



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

Thursday, August 11, 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 (acted as voting member, relinquished chairing duties for August 11, 2022 meeting, participated remotely)
Janet Theerman, Vice-Chair (participated remotely)
Steven Taylor, Clerk (participated remotely)
Tomi Stefani (participated remotely)
Randolph Bloom (Acting Chair, participated remotely)
Erika Helnarski (participated remotely)
Vanessa Andre, Alternate

Commissioners Absent: Devon Kurtz

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

Call Commission to Order – 5:30 PM

Approval of Minutes – 6/30/2022, 7/14/2022-Held

Request for Postponements, Continuances, Leave to Withdraw

1. 600 Lincoln Street – HC-2022-042 (MBL 46-019-32-36) (Financial Hardship consideration)

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to continue the application to the September 22, 2022 Historical Commission meeting and to extend the constructive grant deadline to October 7, 2022.

2. 111 Austin Street – HC-2022-051 (MBL 03-016-00022)

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to postpone the application the August 25, 2022 Historical Commission meeting and to extended the constructive grant deadline to September 9, 2022.

New Business

Certificate of Non-Applicability

Commissioner Bloom recused himself from item number 3 and Commissioner Taylor assumed the chair role.

3. 2 Congress Street – HC-2022-052 (MBL 03-026-00035)

Randolph Bloom, participating remotely, explained that he needs to rebuild the skylights in his home and that it would be done with in kind materials.

Public Comment

No Public Comment.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) opposed to issue a Certificate of Non-Applicability for 2 Congress Street.

Commissioner Bloom resumed the role of chair.

Building Demolition Delay Waiver

4. 3 North Ashland Street – HC-2022-053 (MBL 02-039-00017)

Ying Rizika appeared in person for the application. She stated that she will be replacing the original wood siding with a fiber cement material (Hardie) and would be changing the color of the siding. Ms. Rizika reviewed the material and color she planned to use.

Commissioner Stefani asked if the original siding was going to be removed and whether the new material would mimic the shingles in place. Ms. Rizika stated that it would be removed and the siding material on third floor would be a fiber cement shake.

Public Comment

William Krikorian stated that he was a neighbor in the area. He asked if the applicant had done work to the foundation, windows and porch recently as it appears work was done.

Ms. Johnstone explained the purview of the Historical Commission and how some work may have not been required to come before Commission, or may have been done prior to the applicant's acquisition of the property.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed, that the work proposed, consisting of the replacement of siding at 3 North Ashland Street would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 3 North Ashland Street was thus approved.

5. 102 Highland Street – HC-2022-054 (MBL 02-037-00049)

*This item was held until after item number 6 to allow time for participants to configure their audio/video connections.

Attorney Elena Despotoulos along with Niravkumar Patel, both participating remotely, stated that Mr. Patel is looking to convert the auto service operation into a retail operation. To accommodate the new use, he will need

to make some modifications to the exterior of the property, including installing to replacement windows and adding a new egress for the property.

Public Comment

None

Upon a motion by Commissioner Long and seconded by Commissioner Andre, the Commission voted six (6) in favor and zero (0) opposed to close the Public Hearing portion of the meeting (*Commissioner Theerman lost her audio on WebEx and was unable to vote on the closure of the public hearing*).

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed, consisting of making modifications to exterior fabric, including modifications to windows and doors at 102 Highland Street would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 102 Highland Street was thus approved.

6. 28 Portland Street – HC-2022-055 (MBL 03-012-00014)

Sandra Bonito, on behalf of the Grid Worcester Holdings, participating remotely, summarized the proposal. Ms. Bonito stated that they are renovating the ground floor of the building and they are looking to do work on the façade. They would replace the plywood covered openings with a new, extended storefront system.

Public Comment

None.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to close the Public Hearing portion of the meeting.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed that the work proposed, consisting of replacing plywood covered openings with a new storefront system and extending the opening in the new storefront system at 28 Portland Street would not be detrimental to the historical and architectural resources of the City. Having gained a majority vote, the motion passed and the Building Demolition Delay Waiver for 28 Portland Street was thus approved.

Communications

- A. Communication from MHC to Epsilon Associates regarding State Review Board consideration for the Main Street and Murray Avenue Historic District.

Ms. Johnstone provided a summary of the item. No action was required by the Commission.

- B. Request from Epsilon Associated for updated letters of support for Massachusetts Rehabilitation Tax Credit allocations for:
 - i. 340 Main Street, Second State Mutual Company
 - ii. 365 Main Street, Worcester County Institution for Savings
 - iii. 28 Water Street, Walker Shoe Factory
 - iv. 526 Main Street, Taylor Block
 - v. 204 Main Street, Kane Building
 - vi. 50 Richland Street, St Mary's School

vii. 300 Southbridge Street, Sargent Card Clothing Company

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to provide letters of support for these projects.

C. Request from PAL, Inc. for updated letters of support for Massachusetts Rehabilitation Tax Credit allocations for:

- i. 205 Summer Street, Mission Chapel
- ii. 16 Salisbury Street, Worcester Boys' Club

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to provide letters of support for these projects.

D. Request from PAL for new letter of support for Massachusetts Rehabilitation Tax Credit allocation for 15–21 Hermon Street, Taylor & Farley Organ Factory.

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to provide a new letter of support for 15–21 Hermon Street, Taylor & Farley Organ Factory.

E. Request from Ryan LLC for updated letters of support for Massachusetts Rehabilitation Tax Credit allocations for:

- i. 1 Exchange Place, Waldo Street Police Station, District Court & Insurance Fire Patrol
- ii. 35 Lagrange Street, P.E. Somers Manufacturing Company
- iii. 42 Lagrange Street, L. Robbins Machine Shop
- iv. 47 Lagrange Street, L.D. Thayer Manufacturing Company
- v. 50 Lagrange Street, Harwood & Quincy Machine Company
- vi. 90 Grove Street, Washburn & Moen North Works Cotton Mill
- vii. 98 Beacon Street,
- viii. 660 Main Street, The Hotel Aurora
- ix. 2 Ionic Avenue, Worcester Boys' Club
- x. 55 Salisbury Street, Worcester Art Museum
- xi. 134 Gold Street, Whitcomb Manufacturing Company Factory

Upon a motion by Commissioner Long and seconded by Commissioner Theerman, the Commission voted seven (7) in favor and zero (0) opposed to provide letters of support for these projects.

Other Business

None

Adjournment

Upon a motion made by Commissioner Long and seconded by commissioner Bloom, the Commission voted seven (7) in favor and zero (0) opposed to adjourn the meeting at 6:22 p.m.