



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

Thursday, January 26, 2023

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, Chair
Janet Theerman, Vice-Chair
Erika Helnarski (participated remotely)
Donald Northway
Vanessa Andre, Alternate (participated remotely)

Commissioners Absent: Steve Taylor, Clerk
Devon Kurtz
Tomi Stefani

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

Call Commission to Order – 5:30 PM

Approval of Minutes – November 17, 2022

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to approve the minutes of December 1, 2022.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 4-0 (Commissioner Long was absent from that meeting) to approve the minutes of December 15, 2022.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to approve the minutes of January 12, 2023.

Request for Continuance

1. 114 Austin Street (03-024-00002) – HC-2022-090

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to continue the application to the February 9, 2023 Historical Commission meeting and to extend the constructive grant deadline to February 24, 2023.

New Business

Certificate of Non-Applicability

2. 1 Drury Lane (MBL 20-016-01-04) – CNA-23-1

Nick Palumbo, on behalf of WPI, participating remotely, spoke in regard to the application.

Mr. Palumbo stated that they have been told they need to install a random mitigation system and need to install a pipe on the building, but that the pipe would not be visible from the street.

Public Comment

No public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to close the public hearing portion of the meeting.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted five (5) in favor and zero (0) opposed to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes work not visible from a public way and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

Building Demolition Delay Waiver

3. 41 Burncoat Street (MBL 22-031-00002) – HC-2022-095

Brandon Boyle, the homeowner, appeared in person to speak in regard to the application. Mr. Boyle stated that he is proposing to replace windows at the property.

Ms. Johnstone stated that some of the windows are visible from the street and what is proposed are white vinyl windows according to the specification sheets provided from the window company.

Mr. Boyle stated that he doesn't want white vinyl windows and that the window company didn't tell him that was what they were proposing; he wanted darker windows.

Chair Long asked if the applicant would like to just to come back with a new proposal, as the Historical Commission wouldn't likely approve white vinyl windows.

Mr. Boyle stated that he would prefer the Commission vote not to approve the application and he would go to the window company to try and get his deposit back.

Public Comment

None.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to close the public hearing portion of the meeting.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted zero (0) in favor and five (5) opposed, that the work proposed at 41 Burncoat Street, consisting of the installation of eight (8) vinyl replacement windows as described in the Building Demolition Delay Wavier application would not be detrimental to the historical or architectural resources of the City. Having failed to gain a majority affirmative vote, the motion failed and the Building Demolition Delay Waiver for 41 Burncoat Street was thus denied.

Communications

- A. Communication from MHC to Taylor Bearden of Civico Development notifying Mr. Bearden of a finding of "no adverse effect" for his proposed project at 98 Beacon Street.

No comment.

- B. Invitation to comment on a proposed telecommunications facility installation at 1092 Pleasant Street (Section 106).

Upon a motion made by Vice Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to not comment on the item.

Other Business

- A. Public meeting to discuss proposed Elm Park Local Historic District.

Ms. Johnstone reviewed the proposed Elm Park Local Historical District and what it would encompass.

Public Comment

Anna Santos, in person, stated that she is in support of the creation of the Local Historic District.

Attorney Douglas Radigan, speaking remotely, stated that he was representing Cornerstone Bank at 230 Park Avenue, which he opines is an outlier to the proposed district. He noted that several years ago the bank, city, and Preservation Worcester entered into a Memorandum of Agreement (MOA), and that he feels that the city is now trying to renegotiate the document and that he feels the inclusion of the building in a new LHD is different than the deal the bank had with the city when they originally agreed to the MOA.

Mr. Radigan stated that the property is also used by Preservation Worcester and the bank keeps the property in excellent condition. He requested that the city exclude this property as part of the district and reiterated that the bank will still maintain the property in excellent condition.

Ted Connor, in person, spoke in support of the creation of the Local Historic District.

Doug Fox, speaking remotely, spoke in support of the creation of the Local Historic District.

Eve Patterson, in person, asked if her property had to be part of the district. Ms. Johnstone reviewed the regulations that covered Ms. Patterson's home.

Jonathan Ostrow, participating remotely, stated that with regard to the Cornerstone Bank Property, he would support that property being part of the Local Historic District. Mr. Ostrow asked questions regarding the property named the Ambassador Building and asked why it was included. Ms. Johnstone explained.

Ms. Johnstone stated that they were not closing public comment on the item so that people could still comment for the next two weeks.

- B. Commission officer elections.

Upon a motion made Commissioner Northway and seconded by Vice Chair Theerman the Commission voted 5-0 to approve Diane Long as Chair, Janet Theerman as Vice Chair and Steven Taylor as Clerk.

- C. Request for a determination of effects for work proposed at 70 Webster Street.

Chair Long stated that this property is located within flood zone and that the owner has proposed to do interior work.

Ms. Smith reviewed the flood plain requirements and how it impacts historic buildings.

Upon a motion made Vice-Chair Theerman and seconded by Commissioner Northway the Commission determined by a vote of five (5) in favor and zero (0) opposed that the proposed work would not preclude the continued designation of 70 Webster Street as a historic structure.

ADJOURNMENT

Upon a motion made Vice Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to adjourn the meeting at 6:39 p.m.