

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

**NOVEMBER 8, 2007
CHASE BUILDING, 44 FRONT STREET, WORCESTER
SUITE 300 – CONFERENCE ROOM**

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

Staff Present: Judy Stolberg, Planning and Regulatory Services
Joel Fontane, Planning and 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 James Crowley and seconded by Janet Merrill, the Commission voted 5-0 to approve the minutes from the October 25, 2007 meeting as amended.

NEW BUSINESS

- 1. 12 & 12½ Goulding Street (HC-07-42) – Building Demolition Delay Waiver:** 14 & 14½ Goulding Street (HC-07-43) was taken contemporaneously. James Girourd stated he was seeking a Building Demolition Delay Waiver to add a new layer of vinyl siding to the entire structure at both addresses. He said currently the structures have asbestos siding. Chair Schneider asked if the mansard will remain and Mr. Giourd's siding contractor said yes. Ms. Merrill asked if the cornice brackets will remain. The contractor replied that they are rotted. Ms. Merrill asked if they could be repaired. Mr. Girourd said it would be very expensive to repair or replace them. Mr. Constantine said that the historic character of the house had changed so much already, he didn't feel the brackets were important. Upon reviewing the petition submitted for the addition of a new layer of vinyl siding to the entire structure and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Theerman, the Commission voted 5-0 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.

2. **14 & 14½ Goulding Street (HC-07-43) – Building Demolition Delay Waiver:** See item #1. Upon reviewing the petition submitted for the addition of a new layer of vinyl siding to the entire structure and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 4-1 (Janet Merrill voted no) 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.

3. **6 Castle Street (HC-07-44) – Building Demolition Delay Waiver:** 8 Castle Street (HC-07-45), 10 Castle Street (HC-07-46) and 12 Castle Street (HC-07-47) were taken contemporaneously. Frank Zitomersky, representative of Castle Street Neighborhood Development Corporation, stated it is seeking a Building Demolition Delay Waiver to do the following work on all four sites: (a) restore existing mansard; (b) replace windows with 2 over 1; (c) remove all aluminum trim at windows and roof and replace with painted (three colors) wood trim; (d) rebuild entrance porch; and (e) erect granite bollards with wrought iron fencing. He said the mansard roofs would be restored to original construction. He said each address would be a multi-family residence with one owner for each address. Chair Schneider expressed concern regarding the matching of the old mortar to the new mortar. Mr. Zitomersky said they had used a gray-tinted mortar on another project and it had worked well. However, he said they were not going to match the existing mortar. Commissioner Theerman said the mortar would look similar as it weathered over the years. He also said the project would be a plus for the City, particularly as it relates to historical restoration. Upon reviewing the petition submitted for (a) restoring existing mansard; (b) replacing windows with 2 over 1; (c) removing all aluminum trim at windows and roof and replacing with painted (three colors) wood trim; (d) rebuilding entrance porch; and (e) erecting granite bollards with wrought iron fencing, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 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.

4. **8 Castle Street (HC-07-45) – Building Demolition Delay Waiver:** See item #3. Upon reviewing the petition submitted for (a) restoring existing mansard; (b) replacing windows with 2 over 1; (c) removing all aluminum trim at windows and roof and replacing with painted (three colors) wood trim; (d) rebuilding entrance porch; and (e) erecting granite bollards with wrought iron fencing, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 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.

5. **10 Castle Street (HC-07-46) – Building Demolition Delay Waiver:** See item #3. Upon reviewing the petition submitted for (a) restoring existing mansard; (b) replacing windows with 2 over 1; (c) removing all aluminum trim at windows and roof and replacing with painted (three colors) wood trim; (d) rebuilding entrance

porch; and (e) erecting granite bollards with wrought iron fencing, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 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.

- 6. 12 Castle Street (HC-07-47) – Building Demolition Delay Waiver:** See item #3. Upon reviewing the petition submitted for (a) restoring existing mansard; (b) replacing windows with 2 over 1; (c) removing all aluminum trim at windows and roof and replacing with painted (three colors) wood trim; (d) rebuilding entrance porch; and (e) erecting granite bollards with wrought iron fencing, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 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.
- 7. 23 Dix Street (HC-07-48) – Building Demolition Delay Waiver:** Armand Belanger and Kenneth Davis, owners of the property, stated that they were seeking a Building Demolition Delay Waiver to do the following work on site: (a) seal off permanently the six window openings located on the rear side of the building; and (b) re-side the six openings with wood shingles. Upon reviewing the petition submitted for the (a) sealing off permanently the six window openings located on the rear side of the building; and (b) re-siding the six openings with wood shingles, and all evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, the Commission voted 5-0 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.
- 8. 244 Park Avenue (HC-07-49) – Building Demolition Delay Waiver:** David Cole, contractor for the project, stated that they were seeking a Building Demolition Delay Waiver to do the following work on site: (a) replace the footing to support sinking column and truss. He said the structure is sitting on a peat bog and has been sinking steadily over the years. Chair Schneider asked if it would be jacked up and Mr. Cole said they cannot do that because over the years as the structure sank, interior piping has sagged as well and jacking up the structure would cause pipes to burst. He did say that they hoped to accomplish their goal by working mostly from inside the structure. Chair Schneider said the actual work was to the extension rather than the main building so it didn't have a great deal of historic value. Commissioner Theerman asked if the bricks to be removed would be re-used and Mr. Cole responded that it would be less costly to remove the brick in the work area and side it to the foundation. When Commissioner Theerman said it would look funny to have the siding to the foundation in that one small area, Mr. Cole said he would most likely side the extension up to the pink door which would be more aesthetically correct. Upon reviewing the petition submitted for the replacement of the footing to support a sinking column and truss, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the

Commission voted 5-0 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.

- 9. 38 Woodford Street (HC-07-50) – Building Demolition Delay Waiver:** Georgios Tsikalas, representing Ervin Kulenica, owner of the property, stated that Mr. Kulenica was seeking a Building Demolition Delay Waiver to do the following work on site: (a) remove and replace the roof; and (b) add synthetic vinyl siding to the structure. Chair Schneider asked if they planned on putting the siding over the shingles. Artan Ameraj said the shingles are asbestos and yes the siding would be put over the shingles. Chair Schneider said the porches had historical characteristics that he would like to see maintained. He asked if they planned to enclose the porches. Mr. Kulenica said he wanted to have the house match others on the street with vinyl siding and enclosed porches. Chair Schneider said it was possible the Commission could decide the shingles are important and should be retained. He then asked if the trim would remain and Mr. Kulenica responded that it would not because it contained lead paint. Chair Schneider then explained that should the Commission find that the shingles have historic significance and covering them with siding would be detrimental to the historical or architectural resources of the City, there would be no waiver and the owner would have to wait one year before he could do the work. He also explained that the owner could claim an economic hardship but would have to provide the Commission with comparative costs for repairing the shingles versus siding the structure. Mr. Tsikalas asked if the Commission could act on the roof portion of the work. Upon reviewing the petition submitted for the removal and repair of the roof, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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 for the roof work only. Upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the hearing was continued to December 13, 2007 to allow the applicant time to obtain estimates for siding and re-shingling to see if there is an economic hardship.

- 10. Local Historic District Study Committee Discussion/Update:** Mr. Fontane presented to the Commission the Draft Montvale Local Historic District Expansion Preliminary Report. By way of background information, he said the Montvale Local Historic District was established in 1993 and is listed on the National Register of Historic Places and the Massachusetts Register of Historic Places. He said the district represents one of the early planned residential developments in the City with most of the homes built between 1895 and 1932. He stated its prominent characteristics include a suburban residential nature, curved streets and landscaping and that the intent of the development was to create a suburban style residential neighborhood within the City. He said a key aspect of preserving the character of the district is the undeveloped land in close proximity to historic properties, particularly those areas visible from public ways. He continued that the inclusion of these areas ensures that development that could directly impact both the district's residential character and,

thus, the historic resources of the district, is reviewed by the Commission. To achieve this goal and provide regulatory consistency, he said, parcels held in common ownership should be regulated similarly when the only frontage is located within the Montvale Local Historic District. He said this policy calls for the expansion of the district to include the following parcels:

<u>STREET ADDRESS</u>	<u>MBL</u>
One Montvale Road	20-007-00025
13A Montvale Road	20-007-0005B
190 Salisbury Street	20-007-00013
15 Monadnock Road	20-004-09+5A
28 Monadnock Road	20-002-07+08
34 Monadnock Road	20-002-00009

Mr. Fontane stated that, should the Commission vote to forward the report to the Massachusetts Historical Commission for review, he would also ask that the Commission vote to authorize staff to create the legal description, maps and any documentation required by the Massachusetts Historical Commission to make the submission complete as well as authorize the Chair to sign a cover letter transmitting the report. He informed the Commission that there was some confusion with two properties having the same address but different MBL's. However, he said there is no confusion in the report and he will speak with the Assessor's Office regarding the two properties. In any case, he said that if the expansion is enacted by the City Council, it will be the map of the boundaries that gets recorded at the Worcester District Registry of Deeds as the official record.

Mr. Fontane referenced a letter from R. Chandler Lyell to Chair Schneider stating his opposition to the expansion to include his property and a letter from Attorney Robert Longden, representative for the American Antiquarian Society, reiterating his testimony in opposition from previous meetings.

Chair Schneider advised those in attendance that this was not a public hearing, but asked if there were any questions. He then indicated that and that there would be a time for additional citizen input after review of the report by the Massachusetts Historical Commission, if the Commission votes to forward it to MHP. There was a motion by Commissioner Crowley and seconded by Commissioner Merrill to forward the Montvale Local Historic District Expansion Preliminary Report to the Massachusetts Historical Commission. There was a brief discussion of the motion. Commissioner Theerman said the map and report were admirably done. He also said he would like to see the Commission establish a policy going forward to include any land-locked property contiguous to a Local Historic District in that district, e.g. Massachusetts Avenue Local Historic District, and also would like to see the establishment of a Crown Hill Local Historic District. He said that a previous attempt had been abandoned because there was not enough interest from the property owners in the area, but there has been some discussion recently among some property owners

and there appears to be some interest. Chair Schneider agreed that the report was very well done. Upon the motion by Commissioner Crowley and seconded by Commissioner Merrill, it was voted 4-1 by Chair Schneider, Commissioner Crowley, Commissioner Theerman and Commissioner Merrill (Thomas Constantine voted no) to forward the Montvale Local Historic District Expansion Preliminary Report to the Massachusetts Historical Commission for review. Upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 5-0 to authorize staff to create the legal description, maps and any documentation required by the Massachusetts Historical Commission to make the submission complete as well as to authorize the Chair to sign a cover letter transmitting the report.

Chair Schneider adjourned the meeting at 7:00 P.M.