



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

Thursday, February 10, 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: Devon Kurtz, Chair
Diane Long, Vice-Chair
Janet Theerman, Clerk
Randolph Bloom
Erika Helnarski, Alternate
Steven Taylor, Alternate

Commissioners Absent: Tomi Stefani

Staff Present: Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)
Stephen S. Rolle, Division of Planning & Regulatory Services (DPRS)

The February 10, 2022 Historical Commission meeting was held remotely

Call Commission to Order – 5:30 PM

Approval of Minutes – 1/13/2022, 1/20/2022, 1/27/2022

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 5-0 to approve the minutes of January 13, 2022. Commissioner Kurtz did not vote due to his absence at the January 13, 2022 meeting.

1/20/2022 – Held until a future meeting

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 6-0 to approve the minutes of January 27, 2022.

Old Business

Building Demolition Delay Waiver

1. 40 Plantation Street – HC-2021-065 (MBL 18-008-00005)

Jay Cox, owner, called in for the meeting. Mr. Cox stated that he is looking to replace the roof as it is failing.

Ms. Johnstone asked if the turret would be saved. Mr. Cox stated that it will be, and that it is pretty much the only portion visible from the street.

February 10, 2022

Commissioner Bloom stated that it may be a smaller expenditure to the owner to simply repair the roof. He also asked what the cost would be to replace with slate rather than asphalt. Mr. Cox stated it would be \$120,000.

The Commission discussed the condition of the existing roof.

Public Comment

Jonathan Ostrow of Worcester stated that he has a slate roof and he has never had any problem getting it fixed.

Ms. Johnstone described the limitations of demolition delay ordinances.

Matthew Fallon stated that he is a roofing professional and stated that slate roof repair is very difficult to do, and he believes that best thing to do with this project is to replace the entire roof with asphalt.

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 6-0 to close the Public Hearing portion of the meeting.

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted five (5) in favor and zero (0) opposed, with Chair Kurtz not voting due to his absence at the January 13, 2022 meeting, that the work proposed at 40 Plantation Street, consisting of replacing the existing slate roof with architectural shingles, except on the turret, where slates are to be repaired and retained, as described in the application and discussed at the meeting, 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 40 Plantation Street was thus approved.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated December 7, 2021 and received December 14, 2021.

Exhibit B. Photographs of interior of building showing water damage, received February 8, 2022.

New Business

Certificate of Appropriateness

2. 9 Montvale Road – HC-2022-002 (MBL 20-007-00031)

Sean Kidd from Kidd-Luukko Corporation called in for the meeting.

Mr. Kidd stated that there is two inches of moss growing on the roof and there is a hole in the roof and he would like to replace the roof before the building fails.

There was discussion on the roof material on the main house.

Public Comment

Jonathan Ostrow of Worcester asked if the shingles are 50 year guaranteed shingles. Mr. Kidd stated that it is lifetime, 50 years pro-rated, 50 years non pro-rated warranty in this case. Mr. Ostrow asked if that was a premium shingle, and asked if that type of shingle would be used around Worcester on other properties. Mr. Kidd stated that it was the industry standard shingle for roofing jobs, in line with 90%+ roofing jobs in the City.

Upon a motion made by Commissioner Long and duly seconded by Commissioner Theerman, the Commission voted 6-0 to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted six (6) in favor and zero (0) opposed, on a motion made and duly seconded that the proposed work, consisting of the following:

- Replace existing three-tab asphalt shingle roof on garage with new, charcoal colored architectural roofing system

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 vote, the motion passed and the Certificate of Appropriateness for 9 Montvale Road was thus approved.

List of Exhibits

Exhibit A. Certificate of Appropriateness & Building Demolition Delay Waiver application, dated December 23, 2021 and received January 11, 2022.

Building Demolition Delay Waiver

3. 69 West Street – HC-2022-003 (MBL 02-039-00022)

Attorney Jonathan Finkelstein along with Jianqing Luo & Peng Feng called in for the meeting.

Ms. Johnstone gave a review of the history of the building, which included a fire at the building and the fact that most of the home had been demolished without permission. She stated that the work will likely result in fines being levied by other departments, as the scope of the building permit was exceeded.

Mr. Rolle also briefly discussed the application, and voiced his frustration that the work had commenced without approval from the Historical Commission.

Commissioner Bloom noted that before the demolition of the building took place, the property had already been heavily altered. He stated that he would be comfortable letting other departments take punitive measures against the work. Commissioner Kurtz agreed.

Public Comment

No public comment.

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted 6-0 close the Public Comment hearing portion of the meeting.

Upon a motion made by Commissioner Long and seconded by Commissioner Theerman, the Commission voted six (6) in favor and zero (0) opposed that the demolition of 69 West Street was not subject to the Historic Buildings Demolition Delay Ordinance because the structure had been heavily altered and was no longer potentially eligible for listing in the State or National Registers. Having gained a unanimous vote, leave to withdraw without prejudice for the application was granted.

List of Exhibits

Exhibit A. Building Demolition Delay Waiver application, dated December 21, 2021, and received January 14, 2022.

4. 42 Kenwood Avenue – HC-2022-004 (MBL 22-018-00004)

Matt Fallon from Window Nation called on behalf of the homeowners. Mr. Fallon stated that the owners are looking to replace the windows with vinyl replacement windows.

Chairman Kurtz asked why the windows need to be replaced. Mr. Fallon stated the homeowners hoped to update the windows, as they are older.

Commissioner Taylor asked if they were original windows. Mr. Fallon stated that he was unsure. He believes they are at least 50 years old.

Ms. Johnstone stated that based on her observations that she believes the windows are original.

Commissioner Taylor asked if any thought had been put into repairing the windows. Mr. Fallon stated that it would be difficult.

Ms. Johnstone stated that she would recommend that this item be continued until the homeowner can be present for the meeting.

Upon a motion made by Commissioner Kurtz and seconded by Commissioner Theerman, the Commission voted 6-0 to continue the application to the February 24, 2022 Historical Commission meeting.

Communications

None

Other Business

- A. Commission officer annual elections.
Held until the next meeting.

Adjournment

Upon a motion made and duly seconded the Commission voted 6-0 to adjourn the meeting at approximately 6:26 p.m.