

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

**OCTOBER 26, 2006
418 MAIN STREET, SUITE 400**

Commission Members Present: Peter Schneider, Chair
Thomas Johnson
Michael Theerman
Thomas Constantine
Sally Jablonski
Thomas Conroy
Nicholas Plante

Staff Present: Lara Bold, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Upon a motion by Commissioner Conroy and seconded by Commissioner Sherman, it was voted 4-0 by Commissioners Conroy, Sherman, Schneider, and Plante to approve the October 12, 2006 amended minutes.

UNFINISHED BUSINESS

- 1. 17 Southgate Place/Armory Building:** Timothy McGourthy, Director of Economic Development, informed the Commission that an engineer from Consigli construction had assessed the possibility of weatherizing the roof. He stated that to completely weatherize the roof would be cost-prohibitive for the project (approximately \$50,000). Commissioner Johnson inquired if it would be possible to protect the structure by applying polyethylene on the interior. He also stated that the cost of such measures would be significantly less than \$50,000, approximately a few thousand dollars. Mr. McGourthy stated that the interior of the northern section was not in good condition. Commissioner Johnson stated that he believed the interior was intact from the northerly section of the building and suggested that by installing a vertical membrane using a polyethylene, the building interior would be substantially protected during the winter months. Mr. McGourthy stated that even with polyethylene, water would be able to travel throughout the building. Commissioner Schneider indicated that installing a such a bulkhead and berm may be helpful. He also stated that it would be difficult to argue for a future demolition waiver based on economic hardship if no efforts were taken to maintain

the current state of the building. Mr. McGourthy stated that the building was already in a state of disrepair. Commissioner Theerman stated that the installation of an effective barrier may require breaking the existing floor. Commissioner Johnson stated that installing a vertical membrane draped from the roof edge could significantly reduce weather-related damages to the building during the winter. Mr. McGourthy stated that he would seek further advice from Consigli and other parties, if necessary, on the possibility of installing an internal membrane and/or protection for the roof. He stated that installation of tarps would require large equipment since the roof is not strong enough to bear the weight of installation equipment. Mr. McGourthy assured the Commission that a fair and impartial assessment would be conducted. Commissioner Theerman inquired as to the likelihood of reuse of all or portions of the buildings. Mr. McGourthy stated that a potential developer is interested in reusing portions of the stone building and possibly portions of the wall from the northern section as part of a proposed residential development.

2. **Law Department Requests:** Ms. Bold informed the Commission that there were no new updates from the Law Department regarding the draft guidelines or special assessments.
3. **MACRIS listed Properties:** Commissioner Jablonski noted that 19-21 Blackstone River Road were not noted in the changes to the list of MACRIS listed addresses in the Quinsigamond Village / Rt. 146 area.

NEW BUSINESS

PUBLIC HEARINGS:

1. **1 College Street (HC-06-28):** John Lapomardo and Jeremy Oberc, representatives for the petitioner and owner of the property, College of the Holy Cross, presented the petition. Mr. Oberc informed the Commission that Haberlin Hall was constructed in 1958. He stated that the building reflects a mixture of architectural styles as does the campus which contains examples of Italian Renaissance, Mill, and Empire styles. He also stated that a 100,000 square foot addition would be added to Haberlin Hall that would mimic various existing campus architectural elements as well as the campus color palette. Mr. Oberc stated that all the windows on Haberlin Hall would be replaced and that twelve new windows would be added onto the two currently windowless walls. He informed the Commission that the windows would be solid stock aluminum of the same dimensions, that the muntin [sic] pattern would be mimicked, and that the muntin [sic] color would be dark bronze. He also stated that windows in the office portion of the building will open but windows in the laboratories will not. Mr. Oberc indicated that the existing vents will be in filled with matching brick. He also informed the Commission that the new addition will have patina copper. Commissioner Schneider asked Mr. Oberc to clarify the statement on the architectural plans dated August 10, 2006 which stated that windows would be removed. Mr. Oberc stated that windows would not be removed. Upon a motion by Commissioner Constantine and seconded by Commissioner Theerman, the Commission found that the demolition associated with the proposed exterior work would

not be detrimental to the architectural or historical resources of the City of Worcester and approved the Building Demolition Delay Waiver 6-0 for the proposed work as shown on the plans dated August 10, 2006, prepared by Einhorn, Yaffee, and Prescott Architecture and Engineering, submitted on file with the City of Worcester.

2. **22 Russell Street (HC-06-29):** Edward and Jessica Hawes, petitioners and owners for the property, presented the petition. Mr. Hawes informed the Commission that the structure was built in the 1890s and was originally designed as a two-family dwelling and was later converted to a three-family dwelling. He indicated that the addition of a porch would provide the necessary second means of egress for the third floor dwelling. Mr. Hawes stated he did not know if the porch was original to the structure and that the new porch would extend seventeen inches further into the side yard setback. Ms. Hawes stated that the spindles will have to be replaced to meet height regulations. Chair Schneider suggested turned balusters and also stated that the pressure treated wood should be painted. Commissioner Johnson welcomed the applicants to the neighborhood. Costa Manarkas, an abutter, stated he did not have any objections to the proposed porch. Upon a motion by Commissioner Conroy and seconded by Commissioner Johnson, the Commission found that the demolition associated with the proposed exterior work as presented would not be detrimental to the historical or architectural resources of the City and approved the Building Demolition Delay Waiver 6-0 with the condition that the replacement spindles be turned spindles and that the pressure treated wood be painted within a year.

OTHER BUSINESS

1. **160 Woodland Street – Proposed Telecommunications Co-location Facility:** Chair Schneider stated that the structure already has several gables, angles, and panels that the proposed antennae would not be noticeable. Upon a motion by Commissioner Johnson and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed telecommunications co-location facility would have no adverse visual or architectural effect on the abutting historical properties.
2. **Meeting Schedule:** Ms. Bold gave the Commission members a copy of the draft meeting schedule and asked that they inform staff of any potential conflicts.

ADJOURNMENT

Chair Schneider adjourned the meeting at 7:00 p.m.