



The City of
WORCESTER

Historical Commission

Diane Long, Chair
Janet Theerman, Vice Chair
Steven Taylor, Clerk
Devon Kurtz
Donald Northway
Erika Helnarski
Tomi Stefani
Vanessa Andre, Alternate

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

Thursday, October 5, 2023

Remote participation via WebEx only:

<https://cityofworchester.webex.com/meet/historicalcommissionwebex>

Commissioners Present: Diane Long, Chair
Janet Theerman, Vice-Chair
Steven Taylor
Donald Northway
Tomi Stefani (participated remotely)
Vanessa Andre, Alternate

Commissioners Absent: Erika Helnarski
Devon Kurtz

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

Call Commission to Order – 5:30 PM

Approval of Minutes

On a motion by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six in favor and zero opposed to approve the minutes of September 21, 2023.

Request for Leave to Withdraw

1. 9 Cedar Street (03-033-00013) – COA-23-45

Petition purpose: Replace windows

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to grant the withdrawal request.

New Business

Certificate of Non-Applicability

2. 15 Oxford Street (03-025-00012) – CNA-23-26

Petition purpose: Repaint house same color as existing

Marc Tumeinski, the owner of the property, participated in person. He stated that he would be having the house painted the same color as it currently is.

Upon 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, consisting of repainting 15 Oxford Street

with the same colors is not under the jurisdiction of the Commission. Having gained a unanimous affirmative vote, the request for a Certificate of Non-Applicability was approved.

Building Demolition Delay Waiver

3. 40 Richards Street (07-012-00021) – BDDW-23-51

Petition purpose: Replace select windows

Tim Hansen of the City of Worcester Housing Division participated in person on behalf of the owner, Alfredo Yunga-Shibri. He stated that the project, consisting of replacement of select windows with vinyl windows to match the grid patterns of the existing windows, is a lead abatement project.

Mr. Hansen stated that the historic windows to be replaced include one window on the third floor of the front of the building and two rear windows.

Ms. Johnstone stated that because all the windows on the front elevation are already vinyl, the Housing Division had made the decision that it would be most aesthetically appropriate to match the one remaining deteriorating historic window with the rest of the windows on the elevation.

Public Comment

None.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Taylor the Commission voted six (6) in favor and zero (0) opposed to close the public comment portion of the meeting.

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, consisting of replacing select windows with windows to match the majority of the existing windows, would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver for 40 Richards Street was approved.

Other Business

A. Lakeside Apartments – request for comment (Section 106).

Mark Borenstein, an attorney with Bowditch & Dewey, representing Tremont Development Partners, LLC, joined by Rich Mazzocchi, a Principal with Tremont Development Partners, LLC, and Peter Proulx of the Worcester Housing Authority, appeared in person at the meeting. Joining the meeting remotely were Eliza Datta of E3 Development and Eric Storm of the Worcester Housing authority.

Mr. Borenstein provided a brief presentation on the Lakeside Apartments redevelopment project, for which the proponents were soliciting comments from the Worcester Historical Commission as part of the Section 106 process.

The Lakeside Apartments redevelopment project will result in the demolition of approximately 34 three-story brick buildings built in 1949. He stated that the buildings are in disrepair and are not ADA accessible. Following demolition, new, sustainable, accessible buildings will be constructed. More open spaces will also be provided.

Mr. Borenstein stated that the Massachusetts Historical Commission, which already reviewed this project, found that no historic buildings would be affected by this project.

Ms. Johnstone stated that she agreed with MHC's determination that no significant historic resources would be affected.

The Commission had brief discussion on the project, stating that they didn't believe providing any comment would be necessary.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Taylor, the Commission voted six (6) in favor and zero (0) opposed to concur with the finding of the Massachusetts Historical Commission regarding the Lakeside Apartments redevelopment project.

- B. 61 Harvard Street – request for comment (Section 106).

No comment provided.

- C. 128 Providence Street – request for comment (Section 106).

No comment provided.

- D. 11 Sever Street – request for comment (Section 106).

Ms. Johnstone gave an overview of the project, which is to construct a new building at 11 Sever Street.

No comment provided.

ADJOURNMENT

Upon a motion by Commissioner Long, the Commission voted six (6) to zero (0) to adjourn the meeting at approximately 5:56 p.m.