



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

Thursday, May 19, 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: Diane Long, Vice-Chair
Janet Theerman, Clerk
Tomi Stefani
Steven Taylor
Vanessa Andre, Alternate

Commissioners Absent: Devon Kurtz, Chair
Randolph Bloom
Erika Helnarski

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Stephen Rolle, Division of Planning & Regulatory Services (DPRS) – participated remotely

Call Commission to Order – 5:30 PM

Approval of Minutes – 4/21/2022 –held

Leave to Withdraw

Building Demolition Delay Waiver

1. 40 Southbridge Street – HC-2022-022 (MBL 23-010-006+7)

Ms. Johnstone stated that the application had been withdrawn.

Upon a motion made and duly seconded the Commission voted 5-0 to allow for Leave to Withdraw for the application.

New Business

Certificate of Non-Applicability

2. 12 Monadnock Road – HC-2022-029 (MBL 20-005-00001)

Dean Alexandrou appeared on behalf of the item. Mr. Alexandrou stated that he would like to replace sections of his clapboard siding, which would be repainted the same color as what was there previously. Mr. Alexandrou brought a can of paint of the color the clapboards would be painted with and showed it to the Commission.

Public Comment

No public comment

Upon a motion made and duly seconded the Commission five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes work is ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

List of Exhibits

Exhibit A. Certificate of Non-Applicability application, dated April 7, 2022, and received April 22, 2022.

3. 10 Oxford Street – HC-2022-040 (MBL 03-022-00013)

Mary Keefe appeared upon behalf of the application. Ms. Keefe stated that she needs to be repair the soffit and side eaves and the replacement would be in-kind material.

Public Comment

No public comment

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes work is ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

List of Exhibits

Exhibit A. Certificate of Non-Applicability application, dated and received May 12, 2022.

4. 8–10 Regent Street – HC-2022-033 (MBL 20-014-00007)

David Walsh, representing Massachusetts Gamma Sigma Alumni Association, appeared upon behalf of the application. Mr. Walsh stated that that the fraternity is looking to replace and repair the siding in-kind and would paint to match existing as well as looking to replace asphalt shingles on front porch roof in-kind.

Public Comment

No public comment

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes work is ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

List of Exhibits

Exhibit A. Certificate of Non-Applicability application, dated April 27, 2022, and received April 28, 2022.

Building Demolition Delay Waiver

5. 46 Wachusett Street – HC-2022-026 (MBL 02-042-00126)

Adams Wells, participating remotely, stated that he is looking to demolish a garage that is on the property as it is not big enough to put a small car in so he like to get rid of the garage and add a parking spot.

The Commission members discuss whether the garage would be eligible for listing in the National Register and stated that they believe that the garage is in decent condition.

Public Comment

No public comment

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted zero (0) in favor and five (5) opposed that the demolition proposed at 46 Wachusett Street, consisting of demolition of the garage, 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 46 Wachusett Street was thus denied.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver Application dated March 14, 2022, and received April 14, 2022.

6. 794–796 Main Street – HC-2022-027 (MBL 06-026-00061)

Alvin Edison appeared upon behalf of the application. He stated that he has a large chimney that is leaning and he like remove portion of one chimney for safety reasons.

The Commission asked if chimney could be repaired and contractor for the project stated that it could not due to cost restraints.

Public Comment

No public comment

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted four (4) in favor and one (1) opposed, with Commissioner Taylor being the nay, that the demolition proposed at 794–796 Main Street, consisting of removal of a portion of one chimney 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 794–796 Main Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated April 12, 2022, and received April 14, 2022.

7. 525 Grafton Street – HC-2022-028 (MBL 18-012-22+23)

Attorney Don O’Neil appeared upon behalf of the applicant, KLA Holdings. Mr. O’Neil stated that they are looking for permission to demolish the structure as it is rough shape and the cost to renovate would not be feasible due to the cost involved. Mr. O’Neil stated that the owner has received approval from the Zoning Board of Appeals to build new structures on the site if they receive permission from the Historical Commission to demolish the home.

Commissioner Long stated that the outside of the structure looks like it still in good shape.

The Commission members discussed whether they think the home would be eligible for National Register listing.

Upon a motion made and duly seconded, the Historical Commission confirmed, by a vote of 3-2 (Commissioners Long, Stefani, Taylor yea and Commissioners Theerman and Andre nay) that the building at 525 Grafton Street does not fall under the purview of Worcester Commission as defined by Chapter 9 §13 of the City of Worcester’s Revised Ordinances of 2008, as amended. This building does not constitute a “Designated Historic Building” as defined by the ordinance; a Leave to Withdraw without prejudice to the application was issued.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated April 13, 2022, and received April 14, 2022.

8. 8 Sycamore Street – HC-2022-030 (MBL 03-009-00007)

Rafael Hernandez participated remotely for the application. He stated that they are seeking retroactive approval for work that was done by a previous owner to side over/enclose the former second story opening previously enclosed with cedar on the right (southeast) side elevation and remove the leaded glass window in the home.

The Commission and the applicant discussed who owned the property when the work was done, and whether a fine should be assessed for work being done prior to receiving Historical Commission approval.

Public Comment

No public comment

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted four (4) in favor and one (1) opposed, with Commissioner Taylor being the nay, on a motion made and duly seconded, that the work proposed at 8 Sycamore Street, consisting of siding over/enclosing the former second story opening previously enclosed with cedar on the right (SE) side elevation and the removal of the leaded glass window, all work being considered retroactively, 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 8 Sycamore Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated April 22, 2022, and received April 28, 2022.

9. 16 Salisbury Street – HC-2022-031 (MBL 01-004-00004)

Alisa Augenstein, Steve O'Shea, and Deborah Packard participated remotely to speak in regards to the application.

Deborah Packard, from Preservation Worcester, participated remotely and review the scope of the project which consists of;

1. Cleaning & repairing masonry
2. Replacing windows and doors
3. Converting an existing ADA-compliant secondary entrance to an access point for new connector wing

Public Comment

No public comment.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed that the work proposed at 16 Salisbury Street, consisting of cleaning and repairing masonry, replacing windows and doors, and converting an existing ADA-compliant secondary entrance to an access point for the new connector wing 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 16 Salisbury Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated April 14, 2022, and received April 28, 2022.

10. 215 Harding Street – HC-2022-032 (MBL 04-022-00006)

Edward Murphy of Baystate Investment Fund, LLC, participated remotely on behalf of the application. He stated that he would like to change the future location of the Weintraub's Delicatessen sign from the Wachusett Brew Yard at the Worcester Public Market to Polar Park.

Public Comment

No public comment

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed that the work proposed at 215 Harding Street, consisting of amending a previous approval of the Commission of moving the Weintraub's Delicatessen sign to the Worcester Public Market to reflect the sign's new proposed location at Polar Park 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 215 Harding Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated received April 28, 2022.

11. 205 Summer Street – HC-2022-034 (MBL 02-013-00003)

Stephane Seeley appeared upon behalf of the applicant, Fresh Turf, LLC. Ms. Seeley stated the intent of the project, which is to remove windows to prep for new windows and allow for masonry repointing as well as repairing, selectively replacing, and repointing some masonry at the building.

Public Comment

No public comment.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed that the work proposed at 205 Summer Street, consisting of removing windows to prep for the installation of new historically appropriate windows and allow for masonry repointing, and repairing, selectively replacing, and repointing masonry 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 205 Summer Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated and received April 28, 2022.

Certificate of Appropriateness & Building Demolition Delay Waiver

12. 13 Montvale Road – HC-2022-035 (MBL 02-007-0026A)

Teresa Zash, participating remotely for the application, stated that she would like to replace five (5) basement windows.

Ms. Zash and the Commission members discussed what type of windows would be used for the replacement.

Public Comment

No public comment

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work, consisting replacing five basement windows is appropriate and compatible with the preservation and protection of the Montvale 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 13 Montvale Road was thus approved.

Upon a motion made and duly seconded, the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work as listed above 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 13 Montvale Road was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated April 19, 2022, and received April 29, 2022.

Board took a five minute recess.

Communications

- A. Part I Taylor & Farley MHRTC filing from Public Archaeology Laboratory.

No comment.

- B. Positive Determination of Eligibility from MHC for the Main & Franklin Streets Historic District.

No comment.

- C. Request from Ryan LLC for a new letter of support for MHRTC allocation for Hotel Aurora, 660 Main Street.

Upon a motion made and duly seconded the Commission five (5) in favor and zero (0) opposed to issue a letter of support.

- D. Invitation to comment on proposed telecommunications facility installation at 425 Pleasant Street (Section 106).

Upon a motion made and duly seconded the Commission five (5) in favor and zero (0) opposed to not provide comments.

Other Business

- A. Elm Park Local Historic District report review and vote.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed to endorse the report.

- B. Commission officer annual elections.

Elections held to a later meeting.

- C. Worcester Now/Next Survey

Ms. Johnstone briefly described Worcester Now/Next, and requested that Commission members fill out the Worcester Now/Next survey.

ADJOURNMENT

Upon a motion made and duly seconded the Commission voted five (5) and zero (0) opposed to adjourn the meeting at 7:50 p.m.