

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

**February 14, 2008
CHASE BUILDING, 44 FRONT STREET, WORCESTER
SUITE 300 – CONFERENCE ROOM**

Commission Members Present: Peter Schneider, Chair
Thomas Constantine, Vice- Chair
Michael Theerman
Janet Merrill

Staff Present: Judy Stolberg, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Schneider called the meeting to order at 5:30 P.M.

APPROVAL OF THE MINUTES

The minutes from the January 24, 2008 meeting were accepted.

NEW BUSINESS

- 1. 108 Beacon Street (HC-07-63) – Building Demolition Delay Waiver:** Marsha Harris and Charles Wilder, owners of the property, stated they are seeking a Building Demolition Delay Waiver to (a) Repoint brick; (b) Remove and replace 22 rectangular windows with aluminum windows; (c) Replace 7 fanlight windows with aluminum windows. Chair Schneider reminded them to match the mortar. Regarding the fan windows, Chair Schneider asked if they were single panes or divided. Mr. Wilder said they were single pane wood windows. Mr. Theerman stated his opinion that with a decorative top, there should be a one pane bottom. Mr. Constantine asked if they would agree to consider recreating the original windows. Mr. Wilder said they would install muntins to create patterns consistent with the original. Upon reviewing the petition submitted to: (a) Repoint brick; (b) Remove and replace 22 rectangular windows with aluminum windows; (c) Replace 7 fanlight windows with aluminum windows, and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and approved the Building Demolition Delay Waiver with the condition that the characteristics of the 7 windows in the front of the building be retained as close to original as possible.

- 2. 6 Hitchcock Road (HC-08-01) – Building Demolition Delay Waiver:** Denis Giorgione, representative from A.M. Installation, Inc., stated Jose Vasquez, owner of the property is seeking a Building Demolition Delay Waiver to install insulation and vinyl siding. Mr. Giorgione said almost all of the houses in the area have vinyl siding. Chair Schneider indicated that the feature that makes this house historic is the shingles. Mr. Theerman stated his opinion that it would be less expensive to repair the shingles than to install the vinyl siding and the home would lose value with vinyl siding installed. Mr. Giorgione estimated that it would cost three times as much to repair, replace and repaint the shingles. Mr. Theerman asked if the cornice brackets would be removed and Mr. Giorgione responded that they would be removed. Chair Schneider said it is the charge of the Commission to maintain the historic look of Worcester and suggested Mr. Vasquez consider alternatives. Commissioner Constantine said he thought vinyl siding would be less costly because of the condition of the shingles. He advised Mr. Vasquez that if he has an undue economic hardship and presents the Commission with proof, the Commission would consider it. Ms. Stolberg informed the Chair that because of a constructive grant issue, the Commission needs to take action today. Upon reviewing the petition submitted to install insulation and vinyl siding, and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 1-2-1 (Commissioner Constantine voted yes; Commissioner Merrill and Chair Schneider voted no; Commissioner Theerman abstained) that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester. The motion failed, therefore, the Building Demolition Delay Waiver was denied. Chair Schneider advised Mr. Vasquez that he could reapply at any time to either repair the shingles or show undue economic hardship or he could wait one year and install the vinyl siding without any further input from the Commission.
- 3. 1 Oxford Place (HC-08-02) – Building Demolition Delay Waiver:** Darlene Domian, owner of the property is seeking a Building Demolition Delay Waiver to (a) Install new rear windows in place of back porch doors; (b) Install new front and side railings consistent with front railings; (c) Repair cedar clapboard where needed and repair gaps to prevent water damage; (d) Replace windows that have not been replaced yet; (e) Install new exterior porch lights; (f) Replace 4 broken exterior doors with stylistically consistent doors; and (g) Repaint with historic color scheme. Chair Schneider indicated that the Commission doesn't care about the work proposed in the back of the house. Ms. Domian said the windows to be replaced are on the first floor and will be 2 over 1. She said the existing windows are not heat efficient. Chair Schneider asked if they could repair the porch windows since they appear to be original. Commissioner Theerman said he didn't think 2 over 1 windows were original. Commissioner Constantine said he preferred to see the windows matched to the other windows replaced previously. Chair Schneider said vinyl windows stand out because of the stark white color. Commissioner Constantine said that could be mitigated by painting the trim, perhaps in an off-white color. Commissioner Merrill asked if the front doors could be repaired rather than replaced because they were beautiful doors. Sam Khoury, contractor for Ms. Domian, said they were cracked but

with a lot of work they could be saved. Chair Schneider reiterated his request that the porch windows be repaired rather than replaced in order to maintain a thread to the past. Upon reviewing the petition submitted to (a) Install new rear windows in place of back porch doors; (b) Install new front and side railings consistent with front railings; (c) Repair cedar clapboard where needed and repair gaps to prevent water damage; (d) Replace windows that have not been replaced yet; (e) Install new exterior porch lights; (f) Replace 4 broken exterior doors with stylistically consistent doors; and (g) Repaint with historic color scheme, and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved with the condition that the porch windows be repaired rather than replaced and the front doors be repaired rather than replaced.

OTHER BUSINESS

Local Historic District Study Committee Discussion/Update: Chair Schneider reminded the Commissioners that the public hearing for the expansion of the Montvale Local Historic District is on February 28, 2008.

Chair Schneider adjourned the meeting at 7:10 P.M.