

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

July 23, 2009

**WORCESTER CITY HALL, 455 MAIN STREET, WORCESTER
ESTHER HOWLAND ROOM (3RD FLOOR, ROOM 302)**

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
Timothy McCann
James Crowley
Janet Merrill
Michael Theerman

Staff Present: Luba Zhaurova, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Schneider called the meeting to order at 5:35 P.M.

APPROVAL OF MINUTES

Minutes from the July 9, 2009 meeting were accepted as amended.

NEW BUSINESS

Commissioner Theerman recused himself.

- 1. 9 Regent Street (HC-2009-039)** – Certificate of Appropriateness and Building Demolition Delay Waiver: Robert Longden, representative for American Antiquarian Society, petitioner, is seeking to 1) demolish the existing garage, 2) restore the wrap-around porch, 3) restore the front entry to its original design, 4) add a 560 square foot addition in the rear of the structure by removing the laundry room and second floor porch, 5) remove and replace existing siding with red cedar shingle siding, 6) remove and replace asphalt shingle roof with architectural shingles and 7) install new Marvin wood windows with muntin pattern matching existing window pattern. Mr. Longden indicated that he has sent a letter to the Commission dated July 21, 2009 requesting withdrawal of the (7) petition to install new Marvin wood windows with muntin pattern matching existing window pattern stating the reason that the window portion of the petition was separately reviewed and voted on by the Historical Commission on June 11, 2009. Chair Schneider asked Ms. Zhaurova and she clarified that this petition is not an amendment to the previously approved petition on June 24, 2008, but a re-application.

The Commission decided to vote on the petitioner's requests separately.

Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 5-0 that 1) demolition of the existing garage, 2) restoration of the wrap-around porch, 3) restoration of the front entry to its original design, 4) addition of a 560 square foot addition in the rear of the structure by removing the laundry room and second floor porch, 5) removal and replacement of the existing siding with red cedar shingle siding, and 6) removal and replacement of the asphalt shingle roof with architectural shingles, noting the exclusion of installation of new Marvin wood windows with muntin pattern matching existing window pattern, are appropriate and compatible with the preservation and protection of the Massachusetts Avenue Historic District as it relates to the historic and architectural value and significance of the site and structure, and approved a Certificate of Appropriateness for the following exterior work:

- 1) demolish the existing garage,
- 2) restore the wrap-around porch,
- 3) restore the front entry to its original design,
- 4) add a 560 square foot addition in the rear of the structure by removing the laundry room and second floor porch,
- 5) remove and replace existing siding with red cedar shingle siding,
- 6) remove and replace asphalt shingle roof with architectural shingles

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed demolition to 1) demolish the existing garage, 2) restore the wrap-around porch, 3) restore the front entry to its original design, 4) add a 560 square foot addition in the rear of the structure by removing the laundry room and second floor porch, 5) remove and replace existing siding with red cedar shingle siding, 6) remove and replace asphalt shingle roof with architectural shingles and 7) install new Marvin wood windows with muntin pattern matching existing window pattern would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 to approve the applicant's request to Leave to Withdraw the petition regarding installation of new Marvin wood windows with muntin pattern matching existing window pattern.

Commissioner Theerman joined the Commission.

Commissioner Crowley recused himself.

2. **190 Salisbury Street (HC-2009-040)** – Certificate of Appropriateness and Building Demolition Delay Waiver: Robert Longden, representative for American Antiquarian Society, petitioner, is seeking to 1) renovate portions of the Goddard-Daniels House and

construct a 1600 square foot handicapped accessible addition connecting the Goddard-Daniels House to the Carriage House; 2) repair or replace windows with Marvin wood double-hung to match existing muntins and sills; 3) replace asphalt shingles with architectural shingles; 4) install copper roofing on new entryways and 5) construct an 18-space parking lot with access to Park Avenue and a driveway with 5 parking spaces. Mr. Longden asked to amend the petition with respect to window replacement and stated that the petitioner only intend to repair and restore the windows. Joan Hart, Worcester resident, stated that a 18-space parking lot is not appropriate to the residential neighborhood in which it is located. Chair Schneider responded that the Commission has reviewed this petition a year ago and determined that the proposed house restoration and the parking lot are not detrimental to its surroundings, and that the parking lot is sufficiently shielded from the street by landscaping. Additionally, he noted, the property is bordering institutional uses and is surrounded by many business uses.

Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner McCann and seconded by Commissioner Theerman, the Commission voted 5-0 that 1) renovation of the portions of the Goddard-Daniels House and construction of an 1600 square foot handicapped accessible addition connecting the Goddard-Daniels House to the Carriage House; 2) repair of the windows; 3) replacement of the asphalt shingles with architectural shingles, 4) install copper roofing on new entryways and 5) construct an 18-space parking lot with access to Park Avenue and a driveway with 5 parking spaces, are appropriate and compatible with the preservation and protection of the Massachusetts Avenue Historic District as it relates to the historic and architectural value and significance of the site and structure, and approved a Certificate of Appropriateness for the following exterior work:

- 1) renovate portions of the Goddard-Daniels House and construct an 1600 square foot handicapped accessible addition connecting the Goddard-Daniels House to the Carriage House;
- 2) repair of the windows;
- 3) replace asphalt shingles with architectural shingles,
- 4) install copper roofing on new entryways,
- 5) construct an 18-space parking lot with access to Park Avenue and a driveway with 5 parking spaces.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner McCann and seconded by Commissioner Constantine, the Commission voted 5-0 that the proposed demolition to 1) renovate portions of the Goddard-Daniels House and construct an 1600 square foot handicapped accessible addition connecting the Goddard-Daniels House to the Carriage House; 2) repair the windows; 4) install copper roofing on new entryways and 5) construct an 18-space parking lot with access to Park Avenue and a driveway with 5 parking spaces would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

Commissioner Crowley rejoined the Commission.

3. **17-19 Congress Street (HC-2009-041)** – Building Demolition Delay Waiver: Michael Gambodelle, representative for Nan Rubens, petitioner, is seeking to remove and replace rotted front porch floor with mahogany floor boards. Commissioner Crowley asked if the current floor boards are made of mahogany. Mr. Stevenson said he is not sure, because the floor boards have many layers of paint on them. Commissioner Theerman if the petitioner is planning to paint the new boards. Mr. Stevenson stated yes. Commissioner Theerman asked if the railings will remain, to which Mr. Stevenson said yes.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 6-0 that the proposed demolition to remove and replace the rotted front porch floor with mahogany floor boards would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

4. **15 Trowbridge Road (HC-2009-042)** – Building Demolition Delay Waiver: John Wadsworth, representative for Mr. & Mrs. Herman Servatius, petitioners, is seeking to remove a front addition to the house and construct a 595 square foot greenhouse. Chair Schneider noted that he believes a more precise term for the addition would be conservatory, not a greenhouse. Chair Schneider stated that the picture provided with the application was not that of the house and therefore created some confusion. Commissioner Merrill asked when the original addition was built. Mr. Wadsworth said that he estimates it to be around 1950s or 1960s. Mr. Wadsworth indicated that the proposed space would be a multi-function room used as an entertaining and office space. Commissioner Crowley asked what kind of windows would be installed on the greenhouse. Mr. Wadsworth responded that the proposed windows will be Marvin windows, some of which would be operable, and they would be wood on inside, and clad on the outside. He added that the roof of the addition would be a green roof with succulent plants. Chair Schneider asked to clarify whether or not the existing addition has historical significance. Mr. Wadsworth responded that it is a concrete block addition, and that it does not have a basement matching to the house's basement, which further proves that it was not built at the same time as the house. Commissioner Theerman stated that he likes the proposal.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 6-0 that the proposed demolition to remove a front addition and construction of a 595 square foot greenhouse would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

5. **6 Crown Street (HC-2009-043)** – Building Demolition Delay Waiver: Jim Marcotte, representative for Honee A. Hess, petitioner, is seeking to install two vents on the north side of the structure, close an existing window on the west side of structure, leaving the sash and removing a cellar door and adding a stone sill. Chair Schneider stated that the

window in the rear of the house is not visible from the street. The applicant stated that the door will be replaced with a replica door. Chair Schneider noted for the record that the cellar door will be removed and replaced. Commissioner McCann asked if the window to be closed is original to the structure. Mr. Marcotte responded that it was installed in the 1980s and therefore is not original.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 6-0 that the proposed demolition to install two vents on the north side of the structure, close an existing window on the west side of structure, leaving the sash and removing a cellar door and adding a stone sill would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

6. **53 Elm Street (HC-2009-044)** – Building Demolition Delay Waiver: The petitioner was not present for the hearing. Ms. Zhaurova stated that constructive grant deadline is August 15th, which is two days after the next Historical Commission meeting on August 13th. Commissioner Merrill stated that she does not feel there is enough information to consider the petition without representation. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 6-0 to postpone the petition to August 13th meeting.

OTHER BUSINESS

Certified Local Government: Ms. Zhaurova has informed the Commission that she will be working on completing a Certified Local Government annual report for the Massachusetts Historical Commission and that she will be contacting the Commissioner for their updated resumes.

2 Grove Street, Worcester Vocational Technical High School (historically known as the Worcester Industrial Technical Institute): The Commission was not sure if the additions to the historic building have historic significance. Ms. Zhaurova said that she will e-mail the entire proposal to the Commissioners for their review. The Commission has postponed review of this project until August 13th meeting.

25 W. Chester Street – Worcester Mercy Center: Commissioner Theerman stated that the Mercy Center serves people with mental retardation. Commissioners Crowley and Theerman agreed that they do not think the proposed telecommunications facility installation would negatively affect the building. The Commission voted 6-0 to write a letter saying that the Commission has no objections to the project.

OTHER BUSINESS

Adjournment: The Commission voted 6-0 to adjourn the meeting at 6:30 P.M.