies & procedures** – no discussion.

**COMMUNICATIONS**

**A. Request for opinion of eligibility, regarding 237 Chandler Street, for listing in the National Register of Historic Places.**

Michael LaFlash representing 237 Chandler Street presented the history of the building to the Commission to explain the reason for seeking to add the said address in the National Register of Historic Places under Criteria A & C.

On a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to issue a positive opinion of eligibility.

**B. Request for new letter of support for Massachusetts Historic Rehabilitation Tax Credit allocation for 237 Chandler Street.**

On a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to issue a new letter of support.

**APPROVAL OF MINUTES** – OCTOBER 10, 2024 – approved.

**ADJOURNMENT:** The meeting was adjourned at approximately 6:00 PM