



# 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, December 1, 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, Chair (participated remotely)  
Janet Theerman, Vice-Chair  
Erika Helnarski (participated remotely)  
Donald Northway  
Vanessa Andre, Alternate(participated remotely)

**Commissioners Absent:** Steven Taylor, Clerk  
Devon Kurtz  
Tomi Stefani

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

**Call Commission to Order** – 5:30 PM

**Approval of Minutes** – October 27, November 3 & 17, 2022 – approval of minutes held.

**Requests for postponements, continuances & leave to withdraw**

**Certificate of Appropriateness & Building Demolition Delay Waiver**

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

Petitioner: Don O’Neil o/b/o Austin Lending Trust  
Year Built: 1863  
Historic Status: MACRIS listed, State Register of Historic Places, National Register of Historic Places (district & multiple resource area), Crown Hill Local Historic District, FKA Rufus H. Chase House

Petition Purpose: Demolish building and construct a replacement building

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed to postpone the Certificate of Appropriateness and Building Demolition Delay Waiver application for 114 Austin Street to the December 15, 2022 Historical Commission meeting.

**New Business**

**Building Demolition Delay Waiver**

**2. 23 Clement Street (MBL 08-014-00015) – HC-2022-089\***

Bruno Mendes and Kevin Payne, participating remotely, appeared on behalf of the application.

Mr. Mendes stated that they are trying to replace the roof as it is leaking.

Chair Long asked if all slate was being replaced. Mr. Mendes stated yes.

Public Comment

Ms. Lynman, a tenant of the property, stated she would like to stop having a leaky roof and was happy to hear that the roof is being replaced.

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 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 that the work proposed at 23 Clement Street, consisting of the replacement of the existing roof with an asphalt shingle roofing system, would not be detrimental to the historical or architectural resources of the City of Worcester. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 23 Clement Street was thus approved.

**3. 9 May Street (06-036-00026) – HC-2022-091**

Tim Hansen from the City of Worcester Division of Economic Development appeared to represent the application. Mr. Hansen stated that this property had been before the Historical Commission for replacement of other windows on the property, but they need to replace additional windows due to the fact that some existing windows could be completely stripped of lead.

Chair Long asked if these windows would match the windows already approved. Mr. Hansen stated that they would.

Public Comment

No public comment

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 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, that the work proposed at 9 May Street, consisting of the replacement of existing historic windows with new clad wood windows to match existing replacements, would not be detrimental to the historical or architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 9 May Street was thus approved.

**4. 267 Lincoln Street (09-013-00002) – HC-2022-092**

A representative of the owner and the owner of the property, Ahmed Handhal, appeared upon behalf of the application. He stated that the proposal is to replace the front storefront windows. He stated they would not be changing the window openings, just replacing the grids and glass.

Public Comment

No public comment

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 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 that the work proposed at 267 Lincoln Street, consisting of the replacement of the existing storefront system, consistent with the plans for the new storefront system on file with the Planning & Regulatory Services Division, would not be detrimental to the historical or architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 267 Lincoln Street was thus approved.

**Communications**

- A. Communication from Massachusetts Historical Commission (MHC) to Worcester Common Ground regarding findings of effect for WCG Home Rehabilitations.

No comment.

- B. Communication from MHC to Environmental Corp. of America regarding finding of effect for a project at 150 Pleasant Street.

No comment.

- C. Request from Epsilon Associates for letters of support for MHRTC allocations for 340 Main Street, 365 Main Street, 28 Water Street, 526 Main Street, 204 Main Street, 50 Richland Street & 300 Southbridge Street.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed to provide letters of support for each of the above addresses.

- D. Request from EBI Consulting for comment on a proposed telecommunications project at 255 Park Avenue.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed not to issue comments.

#### **Other Business**

- A. Discussion on Bloomingdale Condominium window replacement projects.

Item held.

\*The Commission recessed the meeting to 6:00 p.m. to allow applicant for 23 Clement Street to log in for meeting.

#### **ADJOURNMENT**

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