



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

**Thursday, October 27, 2022**

Meeting conducted via WebEx online at <https://cow.webex.com/meet/historicalncommissionwebex> and call-in number 415-655-0001 (Access Code: 1608081191). Alternate access for applicants and members of the public unable to access the remote proceedings was made available in Room 310B of City Hall, 455 Main Street, Worcester, MA 01608.

**Commissioners Present:** Diane Long, Chair  
Janet Theerman, Vice-Chair  
Steven Taylor, Clerk  
Devon Kurtz  
Tomi Stefani  
Vanessa Andre, Alternate

**Commissioners Absent:** Erika Helnarski

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

**Call Commission to Order** – 6:00 PM

**Approval of Minutes** – September 8, 22 & 29, 2022 & October 6, 2022

September 8, 2022 – held until a later date.

October 6, 2022 – held until a later date.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to approve the September 22, 2022 meeting minutes as written.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to approve the September 29, 2022 meeting minutes as written.

**Requests for postponement, continuance, & leave to withdraw**

**1. 111 Austin Street (MBL 03-016-00022) – HC-2022-051 – Certificate of Appropriateness (roof material only)**

Request to continue to November 3, 2022 and extend the constructive grant deadline to November 18, 2022.

**2. 230 Park Avenue (MBL 11-INX-0002A) – HC-2022-066 – Building Demolition Delay Waiver**

Request to continue to November 3, 2022 and extend the constructive grant deadline to November 18, 2022.

**3. 1 Brattle Street (MBL 29-010-00003) – HC-2022-072 – Building Demolition Delay Waiver**

Request to continue to November 3, 2022.

**4. 7 Circuit Avenue East (MBL 14-018-00007) – HC-2022-071 – Building Demolition Delay Waiver**

Request to continue to November 3, 2022.

**7. 12 Woodford Street (MBL 35-023-00036) – HC-2022-067 – Building Demolition Delay Waiver**

Request to continue to November 3, 2022 and extend the constructive grant deadline to November 18, 2022.

October 6, 2022

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to continue the application for 111 Austin Street until November 3, 2022, and extend the constructive grant deadline to November 18, 2022; to postpone the applications for 230 Park Avenue and 12 Woodford Street until November 2, 2022, and extend the constructive grant deadlines to November 18, 2022; and to postpone the applications for 1 Brattle Street and 7 Circuit Avenue East to November 3, 2022, with no change to the constructive grant deadline.

## **New Business**

### **Certificate of Appropriateness & Building Demolition Delay Waiver**

#### **6. 16 Whitman Road (MBL 20-007-00001) – HC-2022-070**

*Item taken out of order due to the absence of representatives for item 5.*

Timothy Kelly, the owner, appeared in person in Room 310B to discuss his petition.

He stated that his proposal consists of removing the existing Hardie Board siding and window trim from his house and installing new Hardie Board siding and AZEK window trim.

Ms. Johnstone gave reviewed decisions issued by the Commission in 2017 which originally allowed the siding and trim to be installed to replace original siding and trim. She stated that the Certificates of Appropriateness associated with the work do not expire, but that the Building Demolition Delay Waivers associated with the work do and have since expired. She stated that the applicant can speak to the issues with craftsmanship he experienced with the first siding installation.

Mr. Kelly stated that he noticed that the contractor that performed his siding installation did not produce good quality work. He had a second contractor look at the work, who told him that the installation was not done to manufacturers specifications and would fail.

The Commission offered their sympathy for Mr. Kelly's ordeal.

#### *Public Comment*

None.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 6-0 to close the public comment portion of the hearing.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 16 Whitman Road, consisting of the replacement of existing siding and trim in kind, would not be detrimental to the historical and architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver for 16 Whitman Road was approved.

*Given that there is an existing Certificate of Appropriateness from 2017 that was issued for this project, and given that Certificates of Appropriateness do not expire, no vote for a Certificate of Appropriateness was taken.*

### **Building Demolition Delay Waiver**

#### **8. 16 Alden Street (MBL 06-026-00065) – HC-2022-068**

Commissioner Long noted that this petition is for retroactive work consisting of modifications to the porches.

Sean Martin, the owner, presented his petition.

He stated that he bought the house a couple of years ago. He stated that the floors and railings on the front porch have been replaced, and the side porch has been extended.

Mr. Martin stated that he has talked to some carpenters and that in the spring he plans on putting back the front railings as they existed before the modifications.

Commissioner Stefani asked if a permit was pulled for the work that was completed. Mr. Martin stated that no permits were pulled because he did not realize that permits were needed for the work as it was completed. He stated that the whole project has been a learning experience.

Commissioner Theerman asked if the railing on the side porch is up to code. Mr. Martin stated that it was originally not up to code but was a pre-existing non-conforming building. Commissioner Theerman asked if the

side porch would match the front porch. Mr. Martin stated that if it was suggested, he could have the front and side railings match.

Ms. Johnstone reviewed the work as proposed and as completed.

*Public Comment*

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 6-0 to close the public comment portion of the hearing.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed and retroactive demolition at 16 Alden Street, consisting of extending the rear (side) porch and installing a railing system to match that which was originally on the front porch (but to code), and replacing the railing system on the front porch to match what was originally there (but to code) would not be detrimental to the historical and architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver for 16 Alden Street was approved.

**9. 104 Vernon Street (MBL 05-036-00019) – HC-2022-069**

Ms. Johnstone gave a background of the property. She stated that in 2020, the owner of 104 Vernon Street sought and received approval to replace all second-story windows with new vinyl-clad wood windows with raised exterior muntins in a pattern to match the existing muntins, and to replace all south-facing first-story windows with new vinyl-clad wood windows with raised exterior muntins in a pattern to match the existing muntins.

She stated that the project was broken into two phases, and that the owner is seeking approval to replace the balance of windows not replaced in 2020.

Mary Fierro, the owner, identified herself and stated that Ms. Johnstone adequately described the project.

The Commission had no questions or comments.

*Public Comment*

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 6-0 to close the public comment portion of the hearing.

On a motion made by Commissioner Theerman and seconded by Commissioner Stefani, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 104 Vernon Street, consisting of replacing the balance of the windows not replaced in 2020 with new vinyl-clad wood windows with raised exterior muntins in a pattern to match the existing muntins, 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 the Building Demolition Delay Waiver for 104 Vernon Street was approved.

**10. 1 Exchange Street (AKA Place) (MBL 02-021-06+10) – HC-2022-073**

Daniel Benoit, project architect and representative of the owner, presented the petition.

Mr. Benoit indicated that the original steel windows are in disrepair. He stated that this project is a tax credit project, which the Worcester Historical Commission has supported, and that the proposed windows, which will be aluminum replicas, have been approved by the Massachusetts Historical Commission. He stated that the proposed windows will be exact replicas with operable vents in the middle.

*Public Comment*

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 6-0 to close the public comment portion of the hearing.

Ms. Johnstone noted that some other work not under the purview of the Commission is also taking place at the building, including in-kind brick replacements and the removal of the 1982 elevator tower.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 1 Exchange Street, consisting of replacing existing second-story steel windows with aluminum replica 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 the Building Demolition Delay Waiver for 1 Exchange Street (AKA Place) was approved.

## **Certificate of Non-Applicability**

### **5. 13 Montvale Road (MBL 20-007-0026A) – HC-2022-082**

The Commission heard the item without the applicant(s) present due to their absence.

Commissioner Long summarized the proposal, which is to install architectural roofing shingles, which were previously approved by the Commission for use on the garage, on the roof of the house. The existing roof on the house is not historic fabric.

Commissioner Long stated that she feels as though this project warrants the issuance of a Certificate of Non-Applicability.

Other members of the Commissioner indicated that they also had no problem with the proposal.

#### *Public Comment*

None.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 6-0 to close the public comment portion of the hearing.

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 13 Montvale Road consisting of the removal of existing asphalt shingles and installing new asphalt shingles on the house to match the roofing material on the garage is not under the jurisdiction of the commission. Having gained a unanimous affirmative vote, the motion passed, and the Commission thereby approved a Certificate of Non-Applicability for 13 Montvale Road.

## **Communications**

- A. Invitation to comment on proposed telecommunications project at 100 Madison Street (Section 106).

On a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted 6-0 to decline to issue comment.

## **ADJOURNMENT**

On a motion made by Commissioner Theerman, the Commission voted unanimously to adjourn the meeting at approximately 6:50 PM.