



The City of Worcester

Executive Office of Economic Development

Planning & Regulatory Services

Historical Commission

455 Main Street

P | 508-799-1400 F | 508-799-1406

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

Thursday, March 20, 2025

Virtual meeting, with remote participation options available via Zoom
(<https://worcesterma.zoomgov.com/j/16002120539>) or
access code 160 0212 0539 in the Zoom Application.

Commissioners Present: Diane Long, Chair (remote)
Janet Theerman, Vice-Chair (remote)
Donald Northway (remote)
Steven Taylor (remote)
Erika Helnarski, Clerk (remote)
Vanessa Andre, Alternate (remote)

Commissioners Absent: Ana Santos Restivo

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Kenzie Landsittel, Division of Planning & Regulatory Service Intern (DPRS)

Call Commission to Order – 5:30 PM

OLD BUSINESS

1. 54 West Street (02-046-00052)- COA-25-2

Petitioner: Ying Rizika

Petition Purpose: Reconstruct Chimneys

The petitioner was not connected to the Zoom meeting at the beginning of the meeting. Ms. Johnstone advised the Commission to move on and wait for the petitioner to join the Zoom.

2. 45 Cedar Street (02-046-0055A)- COA-25-4

Petitioner: Mark Borenstein o/b/o Mar Vista Management, LLC

Petition Purpose: Replace Roof

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed to grant request for continuance to April 3, 2025.



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NEW BUSINESS

BUILDING DEMOLITION DELAY WAIVER

3. 105 Vernon Street (10-0028-00001)- BDDW-25-6

Petitioner: Joshua Therrien o/b/o Entisar & Munir Hatter

Petition Purpose: Replace windows

Joshua Therrien, along with one of the owners, participated remotely. Mr. Therrien provided the Commission with the plans to replace eleven (11) windows. Three (3) of the windows to be replaced have muntins, but they do not open. Mr. Therrien and the owner plan to replace two (2) windows with sliding windows. They clarified that the windows would be replaced with the triple-glazed sash.

Chair Long asked for clarification on the location of the windows. Mr. Therrien and the owner stated that the windows will be replaced with identical double hung windows to match the rest of the house. Mr. Therrien clarified further that the windows will be triple-glazed vinyl windows.

Commissioner Taylor asked if any of the windows proposed to be replaced were original to the house. The owner stated that he does not think so since the house had previous updates.

Public Comment: none.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed that the proposed demolition at 105 Vernon Street, consisting of the replacement of the eleven (11) windows, two (2) being sliders and nine (9) being double hung, would not be detrimental to the historical or architectural resources of the City of Worcester. Having received a majority affirmative vote, the motion passed and the Building Demolition Delay Waiver for 105 Vernon Street was approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application for 105 Vernon Street, dated and received February 25, 2025.

Exhibit B. Slide deck showing images associated with project, used during the meeting.

4. 31 Russell Street (06-008-00015)- BDDW-25-7

Petitioner: Kevin Kalaghan

Petition Purpose: Remove side porches and reconstruct front porch

Kevin Kalaghan, the owner, participated in the meeting remotely. Mr. Kalaghan clarified for the Commission that he does not live in the property, and it is a rental property. He was not aware the



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property was historic when he purchased it and stated that he would look to the Commission to provide him with the parameters for approved construction.

Mr. Kalaghan provided the Commission with his original plan to remove the side porches and replace the front porch with composite flooring.

Chair Long stated that Mr. Kalaghan's plan to remove the side porches would not be approved. However, Chair Long stated that she believed the composite flooring would be approved. Commissioner Theerman and Commissioner Andre agreed. Commissioner Taylor suggested that Mr. Kalaghan should attempt to retain the porches architectural detail as well.

Ms. Johnstone provided Mr. Kalaghan and Commission with two options. The Commission could approve the composite flooring and a verbal description of changes to the side porches, or Mr. Kalaghan could come back in two weeks with updated plans.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed to continue the item to April 3, 2025.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application for 31 Russell Street, dated and received February 27, 2025.

Exhibit B. Slide deck showing images associated with project, used during the meeting.

OLD BUSINESS

1. 54 West Street (02-046)-00052)- COA-25-2

Petitioner: Ying Rizika

Petition Purpose: Reconstruct Chimneys

Ying Rizika, the owner, participated virtually. She began by apologizing for removing the chimneys. Ms. Rizika detailed the plan to reconstruct the chimneys with replicas built out of plywood and brick veneer. Chimney diagrams were shown on the screen.

Commissioner Northway asked for clarification on materials. Ms. Johnstone clarified that all chimneys will be replicated using the same materials, brick veneer.

Public Comment: none.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed that the proposed changes, consisting of the



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reconstruction of the chimneys at 54 West Street, are appropriate for the Elm Park Neighborhood Local Historic District. Having received a majority affirmative vote, the motion passed and the Certificate of Appropriateness for 54 West Street was approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application for 54 West Street, dated January 29, 2025, and received January 30, 2025.

Exhibit B. Two (2) requests for postponement, dated February 20, 2025, and February 26, 2025.

Exhibit C. Slide deck showing images associated with project, used during the meeting.

NEW BUSINESS

CERTIFICATE OF APPROPRIATENESS & BUILDING DEMOLITION DELAY WAIVER

5. 11 Irving Street (03-022-11+33)- COA-25-3

Petitioner: Vincent DiLeo o/b/o Central Mass First Step, LLC

Petition Purpose: Installation of a fire alarm strobe

The owner, Freddie, participated virtually. Freddie had previously lived in the property and explained the property was built by the same architect who built the brownstones on Beacon Street in Boston.

Freddie had a fire alarm strobe placed on the front of the building, per fire department requirements. He stated that the ivy on the building might eventually cover the strobe light.

Public Comment: none

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed that work, consisting of the installation of the fire alarm strobe light, was appropriate for the Crown Hill Local Historic District. Having received a majority affirmative vote, the motion passed and the Certificate of Appropriateness for 11 Irving Street was approved.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed that the work at 11 Irving Street, as completed, would not be detrimental to the historical or architectural resources of the City of Worcester. Having received a majority affirmative vote, the motion passed and the Building Demolition Delay Waiver for 11 Irving Street was approved.



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List of Exhibits

Exhibit A. Certificate of Appropriateness & Building Demolition Delay Waiver application for 11 Irving Street, dated and received February 27, 2025.

Exhibit B. Slide deck showing images associated with project, used during the meeting.

CERTIFICATE OF APPROPRIATENESS

6. 126 Elm Street (06-004-00028)- COA-25-5

Petitioner: Signarama Worcester o/b/o Grace Christian Centre Church

Petition Purpose: Replace Sign

Mike Wood of Signarama, on behalf of Grace Christian Centre Church, participated virtually. Mr. Wood detailed plans to replace the current sign, attesting that the sign would not alter the original stonework.

Commissioner Northway asked for the proportions of the sign, which were found to be 69 inches wide with a total height of 5 feet.

Commissioner Northway and Commissioner Theerman expressed concern over the size and brightness of the electric sign. Woods suggested the church would be able to turn down the brightness of the sign.

Commissioner Northway asked if the sign could be made smaller. Michelle Johnstone suggested that the applicant propose to remove the top portion of the electric sign to eliminate some of the height. Mr. Wood agreed, stating that he would be able to put the text planned for that portion of the sign elsewhere on the bottom portion of the sign, between the stonework.

Commissioner Helnarski expressed her approval.

Public Comment: none.

Upon a motion made by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed to close public comment.

Upon a motion moved by Commissioner Theerman and seconded by Commissioner Helnarski, the Commission voted six (6) in favor and zero (0) opposed that the proposed sign as amended during the meeting would be appropriate for the Elm Park Neighborhood Local Historic District. Having received a majority affirmative vote, the motion passed and the Certificate of Appropriateness for 126 Elm Street was approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness application for 126 Elm Street, dated February 24, 2025, and received February 25, 2025.

Exhibit B. Slide deck showing images associated with project, used during the meeting.



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OTHER BUSINESS

- A. Policies & Procedures – *no discussion*.
- B. Liberty Farm opinion survey

Ms. Johnstone requested that the Commission take the Liberty Farm Local Historic District Community Input Survey.

- C. Call for Worcester Preservation Awards nominations

Ms. Johnstone requested that the Commission come up with nominations for the 2025 Worcester Preservation Awards to be discussed at next meeting, April 3.

COMMUNICATIONS

- A. Request for new letter of support for Massachusetts Historic Rehabilitation Tax Credit allocation for 70 Winter Street.

Todd Carter, a representative for 70 Winter Street, participated virtually. He provided an overview of the plans for the revitalization effort at 70 Winter Street.

Upon a motion made by Chair Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) opposed to provide a letter of support.

APPROVAL OF MINUTES- March 6, 2025.

Upon a motion made by Chair Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) opposed to approve the March 6, 2025, meeting minutes with a correction as noted by Commissioner Theerman.

ADJOURNMENT- The meeting was adjourned at approximately 6:30p.m.