

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

July 8, 2021

CITY HALL*

Commission Members Participating: Devon Kurtz, Chair
Diane Long, Vice-Chair
Janet Theerman, Clerk
Randolph Bloom
Tomi Stefani
Steven Taylor
Erika Helnarski, Alternate

Commission Members Not Participating: Mark Wamback

Staff Members Participating: Michelle Johnstone, Division of Planning & Regulatory Services
Stephen Rolle, Division of Planning & Regulatory Services

This Worcester Historical Commission meeting will be held in-person at the date, time, and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer:
<https://cow.webex.com/meet/historicalcommissionwebex> or
- Call **415-655-0001 (Access Code: 1608081191)** for the Historical Commission.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/historical-commission>.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to submit written comments in advance of the meeting, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: interpretation requests must be received no later than 48 hours in advance of the meeting.

CALL COMMISSION TO ORDER – 5:30 PM

APPROVAL OF MINUTES – JUNE 24, 2021 – HELD

OLD BUSINESS

Certificate of Appropriateness & Building Demolition Delay Waiver

1. 8–10 Regent Street – HC-2021-032 (MBL 20-014-00007)

Petitioner: Massachusetts Gamma Sigma Alumni Association
Year Built: 1903
Historic Status: MACRIS listed; State Register of Historic Places; Massachusetts Avenue Local Historic District, known historically as the Anjeanette Kenney Smith–James E. Wesson House and later as the Alpha Tau Omega Fraternity House

Petition Purpose:

- Replace roof

Steve Gale from Massachusetts Gamma Sigma Alumni Association appeared on behalf of the application along with other representatives who were working on the roof replacement project.

Mr. Gale showed via PowerPoint the current conditions of the roof, the product that they would like to replace it with, and provided costs estimates for the repairs, which were as follows:

- Repair of slate - \$73,393
- New slate roof which would last 100 years - \$110,000 to 120,000
- Metal shingle roof which would last 100 years - \$70,950

Mr. Gale presented some of the materials proposed for the roof to the Commission.

The Commission and the applicant reviewed how the work would be done, other types of materials that could be used and the costs estimates for the different proposals and whether an economic hardship would be warranted. A brief discussion was held between the Commission and staff as to what constitutes economic hardship.

Public Comment

Yda Filiberti stated that she hopes that the best looking product will be used on the roof as she lives behind the property and hopes the look of the building can be preserved.

Upon a roll call vote the Commission voted 4-0 to close the Public Hearing portion of the meeting.

The Commission voted two (2) in favor and two (2) opposed, on a motion made and duly seconded, with Commissioners Bloom and Kurtz being the yeas and Commissioners Long and Theerman being the nays, that the issuance of demolition approval for the proposed work, consisting of Replacing the existing slate roof at 8 Regent Street with an embossed slate Midnight Series aluminum shingle roofing system with shingle size and lap to match existing, is necessary to avoid an undue economic hardship on the property owner. Having failed to gain a majority vote, the motion failed and the Certificate of Hardship for 8 – 10 Regent Street was thus **denied**.

NEW BUSINESS

Certificate of Non-Applicability

2. 21 Monadnock Road – HC-2021-037 (MBL 20-004-00010)

Petitioner: Jarrett and Hillary Allebach

Year Built: ca. 1906

Historic Status: MACRIS listed; State Register of Historic Places; Local Historic District

Petition Purpose:

- Repaint house in the existing colors

Jarret Allebach appeared upon behalf of the application. He stated that he is looking to repaint the house in the exact same colors.

Public Comment

No public comment.

Upon a motion made and duly seconded the Commission voted 5-0 to close the Public Hearing portion of the meeting.

Upon a motion made and duly seconded the Commission voted five (5) in favor and zero (0) opposed, on a motion made and duly seconded to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes ordinary maintenance or repair of exterior architectural features and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

COMMUNICATIONS

- A. Section 106 invitation to comment on antenna work at 67 Millbrook Street.

Upon a motion made and duly seconded the Commission voted 6-0 to decline comment on the project.

- B. MHC comments regarding pending National Register nomination for YWCA of Worcester at One Salem Square.

No comment.

- C. Section 106 findings regarding 100 Front Street.

No comment.

- D. Correspondence from the MHC to the NPS containing a cover letter and National Register nomination form for St. Joseph's Home for Working Girls.

No comment.

ADJOURNMENT

Upon a motion made and duly seconded the Commission voted 6-0 to adjourn the meeting at 6:36 p.m.