



The City of  
**WORCESTER**

Historical  
Commission

Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk  
Randolph Bloom  
Erika Helnarski  
Tomi Stefani  
Steven Taylor  
Vanessa Andre, Alternate

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

**Thursday, June 30, 2022**

Worcester City Hall - Levi Lincoln Chamber,  
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:** Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk  
Randolph Bloom (participated remotely)  
Tomi Stefani  
Steven Taylor  
Vanessa Andre, Alternate

**Commissioners Absent:** Erika Helnarski

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

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

**Approval of Minutes** – 4/21/2022, 5/19/2022, 6/2/2022

5/19/2022 & 6/2/2022 minutes held

Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 7-0 to approve the minutes of April 21, 2022.

**New Business**

**Certificate of Non-Applicability**

**1. 57 Chatham Street – HC-2022-048 (MBL 03-017-00001)**

Felicio Lana appeared to speak on the application. He stated that he would like to restore and replace the columns as they have deteriorated but he will be restoring what is existing.

**Public Comment**

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

June 30, 2022

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed, to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes work that is ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

**Building Demolition Delay Waiver**

**2. 21 Heroult Road – HC-2022-037 (MBL 37-008-00001)**

Mark Morrill and Bruce Peck appeared upon behalf of the application. Mr. Morrill stated that he would like to replace the windows in the house.

Mr. Peck, representing Renewal by Andersen, stated that he would be replacing windows with a composite window.

**Public Comment**

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work as proposed at 21 Heroult Road would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 21 Heroult Road was thus approved.

**3. 11 Jaques Avenue – HC-2022-041 (MBL 06-17A-00019)**

David Page along with Flor Paredes and Dan Desimone appeared upon behalf of the application.

Mr. Page stated that the home had been badly damaged in a fire and the homeowner would like to replace the siding on the sides of building with vinyl. Mr. Page presented some samples of the material he intended to use to the Commission, and stated that the new siding would replicate the look of the original siding. He stated, additionally, that the porches would need to be restored.

The Commission and Mr. Page reviewed the scope of the restoration work that would be done to the façade of the home.

**Public Comment**

No public comment.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 11 Jaques Avenue, consisting of replacing the siding on side elevations with vinyl siding to match the existing design (i.e. vinyl clapboard for cedar clapboard; vinyl shingle for cedar shingle) as discussed at the meeting, restoring the wood siding on the front of the buildings and wood trim elements throughout, and restoring the porches would not be detrimental to the historical and

architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 11 Jaques Avenue was thus approved.

**4. 600 Lincoln Street – HC-2022-042 (MBL 46-019-32-36)**

Patricia Gates from Mountain and Dearborn appeared upon behalf of the applicant, Francis Russell, Trustee.

Ms. Gates gave an overview of the current ownership of the property and stated that the current owners are looking to demolish the building. Ms. Gates stated that some of the siding is aluminum and that many of the windows are not original and building is dramatically different from the original.

Ms. Gates stated that this property also has been having a problem with homeless individuals using the property.

Ms. Gates stated that she has spoken with Deb Packard from Preservation Worcester who was not present to offer an opinion on the matter.

Ms. Johnstone stated that she believes the building is eligible to be listed in the National Register and the Commission should consider that and reviewed the criteria the Commission should consider for the listing.

Chairman Kurtz asked if the full cost of demolition had been provided. Ms. Gates stated no that she only provided financial estimates on repairs.

Public Comment

Chairman Kurtz read a letter from Judy Warren in opposition of the demolition of the building.

Julie Downen, Worcester Heritage Society, spoke in opposition to the demolition of the building.

Ms. Johnstone clarified, for the benefit of the Commission and the public, criteria for listing to the National Register of Historic Places.

Bruce Hoffner, speaking remotely, stated he lives next to the property and if could be redeveloped it would be great, but that right now it is a haven for the homeless population and it should be torn down.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

The Commission had brief discussion on the financial hardship information provided.

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted zero (0) in favor and seven (7) opposed that the demolition proposed at 600 Lincoln Street, consisting of full demolition of the building, would not be detrimental to the historical and architectural resources of the City. Having failed to gain a majority vote, the motion failed and the Building Demolition Delay Waiver for 600 Lincoln Street was thus denied. Also, on a motion made and duly seconded, further consideration of the petition on a basis of financial hardship was continued to the July 28, 2022 meeting of the Historical Commission.

**5. 55 Linden Street – HC-2022-043 (MBL 02-032-11+23)**

Stefanie Seeley appeared upon behalf of the application. Ms. Seeley stated that the applicant would like to replace the windows with taller windows in order to provide more light into the building. Ms. Seeley presented some elevations of the proposed windows.

Public Comment

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 55 Linden Street consisting of replacing windows and repairing siding would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 55 Linden Street was thus approved.

**6. 39 Woodland Street – HC-2022-044 (MBL 06-024-00008)**

Ron Lewis, participating remotely, spoke on behalf of the applicant Johnny Do. He stated that the roof needs to be replaced as it is leaking, and they plan to use architectural shingles.

Chairman Kurtz asked if the porch roof would be replaced. Mr. Lewis stated that it would be.

Public Comment

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 39 Woodland Street consisting of replacing the existing slate roof with an architectural shingle roof would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 39 Woodland Street was thus approved.

**7. 92 Jaques Avenue – HC-2022-047 (MBL 06-015-00035)**

Tim Womer, participating remotely, spoke upon behalf of the applicant, Yarock Memorial Housing.

Mr. Womer stated he is looking to replace the roof with architectural shingles.

Ms. Johnstone stated that the majority of the building with exception of the porches have already been replaced.

Public Comment

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 92 Jaques Avenue, consisting of replacing the slate roof, would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 92 Jaques Avenue was thus approved.

**Certificate of Appropriateness**

**8. 110 Austin Street – HC-2022-045 (MBL 03-024-00015)**

Aaron Tucker, participating remotely, stated that he is looking to replace the existing asphalt shingle roof with architectural shingle roof and color will remain gray.

**Public Comment**

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed, on a motion made and duly seconded that the work, consisting of replacing the existing three-tab asphalt shingle roof with an architectural shingle roof in the color Estate Gray is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 110 Austin Street was thus **approved**.

**9. 54 Chatham Street – HC-2022-046 (MBL 03-022-00023)**

Susan Nuamah appeared on behalf of the application. Ms. Nuamah stated she had replaced the windows.

Ms. Johnstone explained that Ms. Nuamah had replaced the windows due to break-ins and no building permits had been pulled to install the windows. An inspector was sent to inform Ms. Nuamah to stop work but Ms. Nuamah continued the work and the windows were replaced.

**Public Comment**

None

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 7-0 to close the Public Hearing.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed, on a motion made and duly seconded that the work, consisting of the retroactive replacement of windows on the side of the house is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure. Having gained a unanimous vote, the motion passed and the Certificate of Appropriateness for 54 Chatham Street was thus approved.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted five (5) in favor, one (1) opposed (Commissioner Taylor), and one (1) recused (Commissioner Bloom) that the proposed (retroactive) demolition would not be detrimental to the historical and architectural resources of the City of Worcester. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 54 Chatham Street was thus approved.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed, on a motion made and duly seconded, to issue a fine of \$300 per day for one (1)

days, totaling \$300, for completing work without the prior authorization of the Worcester Historical Commission. Having gained a unanimous vote, the issuance of the fine was thus approved.

**Communications**

- A. Request for comment on proposed antenna modification at 39 First Street (Section 106).  
Upon a motion made by Chairman Kurtz and seconded by Commissioner Theerman, the Commission voted 7-0 not to issue a comment.
- B. Request for comment on proposed antenna modification at 44 Hammond Street (Section 106).  
Upon a motion made by Chairman Kurtz and seconded by Commissioner Theerman, the Commission voted 7-0 not to issue a comment.
- C. Notification from the MHC of listing of Main & Franklin Streets Historic District to the National Register of Historic Places.  
No comment, no action taken.

**Other Business**

- A. Invitation to Worcester Now/Next Public Visioning Workshop.  
Ms. Johnstone gave an update on the plan.
- B. Commission officer elections.  
Chair – Diane Long nominated.  
Vice-Chair – Janet Theerman nominated.  
Clerk – Steven Taylor nominated.  
Upon a motion made by Commissioner Kurtz and seconded by Commissioner Long, the Commission voted 7-0 to approve the new officers.

**ADJOURNMENT**

Upon a motion by Chair Long the Commission voted 7-0 to adjourn the meeting at 7:39 p.m.