



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

Thursday, December 15, 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: Janet Theerman, Vice-Chair (participated remotely)
Erika Helnarski (participated remotely)
Donald Northway
Tomi Stefani (participated remotely)
Vanessa Andre, Alternate (participated remotely)

Commissioners Absent: Diane Long, Chair
Steven Taylor, Clerk
Devon Kurtz

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, December 1, 2022 – November 17, 2022 and December 1, 2022 minutes were held.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed to approve the meeting minutes of October 27, 2022 and November 3, 2022.

New Business

Building Demolition Delay Waiver

1. 79 Florence Street (MBL 08-009-00019) – HC-2022-094

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed to postpone the Building Demolition Delay Waiver Application for 79 Florence Street to the January 12, 2023 Historical Commission meeting and to extend the Constructive Grant Deadline to January 27, 2023.

Certificate of Appropriateness & Building Demolition Delay Waiver

2. 114 Austin Street (03-024-00002) – HC-2022-090

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre, 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 January 12, 2023 Historical Commission meeting and to extend the Constructive Grant Deadline to January 27, 2023.

3. 12 Congress Street (03-026-00023) – HC-2022-093

Allison Lee, present at the meeting and Andy Howarth (participating remotely) from Worcester Community Housing Resources, Inc. appeared to represent the application. Ms. Lee stated that the building is condemned, and that the building has been abandoned for ten years. She stated that they are asking to do a significant amount of work on the building and reviewed the scope.

Commissioner Northway asked Ms. Lee to review the proposed siding. Ms. Lee reviewed what type of siding would be used and color. Ms. Johnstone reminded the applicant that once a color is chosen the applicant would need to come back before the Commission, as the home is located in a local historic district.

The Commission members and Mr. Howarth discussed the roof replacement, and chimney work proposed at the subject property.

Public Comment

Deborah Northway of 10 Congress Street asked the applicant to review the ventilation system for the home and to described what type of material would be used. The applicant noted that a ventilation system had not been selected yet and stated that they would come back before the Commission once a product was chosen.

Roger Cuomo of 12 Congress Street stated that his concern is the grading of land and the retaining wall.

The Commission members and Mr. Howarth discussed Mr. Cuomo's concerns and what was being proposed for those items.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed to close the Public Hearing for the item.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed that the work proposed at 12 Congress Street, consisting of the replacing siding (color to be approved at a later meeting), constructing rear decks with access, replacing windows and doors, installing window well(s) in basement window(s), replacing the roof, demolishing the chimneys, repairing/replacing the front porch, repairing the foundation, and replacing and redirecting gutters and downspouts, as specified in the Certificate of Appropriateness & Building Demolition Delay Waiver Application dated November 15, 2022, 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 12 Congress Street was thus approved.

Upon a motion by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed that the proposed work as specified in the Certificate of Appropriateness & Building Demolition Delay Waiver Application dated November 15, 2022, is appropriate and compatible with the preservation and protection of the Crown Hill Local Historic District as it relates to the historic and architectural value and significance of the site and structure. Having gained a unanimous affirmative vote, the motion passed and the Certificate of Appropriateness for 12 Congress Street was thus approved.

Communications

- A. Communication from Massachusetts Historical Commission (MHC) to the Worcester Art Museum regarding finding of effect for work proposed, in compliance with MGL Chapter 9, sections 26–27C, (950 CMR 71.00).
No comment.
- B. Postcard from MHC notifying the Commission of the workshop schedule for Round 29 of the Massachusetts Preservation Projects Fund grant program.
No comment.
- C. Request from The Public Archaeology Laboratory, Inc., for updated letters of support for Massachusetts Rehabilitation Tax Credit allocations for Worcester Boys' Club at Lincoln Square (AKA 16 Salisbury Street) & the Taylor & Farley Organ Factory at 15–21 Hermon Street.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed to issue updated letters of support.

- D. Request from Ryan, LLC, for updated letters of support for Massachusetts Rehabilitation Tax Credit allocations for:
- a. Waldo Street Police Station, District Court & Insurance Fire Patrol, 1 Exchange Place
 - b. P.E. Somers Manufacturing Company, 35 Lagrange Street
 - c. L. Robbins Machine Shop, 42 Lagrange Street
 - d. L.D. Thayer Manufacturing Company, 47 Lagrange Street
 - e. Harwood & Quincy Machine Company, 50 Lagrange Street
 - f. Washburn & Moen North Works Cotton Mill, 90 Grove Street
 - g. J.A. Calvin Lofts, 98 Beacon Street
 - h. The Hotel Aurora, 660 Main Street
 - i. Worcester Boys' Club, 2 Ionic Avenue
 - j. Worcester Art Museum, 55 Salisbury Street
 - k. Whitcomb Manufacturing Company Factory, 134 Gold Street

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre, the Commission voted five (5) in favor and zero (0) opposed to issue updates letters of support

- E. Notification from the Federal Communications Commission of a State Historic Preservation Office finding of "No Historic Properties in Area of Potential Effects (APE)" regarding a proposed telecommunications installation at 100 Madison Street (Section 106).

No comment.

ADJOURNMENT

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Andre the Commission voted five (5) to zero (0) to adjourn the meeting at 6:42 p.m.