



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

Thursday, January 12, 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)
Devon Kurtz
Donald Northway
Tomi Stefani
Vanessa Andre, Alternate(participated remotely)

Commissioners Absent: Steve Taylor, Clerk

Staff Present: Deborah D. Steele, Division of Planning & Regulatory Services (DPRS)
Michelle Smith, Division of Planning & Regulatory Services (DPRS)

Call Commission to Order – 5:30 PM

Approval of Minutes – None

New Business

Building Demolition Delay Waiver

4. 79 Florence Street (MBL 08-009-00019) – HC-2022-094

Nader Djafari appeared in person to speak in regard to the application. He stated that he would like to install vinyl siding on the home.

Mr. Djafari reviewed some other projects he had done in the city and reviewed the area of siding that would be done on this home.

The Board members and Mr. Djafari reviewed what historical architectural details would remain on the home.

No Public Comment

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to close the public hearing.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Taylor, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 79 Florence Street would not be detrimental to the historical or architectural resources of the City of Worcester. Having received a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver application for 79 Florence Street was approved.

2. 41 Burncoat Street (MBL 22-031-00002) – HC-2022-095

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to postpone the Building Demolition Delay Waiver Application for 41 Burncoat Street to February 9, 2023.

3. 49 West Street (MBL 03-034-00015) – HC-2022-097

Cedric Richardson appeared upon behalf of the application. He stated that they are trying to replace select windows as the existing windows are rotted. He stated that they would be replaced with vinyl windows.

Mr. Richardson stated that he and the team met with Michelle Johnstone, the Senior Preservation Worcester, to review what type of windows would fit with the home and are consistent with windows in the existing homes in the neighborhood.

No Public Comment

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to close the public hearing.

Upon a motion made by Commissioner Theerman and seconded by Vice-Chair Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 49 West Street would not be detrimental to the historical or architectural resources of the City of Worcester. Having received a unanimous affirmative vote, the motion passed and the Building Demolition Delay Waiver application for 49 West Street was approved.

Certificate of Appropriateness & Building Demolition Delay Waiver

4. 114 Austin Street (03-024-00002) – HC-2022-090

Attorney Donald O'Neil and architect Jesse Hilgenberg appeared upon behalf of the applicant, Austin Lending Trust.

Mr. O'Neil stated that this property has suffered a great deal of neglect over the years and is almost ready to fall over. He stated that due to neglect, the majority of the historical elements have been lost from the home.

Mr. Hilgenberg reviewed the structural integrity for the property and what elements of the building he thought might be salvageable to be incorporated into new construction.

The Commission members reviewed the current condition of the existing building and the proposal for the new building. It was decided that the applicant would come back with a proposal showing what elements from the current building and carriage house would be used in potential new construction.

Upon a motion made by Chair Long and seconded by Vice-Chair Theerman the Commission voted seven (7) in favor and zero (0) opposed to continue the Certificate of Appropriateness and Building Demolition Delay Waiver Application for 114 Austin Street to the January 26, 2023 Historical Commission meeting.

5. 15 Montvale Road (20-007-00018) – HC-2022-096

Chad LaBove and Domenick Mastascusa appeared to speak in regards to the application.

Mr. LaBove stated that propose the replacement of six windows. Two are in the first floor, and four are in the basement, with the basement windows being smaller. Mr. LaBove stated that he would like to replace the windows so that they would match the rest of the property.

No Public Comment

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to close the public hearing.

Upon a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 15 Montvale Road, consisting of the replacement of six 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 affirmative vote, the motion passed and the Certificate of Appropriateness for 15 Montvale Road was approved.

Upon a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed at 15 Montvale Road 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 application for 15 Montvale Road was approved.

Communications

- A. Request from PAL, Inc. for an updated letter of support for MHRTC allocation for Mission Chapel, 205 Summer Street.

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to issue an updated letter of support for 205 Summer Street.

- B. Request from PAL, Inc. for a new letter of support for MHRTC allocation for the Paul Morgan House, 21 Cedar Street.

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to issue a new letter of support for 21 Cedar Street.

- C. Notice of the acceptance of the Main Street & Murray Avenue Historic District by the National Park Service for listing in the National Register of Historic Places, accompanied by a copy of the nomination.

No comment.

- D. Notice of a finding of "no adverse effect" regarding the proposed rehabilitation of 35, 42, 47 & 50 Lagrange Street.

No comment.

Other Business

- A. Review & approval of 2024 meeting dates and filing deadlines

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to approve the meeting dates/filing deadlines for 2024.

- B. Commission officer elections

Held

ADJOURNMENT

On a motion made by Chair Long and seconded by Vice-Chair Theerman, the Commission voted 7-0 to adjourn the meeting at 6:35 p.m.