

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

Thursday, November 16, 2023

Worcester City Hall - Levi Lincoln Chamber,
with remote participation options available via Webex online at
<https://cityofworcester.webex.com/meet/historicalcommissionwebex> and
call-in number 415-655-0001 (Access Code: 1608081191).

Commissioners Present: Diane Long, Chair
Janet Theerman, Vice-Chair
Erika Helnarski
Donald Northway
Vanessa Andre, Alternate

Commissioners Absent: Devon Kurtz
Tomi Stefani
Steven Taylor, Clerk

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

Call Commission to Order – 5:30 PM

Approval of Minutes - None

Old Business

Certificate of Appropriateness

1. 16 Congress Street (03-026-00014) – COA-23-21

Petition Purpose: Approval of paint colors

Kahlil Lozoraitis, petitioner attended the meeting remotely and was seeking approval of green paint color for porch and trim.

Public comment: None

Upon a motion made by Chair Long and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 16 Congress Street, consisting of green paint color for the porch is appropriate for the Crown Hill Local Historic District. Having gained a unanimous affirmative vote, the motion passed, and a Certificate of Appropriateness was thus approved.

Exhibits

Exhibit A: Certificate of Appropriateness & Building Demolition Delay Waiver, submitted by Kahlil Lozoraitis, received September 27, 2023.

Exhibit B: Slides

2. 18 Haynes Street (08-036-00042) – BDDW-23-41

Petition Purpose: Replace roof from slate to asphalt

Luis Duran, property owner attended this meeting in person and was seeking approval of a roof replacement on his property from slate to asphalt.

Chair Long asks if his home insurance was able to give him a quote regarding the changes.

Commissioner Helnarski states that at the last meeting the commission asked for samples of the asphalt roof color sample. However, Mr. Duran was not able to provide a sample for the commission.

Ms. Johnstone noted that based on the provided estimates Mr. Duran would be replacing the roof to a regular black architectural shingle, something the commission has seen many times before. And clarifies that the commission does not have purview over color outside of the Historical District.

Public comment: Jonathan Ostrow introduced the possibility of repairing the slate roof which is a material that lasts from 100 to 200 years and believes the building is not old enough to require a complete roof replacement. Repair rather than replace.

Ms. Johnstone acknowledged that soft slates last from 75 to 100 years. The building was constructed in 1915 which means it is due for a replacement.

The property owner, Luis Duran states insurance would not cover the slate.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed to close public comment.

On a motion made by Chair Long and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed demolition at 18 Haynes Street, consisting of replacing a slate roof with an asphalt roof 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 a Building Demolition Delay Waiver was thus approved.

Exhibits

Exhibit A: Building Demolition Delay Waiver, submitted by Luis Duran, received October 12, 2023.

Exhibit B: Financial Hardship Supplement received November 15, 2023.

Exhibit C: Slides

New Business

Certificate of Appropriateness

3. 26 Newbury Street (06-006-00023) – COA-23-24

Petition Purpose: Air sealing & weatherization work

Trang Truong, participating remotely, stated that the purpose of the project is to conduct air sealing and weatherization work.

Chair Long highlighted that these repairs will not alter the exterior of this building.

The Commission did not have any questions for the applicant.

Public comment: None.

Upon a motion made by Chair Long and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 26 Newbury Street, consisting of air sealing and weatherization are appropriate for the Crown Hill Local Historic District. Having gained a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

Exhibit A: Certificate of Appropriateness, submitted by Trang Truong, received October 19, 2023.

Exhibit B: Slides

Certificate of Appropriateness & Building Demolition Delay Waiver

4. 42 Somerset Street (02-041-00075) – COA-23-25

Petition Purpose: Replace roof (retroactive)

Richard Luzzo, the property owner, attended the meeting in person, accompanied by his contractor.

The contractor stated that he replaced the roof and prior to replacing the roof they applied for the roof permit. Right after applying they started replacing the roof. He stated that he did not know that the property was in an historic district.

Chair Long said the owner spoke to Ms. Johnstone months prior and was informed that the property was historic and that they needed to come before the commission.

Ms. Johnstone said the permit was applied for, but they need the permit in hand, on site.

Chair Long said the owners spoke to the commission before.

Mr. Luzzo said he had conversations with the Commission about the siding and about their other house and he was not aware it was an historic home. In his understanding he believed this property became a historic home recently.

Ms. Johnstone stated that the local historic district was filed as a historic district as of October 5th, 2023. However, this property has been a historic home since the late 80s early 90s. Therefore, owners would have had to come to the commission for a building demolition delay waiver.

Commissioner Helnarski noted that the contractors did not wait for the roof permit to be approved or flagged before beginning the construction of the roof.

Chair Long said that the owners knew it was a historic home.

Ms. Johnstone stated that the permit was flagged within three to five days and then she found out the construction was already done.

Chair Long said that the commission has to decide whether or not they would have approved the removal of the slate and if they would have approved the new material, or if they would have not approved the removal and decide to fine the owner.

Chair Helnarski asked whether the owner would be fined or the contractor.

Ms. Johnstone explained that the owner would receive the fine and they could work something out through civil court or a mutual agreement.

Chair Long noted that the commission does not know the state of the slate roof before the removal. The only thing they were aware of was that the roof was replaced with an asphalt material.

Mr. Luzzo stated he purchased the home around 1998 -1999 and that same year they repaired some of the slates. However, later on it caused leaks along with other issues. The slate reached its 100-year mark which is exactly how long the slate is estimated to last. The roof was replaced with an architectural asphalt shingle and similar in color to the slate.

Ms. Johnstone said they told the owners that this entire property is an historic building and not just the siding of the property.

Ms. Johnstone suggested that Mr. Luzzo finds estimates for the potential cost of a slate roof replacement and should return to the commission after obtaining that information.

Upon a motion made by Chair Long and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed to continue the issue on December 21 with a deadline of constructive grant deadline of January 5.

5. 9 Ashland Street (03-029-00020) – COA-23-26

Petition Purpose: Demolish garage, enclose a porch, construct new flat roof addition for heat pump condensers, replace windows, doors & roof, paint house, paving & hardscaping work.

Gershon Gulko, lawyer, was present on behalf of the applicant, Adam Gaval, and attended the meeting in person. Mr. Gaval, the owner and also the contractor, then followed to further explain changes. He stated that he plans to demolish the garage to create more parking spaces, replace windows with simulated divided light vinyl windows, replace the front wooden door with an aluminum and glazed door that resembles the original door, and replace the slate roof with an asphalt shingle that appears as slate.

Public comment: None.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 9 Ashland Street, as fully described in the Certificate of Appropriateness application and as discussed at the meeting, are appropriate for the Crown Hill Local Historic District. Having gained a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

On a motion made by Vice-Chair Theerman and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed demolition at 9 Ashland Street, as stated in the above motion, 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 a Building Demolition Delay Waiver was thus approved.

Exhibits

Exhibit A: Certificate of Appropriateness & Building Demolition Delay Waiver, submitted by Adam Gaval, received October 25, 2023.

Exhibit B: Slides

6. 54 West Street (02-046-00052) – COA-23-27

Petition Purpose: Replace windows.

Ying Rizika attended the meeting in person and stated that the project is to replace the property's windows with aluminum clad windows.

Public comment: None.

Upon a motion made by Chair Long and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 54 West Street, as fully described in the Certificate of Appropriateness application and as discussed at the meeting, are appropriate for the Elm Park Local Historic District. Having gained a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

Exhibits

Exhibit A: Certificate of Appropriateness & Building Demolition Delay Waiver, submitted by Ying Rizika, received October 26, 2023.

Exhibit B: Slides

7. 60 William Street (02-040-00074) – COA-23-28

Petition Purpose: Replace windows

Ying Rizika attended the meeting in person and stated that the project is to replace the windows with six over six to match what is currently there, but in black.

Public comment: None.

Upon a motion made by Chair Long and seconded by Commissioner Northway, the Commission voted five (5) in favor and zero (0) opposed that the proposed changes at 60 William Street, as fully described in the

Certificate of Appropriateness application and as discussed at the meeting, are appropriate for the Elm Park Local Historic District. Having gained a unanimous affirmative vote, the request for a Certificate of Appropriateness was approved.

Exhibits

Exhibit A: Certificate of Appropriateness & Building Demolition Delay Waiver, submitted by Ying Rizika, received October 26, 2023.

Exhibit B: Slides

Communications

None

Other Business

A. 100 Chandler St Status Update

This item was taken out of order at the beginning of the meeting.

Patrick Sullivan, property owner stated that he is waiting for the front custom windows to come in. The time when windows will arrive is unknown. All other work has been completed. Property owner will return January 18th once windows are installed.

ADJOURNMENT

Upon a motion by Chair Long, the Commission voted five (5) to zero (0) to adjourn the meeting at approximately 6:51 p.m.