



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

Thursday, April 11, 2024

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
Donald Northway
Vanessa Andre, Alternate

Commissioners Absent: Erika Helnarski
Devon Kurtz
Steven Taylor

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

Call Commission to Order – 5:30 PM

Approval of Minutes – March 23, 2023, August 24, 2023, November 2 & 16, 2023, March 28, 2024

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to approve the minutes of March 23, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to approve the minutes of August 24, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to approve the minutes of November 2, 2023

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to approve the minutes of November 16, 2023.

On a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to approve the minutes of March 28, 2024.

Old Business

Certificate of Appropriateness & Building Demolition Delay Waiver

1. 160 Russell Street (02-041-00058) – COA-24-3

Petition Purpose: Replace windows & exterior trim (retroactive)

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to postpone this item to the next meeting, May 2, 2024 with a constructive grant deadline of May 17, 2024.

Exhibits

Exhibit A – Application submitted by Anthony Linn and received on January 26, 2024

Exhibit B – Slides of current conditions shown at meeting

New Business

Building Demolition Delay Waiver

2. 76 Malvern Road (26-021-00008) – BDDW-24-3

Petition purpose: Construct an addition & demolish a rear ell

David Glaser, petitioner, stated the purpose of the project is so that the owners can age in the house. They would like to add a bedroom addition to the first floor, so they need to extend the house out to the back. Mr. Glaser referred to the slides shown at the meeting for photos of the proposed addition. Mr. Glaser designed the addition himself. Mr. Glaser spoke of the angles on the addition's roof and adding a basement. They wanted to keep the character of the way the house looked from the street.

Chair Long asked if the addition would be one level or two.

Mr. Glaser said the additional space would be storage or potential living space in the future for grandchildren upstairs and a basement for car storage.

Commissioner Northway asked how much the street view would change.

Mr. Glaser said the front of the house wouldn't change. A side and roof of the addition may be seen from the street. The bump out that will be removed was not original to the house.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to close public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed that the proposed demolition at 76 Malvern Road consisting of constructing an addition and demolishing a rear ell would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the request for a Building Demolition Delay Waiver was granted.

Exhibits

Exhibit A – Application submitted by David Glaser received January 3, 2024

Exhibit B – Slides of current conditions and proposed exterior addition shown at meeting

Certificate of Appropriateness

3. 114 Austin Street (03-024-00002) – COA-24-10

Petition purpose: Design changes to the building proposed to be constructed.

Joshua Lee Smith, Attorney, o/b/o Polar Views, LLC presented that the previous certificate of appropriateness was approved, but changes to the design were made on request of the Zoning Board. The main building has been demolished and the carriage house has been retained. The suggested changes have been incorporated into the newest plan set.

Jesse Hilgenberg, architect, spoke about the five changes that were made. First three were suggestions from the planning office. The first three changes are that they moved an egress door from the rear of the carriage house to the parking lot side, wrapped the porch around the side of the carriage house, on the face of the carriage house replaced a door where one existed before. The changes they are proposing is to make the house white with black shutters and use brick pavers for the sidewalk.

Commissioner Northway asked about window grids.

Mr. Hilgenberg said that two over twos were approved by the commission. The procedural change that is occurring is that the general contractor has proposed how the carriage house would be elevated during construction and is requesting someone from the commission to be present to discuss as it will be tricky.

Ms. Johnstone and one member of the committee will coordinate to be present.

Mr. Hilgenberg stated that they will also invite a member of the building department as well. They will be going before Planning Board next and hoping to start construction over the summer once they have a building permit.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to close public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed that the proposed changes 114 Austin Street, consisting of changes to the building proposed by Zoning Board of Appeals, colors on file and changes to landscape plan, would be appropriate for the Crown Hill Historic District. Having gained a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

Exhibits

Exhibit A – Application submitted by Jesse Hilgenberg and received March 7, 2024

Exhibit B – Slides of current conditions and proposed changes shown at meeting

Certificate of Appropriateness

4. 47 Sever Street (02-047-00048) – COA-24-9

Petition purpose: Replace Windows.

Lee Anne Hooley & Paul Vella, Petitioners, presented plan to update windows. Current windows are original to the home and they would like to keep the historical integrity as custodians of the house. The windows are currently in disrepair. They would like to replace the windows to have the same pains and the same look as they do now.

Chair Long clarified what was meant by “the same look” and explained there are certain windows that are appropriate for a historic district that can be used as replacements.

Ms. Hooley said they have a new quote with the appropriate windows.

Ms. Johnstone asked if the petitioners had new quote with them.

Ms. Hooley said they also have photos of work they have done since purchasing the home and the new quote for the commission.

Ms. Johnstone reviewed new quote for everyone.

Chair Long stated the concern is that the current windows are stunning and the windows that have diamond panes are distinctive. The current windows appear to be in good condition.

Mr. Vella said that the windows leak and are very drafty as well as not sealing.

Chair Long stated these window issues can all be fixed.

Mr. Vella said they were told that the contractor can keep the diamond grid with replacements. They want to match all current windows. They would like to replace all windows rather than keep piecemeal windows and only replace some. They would like to replace almost all windows – except a bathroom window and a window that was replaced by Becker when they owned the house.

Commissioner Andre asked if they have had a window restoration company look into restoring the current windows. They may only need flashing instead of a whole new window. Additionally, if you add a storm, these windows will be just as energy efficient as replacement windows.

Ms. Hooley said they could look into it if the commission wanted.

Chair Long said replacement windows will last twenty years, these windows have lasted over a hundred years.

Ms. Johnstone said it sounds like everyone needs to do more research. The commission could vote, which doesn't sound like it would be positive, or this item could be continued and do more research and maybe have a commissioner do a site visit to investigate the window condition as well.

Ms. Hooley said they would be agreeable to continuing and providing more information.

Mr. Vella said if the commission saw the windows in person, they would better understand. There are definitely some bad windows that need to be replaced.

Ms. Johnstone will work on scheduling a site visit and the homeowners can work on quotes and contacts for window restoration companies.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to continue this item to May 2, 2024, with a constructive grant deadline of May 17, 2024.

Exhibits

Exhibit A – Application submitted by Lee Anne Hooley and received February 23, 2024

Exhibit B – Slides of current conditions and proposed new project shown at meeting

Communications

- A. Request from PAL, Inc., for updated letters of support for Massachusetts Historic Rehabilitation Tax Credit projects at the Paul Morgan House at 21 Cedar Street, the Worcester Boys' Club at 16 Salisbury Street, and the Taylor & Farley Organ Factory at 15-21 Hermon Street.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) in favor and zero (0) opposed to offer updated letters of support.

Other Business

None

ADJOURNMENT

Upon a motion by Commissioner Long, the Commission voted four (4) to zero (0) to adjourn the meeting at approximately 6:11 p.m.