



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

Thursday, May 30, 2024

Remote participation only 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
Steven Taylor
Erika Helnarski *Participated Remotely*
Vanessa Andre, Alternate

Commissioners Absent: Devon Kurtz

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Amy Beth Laythe, Division of Planning & Regulatory Services (DPRS)

Call Commission to Order – 5:30 PM

Old Business

Building Demolition Delay waiver

1. 204 Perry Avenue (05-031-00042) – BDDW-24-18

Petition purpose: Install vinyl siding, replace trim.

Sebastiao Perpetuo, contractor, and Bhanderi Jignesh, owner, participated remotely.

Mr. Perpetuo stated they are going to do vinyl clapboard and shakes to keep the house looking like it does now.

Ms. Johnstone stated that when they last spoke, the front of the building would remain wood and an imitation for everything else would be vinyl clapboard.

Mr. Perpetuo stated the front would remain wood. The sides will look the same but will be vinyl.

Chair Long stated this is a great compromise.

The Commissioners had no questions.

Public comment: None

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted four (4) (Long, Theerman, Northway, Andre) in favor and zero (0) opposed that the proposed demolition at 204 Perry Avenue, consisting of installing vinyl siding and replacing trim on the sides and rear of the house and keeping the front of the house as is with wood would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and a Building Demolition Delay Waiver for 204 Perry Avenue was thus approved.

Exhibits

Exhibit A - Application submitted by Sebastiao Perpetuo and received on April 17, 2024

Exhibit B – Slides of current conditions shown at meeting.

New Business

Certificate of Non-Applicability

2. 56 William Street (02-040-00134) – CNA-24-13

Petition purpose: Install Patio

Valerie Zolezzi-Wyndham, resident, gave an overview of the project where they would like to install a patio in a fenced in area to match the bricks of the house. The patio will not be seen from the street.

The Commissioners had no questions.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed that the changes to install a brick patio not visible from the street at 56 William Street are not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Exhibits

Exhibit A – Application submitted by Valerie Zolezzi-Wyndham, owner, and received on May 16, 2024

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

Building Demolition Delay waiver

3. 100 Prescott Street (01-044-00001) – BDDW-24-21

Petition purpose: Remove vestibule, replace windows, and replace flat roofs.

Greg O'Connor, architect o/b/o the owner presented the project that they would like to remove the vestibule from the side of the building, reroof all flat roof area that is leaking, and redo/replace windows to match the store front windows on the other half of the windows at the rooftop level of the building. Referenced a handout from submission with a drawing of what will be done.

Chair Long reviewed/reiterated all items as part of project.

Commissioner Taylor asked the date of the vestibule.

Ms. Johnstone said that it is probably mid to late 1970s. The Commission needs to determine if the vestibule is valuable to the building. If it is not in the MACRIS photos, it postdates 1980.

Commissioner Taylor stated that this time period is not complimentary for the building.

Commissioner Northway asked if windows can be seen from the street.

Mr. O'Connor said there is a sliver of the windows that can be seen from the street.

Public comment: None

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 100 Prescott Street, consisting of removing the vestibule, replacing the windows to match storefront windows, and replacing the flat roofs would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and a Building Demolition Delay Waiver for 100 Prescott Street was thus approved.

Exhibits

Exhibit A - Application submitted by Greg O'Connor, contractor, and received on May 8, 2024

Exhibit B – Slides of current conditions shown at meeting.

Building Demolition Delay waiver

4. 237 Chandler Street (06-012-47+56) – BDDW-24-22

Petition purpose: Replace windows/loading bay canopy.

Brian Lever, Epsilon Associates o/b/o SMOC gave an overview of the project which is to renovate the second floor for housing. They will need to remove the loading bay canopy to expose operable windows for the new units. The windows proposed are the same windows that are on the building currently.

Vice-Chair Theerman asked if the second story windows will be consistent across the second floor.

Mr. Lever said no, as the building was built out at different time periods, so the windows will match the style of window in the section of the building where the window opening exists.

Public comment: None

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 237 Chandler Street, consisting of replacing windows and the loading bay canopy would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and a Building Demolition Delay Waiver for 237 Chandler Street was thus approved.

Exhibits

Exhibit A - Application submitted by South Middlesex Opportunity Council and received on May 9, 2024

Exhibit B – Slides of current conditions shown at meeting.

Building Demolition Delay waiver

5. 24 Woodland Street (06-019-00033) – BDDW-24-23

Petition purpose: Replace Windows

James Lebowitz, owner, proposed replacing building windows and will replicate the windows with historically accurate wood windows.

Commissioner Andre asked if the original windows are in one location or are the random throughout the building.

Mr. Lebowitz said the windows are a hodgepodge. There are six windows that do not have any muntins and those will remain consistent.

Public comment: None

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 24 Woodland Street, consisting of replacing windows would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and a Building Demolition Delay Waiver for 24 Woodland Street was thus approved.

Exhibits

Exhibit A - Application submitted by James Lebowitz, owner, and received on May 6, 2024

Exhibit B – Slides of current conditions shown at meeting.

Certificate of Appropriateness

6. 43 Monadnock Road (20-002-00013) – COA-24-17

Petition purpose: Replace Roof

Franco Larosa o/b/o Matthew Mullaney reviewed Project where this will be a replacement of three-tab roof shingles with architectural roof shingles. Everything on fascia and trim is being left as is.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 43 Monadnock Street, consisting of replacing the roof is appropriate for the Montvale Local Historic District. Having gained a unanimous affirmative vote, the motion passed and a Certificate of Appropriateness for 43 Monadnock Street was thus approved.

Exhibits

Exhibit A – Application submitted by Franco Larosa, contractor, and received on May 10, 2024

Exhibit B – Slides of current conditions shown at meeting.

Certificate of Appropriateness & Building Demolition Delay Waiver

7. 49 West Street (03-034-00015) – COA-24-18

Petition Purpose: Install ADA-accessible ramp, replace a door, and repair/replace elements of porch.

Fritzie Purverge and Gregory Benoit o/b/o Black Equity Group, LLC reviewed additional items for this project. Brought in a restoration specialist who indicated that some railings and ballasts must be replaced as some are too rotted. Railings that are not in bad condition will be restored with a dip process. The ones that will be replaced they would like to use a composite material with the like kind lattice.

Chair Long clarified that the porch would look as it does now, some will be new material, and some will be original.

Mr. Purverge said yes. The upper railing will also be up to code.

Chair Long asked about other items on the petition.

Mr. Purverge said the rear door is rotted and hinges are bad. Would like to replace with composite door with wood grain design. There is a stained-glass window will be duplicated in the glass of the composite door.

Ms. Johnstone clarified that the door has a half-moon, will the glass in the door be rectangular or will it be half-moon shaped.

Mr. Purverge said half-moon shaped.

Chair Long asked if there was a reason why the door wasn't being replaced in kind with the door that is there now.

Mr. Purverge said they have been looking at other doors and siding color. They were looking to bring a historical feel to the door.

Chair Long asked that the trim and molding around the door remain.

Vice-Chair Theerman said this door will not be visible from the street and it is good that they are retaining the window.

Mr. Purverge said that the ADA ramp will be direct access to the ADA unit in the house. They would like to use galvanized railings and referred to photos at the meeting.

Chair Long asked if any part of the house needs to be removed for this ramp to be installed.

Mr. Purverge said the exterior porch will be removed as it is out of code. This ramp will go where the exterior porch was located.

Mr. Johnstone asked if they were going to replicate the porch in dimensions or add railings to meet code.

Mr. Purverge said they will add railings to keep it to code. There are options for what material is used.

Ms. Johnstone told the commission that this is common in tax credit projects and recommended galvanized railings.

Commissioner Andre asked for the ADA ramp to use the same railings as well.

Mr. Purverge said yes and referred to photos at the meeting.

Public comment: None.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes at 49 West Street, consisting of installing an ADA-accessible ramp, replacing a door, and repairing/replacing elements of the porch is appropriate for the Elm Park Neighborhood Local Historic District. Having gained a unanimous affirmative vote, the motion passed and a Certificate of Appropriateness for 49 West Street was thus approved.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 49 West Street, consisting of installing an ADA-accessible ramp, replacing a door, and repairing/replacing elements of the porch would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous vote, the motion passed and a Building Demolition Delay Waiver for 49 West Street was thus approved.

Exhibits

Exhibit A – Application submitted by Cedric Richardson, owner, and received on May 10, 2024

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

OTHER BUSINESS

A. Policies & procedures

Ms. Johnstone sent an invitation to the commission for a conference in August.

COMMUNICATIONS

B. Worcester Mobility Action Plan – Request for feedback

Ms. Johnstone sent out a link to the commission for providing feedback and review of draft plan.

APPROVAL OF MINUTES – May 2 & 16, 2024

Hold for next meeting.

ADJOURNMENT

Upon a motion by Commissioner Long, the Commission voted six (6) to zero (0) to adjourn the meeting at approximately 6:18 p.m.