

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

**June 26, 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 5:40 P.M.

**APPROVAL OF THE MINUTES**

The minutes from the May 29, 2008 and June 12, 2008 meetings were accepted.

**UNFINISHED BUSINESS**

- 1. 8 Montvale Road (HC-2008-037) – Certificate of Appropriateness:** David Kalmanovitch is seeking a Certificate of Appropriateness to do the following work: install replacement windows with windows facing the street being wood with 6/2 or 4/2 framing and the remainder of the same design but vinyl. The Commission approved the Demolition Delay Waiver for replacing the windows in the back with vinyl replacement windows on June 12, 2008 and continued, at the request of the applicant, the hearing regarding the front windows and the side windows to allow the applicant to determine the cost and information relative to repair of the existing windows. Mr. Crowley had expressed his opposition to replacement windows for the front at the June 12, 2008 meeting saying he did not want the Commission to set a precedent for replacing wood windows with vinyl replacement windows in an historic district. Mr. Kalmanovitch said they had consulted a company that repairs old windows and were told the windows on the first floor and one bedroom window were too badly damaged to repair them. They were told they were too out of square and were internally damaged. However, they did find that the windows on the second floor were repairable. Chair Schneider questioned how they would look if done differently. Mr. Kalmanovitch said the trim would remain so they could be done to match. Commissioner Theerman noted that the downstairs windows would be double-paned with no storms and the upstairs windows would need storms. Chair Schneider asked about the muntins and whether they will be between the panes or on

the outside. He said if the muntins are not between the panes they will look very different from the original windows. Mrs. Kalmanovitch said they are willing to do whatever the Commission wants. She gave the Commission depictions of what they would like to use for windows and it was marked as "Exhibit A". She said the windows are ultimate insert double-hung windows with all wood exterior and designed to meet historic design criteria. Commissioner Theerman and Chair Schneider both said either option 1 (Simulated Divided Lite with Spacer Bar) or option 3 (Authentic Divided Lite) as noted on Exhibit A would be acceptable to them. Commissioner Constantine noted that for the sake of consistency, he thought all of the windows on the first and second floors should be replaced with the same type of window. He also said he did not think the Commission would be setting a precedent by allowing replacement windows, particularly since they will be wood construction and the house is setback from the street. Commissioner Theerman said he could support replacing the downstairs and upstairs windows with either of the two options or replacing the downstairs windows and repairing the upstairs windows. Upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 4-0 to determine that the proposed installation of replacement windows according to option 1 or option 3 in Exhibit A for all windows facing the street is appropriate and compatible with the preservation and protection of the local historic district as it relates to the historic and architectural value and significance of the site, building, and structure and approved a Certificate of Appropriateness for the following:

Replacement of windows on the first and second floors visible from the street with wood replacement windows as shown in "Exhibit A" to be Authentic Divided Lite (ADL) or Simulated Divided Lite with Spacer Bar (SDLS).

2. **6 Watt Road (HC-2008-040) – Building Demolition Delay Waiver:** Jennifer Stowell and Stephanie Cote are seeking a Building Demolition Delay Waiver to do the following work: demolish the existing porch, rebuild a slightly larger porch and install siding, gutters and downspouts. Chair Schneider said the new porch would actually be twice as large. He said the slate roof and the shape of the porch is what makes the house architecturally significant. Ms. Cote said they wanted to gain more living space and install insulation. Commissioner Theerman said most of the homes in the area have small porches and the existing porch is 10 feet wide now. Chair Schneider said the proposed porch would be 20 feet wide. Commissioner Constantine said he had no problem with the proposed work. He said there appeared to be a lot of damage as evidenced by pictures submitted with the application. Chair Schneider opined that repairs can be made while maintaining the historic elements of the house. He reiterated that the shape of the porch and the slate roof are historic elements. Ms. Stowell said their contractor did not think the porch can be repaired. Upon reviewing the petition submitted to do the following: demolish existing porch, rebuild a larger porch 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 and Commissioner Theerman abstained) 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 denied. The Commission said they had no problem with repairs and advised the applicants to discuss it with their contractor. They also said they didn't have a problem with rebuilding the porch to its existing size. Upon reviewing the petition submitted to do the following: install siding, gutters and downspouts and all evidence provided and upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, 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 for siding, gutters and downspouts.

3. **30 Heroult Road (HC-2008-041) – Building Demolition Delay Waiver:** Karen Short is seeking a Building Demolition Delay Waiver to do the following work: remove window and install a door, install replacement window and install patio covers. Upon reviewing the petition submitted to do the following: remove window and install a door, install replacement window and install patio covers and all evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, 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.

### **OTHER BUSINESS**

Ms. Stolberg reminded the Commissioners that the Certificate of Appropriateness and Demolition Delay Waiver hearings for the American Antiquarian Society's properties at 9 Regent Street and 190 Salisbury Street will be held on July 24, 2008.

Chair Schneider adjourned the meeting at 6:45 P.M.