

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

**SEPTEMBER 14, 2006  
418 MAIN STREET, SUITE 400**

**Commission Members Present:** Michael Theerman  
Thomas Conroy  
Sally Jablonski  
Jeanice Sherman  
Nicholas Plante

**Staff Present:** Lara Bold, Division of Planning & Regulatory Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Acting Chair Conroy called the meeting to order at 5:45 pm.

**APPROVAL OF THE MINUTES**

The Commission continued approval of the August 10, 2006 and August 24, 2006 minutes to the September 14, 2006 meeting.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**PUBLIC HEARINGS:**

1. **1511 Main Street (HC-06-22):** Patricia Gates and Jeff Howland, representatives for Kettle Brook Lofts, petitioner and owner of property located at 1511 Main Street, presented the petition. Ms. Gates explained that the petitioner seeks to demolish the following:
  - A one-story brick structure in the front parking area that is currently used as a mechanical/utility building.
  - A one-story brick loading dock, which has structural issues and which is located on the northeasterly end of the building
  - Two suspended bridges which are structurally unsound.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Plante, the Commission found that the proposed demolition would not be detrimental to the historical*

*or architectural heritage or resources of the City of Worcester* and approved the Building Demolition Delay Waiver 5-0.

2. **24 Brattle Street (HC-06-20):** Christine Proffitt and Jonathan Proffitt, petitioners and owners of property located at 24 Brattle Street, presented the petition. Mr. Proffitt stated that the Commission had previously approved the demolition of the home's rear porch and the side ell, but indicated that their proposed renovations had become too expensive. Mr. Proffitt indicated that the side ell was not original to the structure and stated that they wish to replace the ell with a smaller porch, similar to another porch in the neighborhood and consistent with their home's architecture. In addition, Mr. and Mrs. Proffitt stated that they are in the process of seeking subdivision approval for an 11-lot subdivision with a new roadway and that in order to maintain a conforming lot for 24 Brattle Street, the removal of the side ell and/or a Variance would be necessary. Elliot Nye Browning, an abutter, presented the petitioners and the Commission with a historical photograph of the area and shared some history of the neighborhood. He also expressed concern about the impact the proposed subdivision development, which he felt may be facilitated by the Commission's approval of a building demolition, would have on the neighborhood. Alan Smith, an abutter, inquired about the age of the side ell. Mr. Proffitt stated that the ell was most likely built sometime between the late 1930s and 1940s. Mr. Smith also inquired as to whether or not the property was listed with the National Park Service as part of the "Underground Railroad". Mrs. Proffitt stated that there was no proof that the home was part of the "Underground Railroad." *Upon a motion by Commissioner Theerman and seconded by Commissioner Jablonski, the Commission found that the proposed demolition would not be detrimental to the historical or architectural heritage or resources of the City of Worcester* and approved the Building Demolition Delay Waiver 4-0-1 (Thomas Conroy abstaining).
3. **4 Congress Street (HC-06-21):** Ray Zimmerman, petitioner and owner of property located at 4 Congress Street and Cal Lipian, contractor for the property, presented the petition. Mr. Zimmerman explained that he wishes to repair the broken cedar clapboard with like materials, replace the rotten deck with like materials, replace the broken lattice with cedar lattice, and replace the broken wooden gutter with a cedar gutter. Commissioners Theerman and Sherman commended the petitioner on his efforts to restore his home in a historically appropriate manner. *Upon a motion by Commissioner Sherman and seconded by Commissioner Jablonski, the Commission found that the proposed demolition would not be detrimental to the historical or architectural heritage or resources of the City of Worcester* and approved the Building Demolition Delay Waiver 4-0-1 (Commissioner Theerman abstaining).

## **OTHER BUSINESS**

4. **Salvation Army Building** – Commissioner Jablonski stated that the Quinsigamond Village Landfill Committee had discussed the possibility of demolishing the Salvation Army Building on Blackstone River Road (formerly 884 Millbury Street) in order to create parking.
5. **Future extension of Local Historic District** – Commissioner Theerman indicated that he had attended a meeting where the extension of the Montvale Historic District had been discussed. Mr. Theerman noted that cities are allowed up to three local historic districts.

**ADJOURNMENT**

Acting Chair Conroy adjourned the meeting at 6:30 p.m.