



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

**Thursday, January 13, 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:** Janet Theerman, Clerk  
Diane Long, Vice-Chair  
Randolph Bloom  
Erika Helnarski, Alternate  
Steven Taylor, Alternate

**Commissioners Absent:** Devon Kurtz, Chair  
Tomi Stefani

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

**The January 13, 2022 Historical Commission meeting was held remotely**

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

**Approval of Minutes** – 12/09/2021, 12/16/2021

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor and on a roll call vote, the Commission voted 5-0 to approve the minutes of 12/09/2021.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor and on a roll call vote, the Commission voted 4-0 to approve the minutes of 12/16/2021. Commissioner Long did not vote due to her absence at the December 16<sup>th</sup> meeting.

**New Business**

**Building Demolition Delay Waiver**

**1. 40 Plantation Street – HC-2021-065 (MBL 18-008-00005)**

Bill Randell from Seven Hills Housing called in for the application.

Mr. Randell stated that the roof is in bad condition and needs to be replaced. He stated that there are leaks all over the roof and the slate needs to be replaced.

The Commission members and Mr. Randell discussed the condition of the roof and the condition of the turret.

Commissioner Bloom expressed concern about the loss of the slate and asked if the applicant had considered getting more than one estimate.

The Commission and Mr. Randell discussed the estimates that had been provided and whether there would be an economic hardship to repair the slate.

The Commission stated that based on the information presented they didn't feel they had enough information to vote on the item tonight.

Ms. Johnstone asked Mr. Randell asked if he was willing to continue the item to the January 27, 2022 meeting to have the homeowner at the meeting as well as Mr. Randell. Mr. Randell agreed to the continuance.

Upon a motion by Commissioner Theerman and seconded by Commissioner Taylor and on a roll call vote, the Commission voted 5-0 to continue the Building Demolition Delay Waiver application to the January 27, 2022 Historical Commission meeting.

## **2. 136 Plantation Street – HC-2021-066 (MBL 18-017-00019)**

Nick Oliveri called in for the application.

Mr. Oliveri stated that the roof is leaking and reviewed the condition of the roof and the cost to repair versus replace the roof.

The Commission asked for more detail on what other repairs that need to be done and how much it would cost and asked for the contractor to provide a financial module of the cost.

Kelsy Soderlund, the property owner, stated she and her father own the property together and she reviewed the costs for the repairs for the roof and well as the replacement of the roof, and that they wouldn't be able to afford to replace the roof with new cedar.

The Commission members and Mr. Oliveri discussed the current material on the roof and what would have been original to the home and what material the contractor plans to use to replace the roof.

### Public Comment

No public comment.

On a motion by Commissioner Theerm and seconded by Commissioner Taylor, and roll call vote, the Commission 5-0 to close the Public Comment hearing portion of the item.

On a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, the Commission voted one (1) in favor and four (4) opposed, with Commissioner Bloom being the yea and Commissioners Helnarski, Long, Taylor, and Theerman being the nays, on a motion made and duly seconded, that the work proposed, consisting of roof replacement at 136 Plantation Street 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 136 Plantation Street was thus denied.

The Commission then entertained an economic hardship vote.

On a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, the Commission voted five (5) in favor and zero (0) opposed that the issuance of a Building Demolition Delay Waiver would be necessary to avoid an undue economic hardship on the building owner. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 136 Plantation Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated December 7, 2021 and received December 13, 2021.

Exhibit B. Building Demolition Delay Waiver Undue Financial Hardship Supplement, dated December 7, 2021 and received December 13, 2021.

**3. 60 (#60-C) Elm Street – HC-2021-067 (MBL 03-28F-60-07)**

Dave Garvey called in for the application.

The petition was to replace windows and the Commission members stated that this was a pretty straight forward application.

Public Comment

No public comment.

On a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, the Commission voted 5-0 to close the Public Comment hearing portion of the item.

On a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, that the work proposed at 60 Elm Street, consisting of window replacement as described in the application and discussed at the meeting, 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 60 Elm Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated December 9, 2021 and received December 17, 2021.

**4. 3 Harvard Place – HC-2021-068 (MBL 02-027-04+05)**

*Commissioner Steven Taylor recused himself from item #4.*

Mark Schulman and Steven Taylor presented the item and reviewed the scope of the work, and power point slides were shown of the proposed work.

The Commission was pleased with the work that was being planned.

Public Comment

No public comment.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, and on a roll call vote, the Commissioner voted 4-0 to close the Public Hearing comment portion of the item.

On a motion by Commissioner Theerman and seconded by Commissioner Bloom, and on a roll call vote, the Commission voted four (4) in favor and zero (0) opposed, on a motion made and duly seconded, that the work proposed, consisting of the installation of new windows, selective replacement of bricks, replacement of headers, installation of a roof over an exterior entry door, and removal and replacement of a non-capacetic box enclosure on the at 3 Harvard Place 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 3 Harvard Place was thus approved.

#### List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated December 15, 2021 and received December 23, 2021.

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

##### **5. 21 Crown Street – HC-2021-069 (MBL 03-023-09+10)**

Stephanie Page from Abby's House, Brian Lever from Epsilon Associates, and Todd Rodman called in for the item. Ms. Page gave a brief overview of the Abby House Program and reviewed the scope of the work proposed.

Brian Lever from Epsilon Associates gave a brief presentation of the work that was proposed.

The Commission members discussed the garage on site and the new shed being built.

Members spoke in support of the Abby House programs.

The Commission members asked Ms. Page what would be the purpose of the rear addition. The purpose would be to expand the kitchen space.

#### Public Comment

No public comment.

On a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing comment portion of the item.

On a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work, consisting of the following:

- Install a handicap ramp
- Remove non-historic side stairs
- Repoint masonry
- Demolish garage, construct a shed in its place
- Build rear addition
- Expand parking area

- Other items as described in the application and discussed at the meeting

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 21–23 Crown Street was thus approved.

Also on a motion by Commissioner Theerman and seconded by Commissioner Taylor, and on a roll call vote, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed demolition, consisting of the following:

- Install a handicap ramp
- Remove non-historic side stairs
- Repoint masonry
- Demolish garage, construct a shed in its place
- Build rear addition
- Expand parking area
- Other items as described in the application and discussed at the meeting

would not be detrimental to the historical and architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and the Building Demolition Delay Waiver for 21–23 Crown Street was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness & Building Demolition Delay Waiver application, dated December 21, 2021 and received December 22, 2021.

**Communications**

- Communication from the MHC notifying Nicole Benjamin-Ma of VHB of the upcoming consideration of National Register eligibility of the Indian Hill School by the MHC.
- Communication from the MHC notifying Nicole Benjamin-Ma of VHB of the upcoming consideration of National Register eligibility of the Main and Franklin Streets Historic District by the MHC.
- Request from Meagan Goddard of The Architectural Team, Inc., for a letter of support for a Preservation Massachusetts preservation award.

Upon a roll call vote the Commission voted 5-0 to issue a Letter of Support.

- Communication from the MHC notifying the Worcester Historical Commission of a positive National Register Determination of Eligibility for the YWCA of Worcester.
- Communication from the MHC notifying Christine Proffitt, Senior Manager of Institutional Giving at the Worcester Art Museum of a finding of “no adverse effect” regarding proposed improvements to the 1968/1970 addition to the museum.
- Postcard from the MHC notifying the Commission of Round 28 of the Massachusetts Preservation Projects Fund (MPPF).
- Request from VHB for updated letter of support for Massachusetts Rehabilitation Tax Credit allocation for Torrey Razor & Strop Company building, 128 Chandler Street.

Upon a roll call vote the Commission voted 5-0 to issue a Letter of Support.

- Notification of MHC concurrence with CLG positive opinion of eligibility for proposed National Register Main, Front and Mechanic Streets Historic District.

**Other Business**

- A. Vote on a letter of support for matching grant funding for the development of design review guidelines through the Massachusetts Historical Commission Survey & Planning Grant Program.

Upon a roll call vote the Commission voted 5-0 to issue a letter of support.

- B. Commission officer annual elections.

Held.

**Adjournment**

Upon a roll call vote the Commission voted 5-0 to adjourn the meeting at 6:37 p.m.