



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

Thursday, February 6, 2025

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
Erika Helnarski, Clerk (Virtual)
Donald Northway
Steven Taylor (Virtual)
Vanessa Andre, Alternate (Virtual)

Commissioners Absent: Devon Kurtz

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

Call Commission to Order – 5:40 PM

OLD BUSINESS

BUILDING DEMOLITION DELAY WAIVER

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

Petition Purpose: Replace Roof

Petitioner: Thanh Nhuan Co

Upon on 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 item be continued to February 20, 2025, with a constructive grant deadline of March 7, 2025.

CERTIFICATE OF APPROPRIATENESS

2. 224 Pleasant Street (03-026-08+15)- COA-24-40

Petition Purpose: Sandblast Bricks

Petitioner: Sonia Provost o/b/o Pleasant Wall, LLC

Commissioner Northway was not eligible to vote on this item due to his absence at the January 23, 2025, meeting.

Andrew Freed, owner, participated remotely. Chair Long stated Freed had decided against the chemical stripping of the historical brick. As discussed previously, Mr. Freed noted that he had discussed the chemical stripping for the historic brick with contractor. Rather than chemically stripping the brick, Mr. Freed proposed to match the paint to the renderings presented to the Commission. He confirmed that

the stair paint color would match the cream color displayed in the rendering and discussed the proposed color-changing light feature on the stairs.

Commissioner Taylor asked whether the paint would remain consistent across the front historical brick. Mr. Freed, assisted by Ms. Johnstone, clarified that the paint would be applied at the first and second stories of the façade and first bay of each side.

Public Comment

None.

Upon 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 the public hearing.

Upon a motion 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 224 Pleasant Street, consisting of painting the exterior masonry cream color and light gray as presented to the Commission, and painting the stairs a cream color, are appropriate for the Crown Hill Local Historic District. Upon a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

List of Exhibits:

Exhibit A. Request for Building Demolition Delay Waiver & Certificate of Appropriateness, dated December 13, 2024, and received December 16, 2024.

Exhibit B. PowerPoint presentation shown via Smartboard and WebEx.

NEW BUSINESS

BUILDING DEMOLITION DELAY WAIVER

3. 41 Wellington Street (06-17B-00061)- BDDW-24-47

Petitioner: Joseph Mercer o/b/o New Life, LLC

Petition Purpose: Replace Windows; Remove porch on left side of house and replace with accessible ramp.

Joseph Mercer, contractor, participated remotely. He stated the project proposed calls for the replacement of 31 windows in the house and restoration of two (2) twenty over twenty windows. Additionally, Mr. Mercer sought approval to remove the deteriorated porch on the left side of the house and replace it with an accessible ramp.

Chair Long asked if the current porch could be preserved, and the ramp incorporated into it. Mr. Mercer clarified the structural damage of the porch and suggested he could attempt to save the posts and railings.

Ms. Johnstone proposed a question about covering the ramp. Mr. Mercer stated it might be challenging but possible to rebuild the porch. Commissioner Taylor suggested that rather than preserving posts and railings, to duplicate the architectural features of the historical porch to preserve its appearance. Mr. Mercer stated that he would be willing to come back with alternate solutions to the porch removal.

Public Comment

None.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the proposed replacement and restoration of windows would not be detrimental to the historical or architectural resources of the City of Worcester. Upon a unanimous affirmative vote, the request for a Building Demolition Delay Waiver for the replacement and restoration of windows was approved.

Upon a second motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to continue the consideration of the removal of the porch to February 20, 2025.

List of Exhibits:

Exhibit A. Request for Building Demolition Delay Waiver, dated January 15, 2025, and received January 16, 2025.

Exhibit B. PowerPoint presentation shown via Smartboard and WebEx.

4. 7 Stanton Street (06-008-00036) -BDDW-24-49

Petitioner: Harinder Randev

Petition Purpose: Replace three-level front porch (retroactive)

Harinder Randev, owner, and his contractor, Brian Slack, participated in person. Mr. Randev was informed by a building inspector that the three-level front porch was unsafe and began construction to replace said structure, unaware of Historical Commission requirements or the need to get a building permit. Ms. Johnstone clarified for the Commission that the original porch structure had already been changed, and the applicant's proposal was to restore the structure to look as historically accurate as possible.

Commissioner Theerman expressed the railings shown in the current images of the triple decker structure appeared better than the previously covered porch. Upon this, Mr. Slack asked for clarification regarding the approval of the present railings. Chair Long stated her agreeance with the installed and suggested Mr. Randev paint the railing to match the posts. Mr. Slack also confirmed that the present handrail at the stairs is temporary and will be replaced to match the new porches.

Public Comment: none

Upon a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the demolition at 7 Stanton Street, consisting of the replacement of porches per the submitted application, is not detrimental to the historical or architectural resources of the City of Worcester. Having received a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver for 7 Stanton Street was approved.

Exhibit A. Request for Building Demolition Delay Waiver, dated received January 13, 2025.

Exhibit B. PowerPoint presentation shown via Smartboard and WebEx.

CERTIFICATE OF APPROPRIATENESS & BUILDING DEMOLITION DELAY WAIVER

5. 49 West Street (03-034-00-15)- COA-21-1

Petitioner: Jeanette Tozer o/b/o Black Equity Group, LLC

Petition Purpose: Replace porch railing system

Cedric Richardson, owner and petitioner, participated virtually. Projects at the property have previously been approved by the Historical Commission. However, upon commencement of construction, the porch railing fell apart and due to building code constraints will need to be made higher. Mr. Richardson described the new plan to install a 36” railing system rather than the original 24” height. Ms. Johnstone explained the building code requirements.

Commissioner Taylor asked for confirmation on whether inspectional Services had signed off on the spacing between balusters, which is proposed to be five inches. Ms. Johnstone confirmed. Chair Long stated her approval of the compromise.

Public Comment: none

Upon a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the changes at 49 West Street, consisting of the replacement of the front porch railing system with a 36” railing system to match the existing design, are appropriate for the Elm Park Neighborhood Local Historic District. Having received a unanimous affirmative vote, the motion passed and the Certificate of Appropriateness for 49 West Street was approved.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the demolition at 49 West Street, consisting of the replacement of the front porch railing system with a 36” railing system to match the existing design, would not be detrimental to the historical or architectural resources of the City of Worcester. Having received a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver for 49 West Street was approved.

Exhibit A. Request for Certificate of Appropriateness & Building Demolition Delay Waiver, dated January 14, 2025, and received January 15, 2025.

Exhibit B. PowerPoint presentation shown via Smartboard and WebEx.

OTHER BUSINESS

- A. Policies & procedures – No discussion.
- B. 2026 Historical Commission meeting schedule review

Upon a motion made by Chair Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) to approve the schedule.

COMMUNICATIONS

- A. Invitation from Worcester Housing & Neighborhood Development Division and the Federal Communication Commission to comment on various projects.
No comments given.

APPROVAL OF MINUTES – December 5 & 19, 2024, January 9 & 23, 2025.

Upon a motion made by Chair Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) opposed to approve the December 5 & 19, 2024 meeting minutes.

ADJOURNMENT – The meeting was adjourned at approximately 6:13p.m.