

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

**September 25, 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
James Crowley
Timothy McCann

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.

NEW BUSINESS

1. **37 Stoneland Road (HC-2008-063) – Building Demolition Delay Waiver:** Sampson Komo explained he is seeking a Demolition Delay Waiver to replace the asphalt shingle roof with new asphalt shingles. Commissioner Theerman observed that the shingles presently on the roof are asphalt shingles. Upon reviewing the petition submitted to replace the asphalt shingle roof with new asphalt shingles and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 6-0 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.
2. **529 Main Street (HC-2008-064) – Building Demolition Delay Waiver:** The petitioner, Yolanda Villamil, was not present and the hearing was tabled until later in the meeting. When the Chair called the hearing to order later in the meeting, the petitioner was still not present. The Chair said that the petitioner was seeking a Building Demolition Delay Waiver to remove a front window and replace it with a new metal-framed window in a style and color more appropriate to the period and historical significance of the building. Commissioners could not tell from the information supplied in the application exactly which window was to be replaced because none of the doorways were entrances to 529 Main Street. Upon reviewing the petition submitted to remove a front window and replace it with a new metal-framed window and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 0-6 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.

3. **1 Tiverton Parkway (HC-2008-065) – Building Demolition Delay Waiver:** Allyn Jones, petitioner, said he is seeking a Building Demolition Delay Waiver to demolish the entire structure. He said the inside of the structure was gutted and the structural supports of the building are seriously deteriorated. He also said that the cost of restoration and rebuilding was not within his means. Chair Schneider said, from the outside, the building appears to be intact. He also noted that the building's exterior appearance had been substantially changed over the years and retains little or none of its historical character. Commissioner Theerman indicated that there is almost nothing from the original building visible from the outside and that the cost to restore the building from the ground up would be phenomenal. Commissioner Crowley said it appeared the building had been allowed to deteriorate. Commissioner Constantine said if the Demolition Delay Waiver is not approved, there is little likelihood that something will happen resulting in salvaging the building. He said a denial would just be putting off the inevitable and it would be better to demolish the building now. Commissioner Crowley said he would like to see documentation of the actual damage and costs associated with saving the building. He referenced Edgar Luna's September 5, 2008 memo which indicated that staff recommended denial of the waiver. Upon reviewing the petition submitted and all evidence provided to demolish the entire structure, and upon a motion by Commissioner Constantine and seconded by Commissioner Schneider, who stepped down from the Chair, the Commission voted 3-3 (Commissioners Constantine, Schneider and McCann voted yes and Commissioners Crowley, Merrill and Theerman voted no) that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester. The motion failed and the Building Demolition Delay Waiver was denied. Commissioner Crowley indicated that he would be willing to consider an economic hardship determination but would want more information. Upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, the Commission voted 4-2 (Commissioners Crowley and Merrill voted no) that the petitioner had demonstrated undue economic hardship. Therefore, the motion passed and the Demolition Delay Waiver was granted based on economic hardship.
4. **22 Home Street (HC-2008-066) – Building Demolition Delay Waiver:** Yuanzin Shou, petitioner, said a Building Demolition Delay Waiver is being sought to repair the roof where needed, repair siding where needed, remove and replace windows with same style windows and remove and replace the front porch utilizing the same material and design. She said the windows would be vinyl replacement windows. Chair Schneider and Commissioner Theerman both said they preferred wood windows rather than vinyl. Upon reviewing the petition submitted to repair the roof where needed, repair siding where needed, remove and replace windows with same style windows and remove and replace the front porch utilizing the same material and design and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 6-0 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.

5. **161 Washington Street (HC-2008-067) – Building Demolition Delay Waiver:** The petitioner was not present and the hearing was tabled until later in the meeting. When the hearing was recalled by the Chair, the petitioner was still not present. Chair Schneider said a Building Demolition Delay Waiver is being sought to remove the flat roof and replace it with a trussed roof. He said the only demolition was removal of the parapet which is what makes the building unique. Commissioners Constantine and Merrill felt the hearing should be continued since there is no constructive grant issue involved. Upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 6-0 to continue the hearing to October 9, 2008.

6. **5 Montvale Road (HC-2008-068) – Certificate of Appropriateness:** Mark Deshares, petitioner, stated he is seeking a Certificate of Appropriateness to remove slate from the rear section of the roof and install Ecostar Majestic slate, a simulated slate product, in its place. He said that portion of the roof is leaking and repairs have not mitigated the problem. Commissioner Crowley asked who had tried to do the repair work. Mr. Deshares said he had hired a roof company from Springfield with experience repairing slate roofs. However, after expending a large sum of money, the problem still exists. His current contractor showed a sample of the product he would be using and informed the Commission that it was less costly and four times faster to install. Chair Schneider noted that the rear of the house cannot be seen from the public way nor would it be visible from Park Avenue unless all the trees between the property and Park Avenue were to be removed, an unlikely scenario. Commissioner Crowley stated he was comfortable with the simulated slate product and was happy to hear the owner planned on preserving the slate that will be removed for future repairs to the roof in the front of the house should it be necessary. Chair Schneider said he thought the Commission should vote to approve a Certificate of Hardship rather than a Certificate of Appropriateness and cited MGL 40C, 10c. Upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 6-0 to determine that that the removal of slate from the rear section of the roof and installation of Ecostar Majestic slate, a synthetic slate product, in its place is not considered suitable for a Certificate of Appropriateness but would not significantly detract from state and local historic regulations nor result in any substantial detriment to the public view and, therefore, approved a Certificate of Hardship for the following:
 - (1) Removal of slate from the rear section of the roof and installation of Ecostar Majestic slate in its place.

7. **7 Congress Street (HC-2008-069) – Building Demolition Delay Waiver:** Congress Hill Condominium Trust is seeking a Building Demolition Delay Waiver to do the following work: replace double-hung and casement windows with new window inserts made of wood with painted extruded aluminum exterior. Eric Masters

indicated that the casings will remain and the old frames taken out. He said the windows being replaced were not original to the structure. Upon reviewing the petition submitted to replace double-hung and casement windows with new window inserts made of wood with painted extruded aluminum exterior and all evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, the Commission voted 6-0 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.

8. **9 Congress Street (HC-2008-070) – Building Demolition Delay Waiver:** Congress Hill Condominium Trust is seeking a Building Demolition Delay Waiver to replace double-hung and casement windows with new window inserts made of wood with painted extruded aluminum exterior. Upon reviewing the petition submitted to replace double-hung and casement windows with new window inserts made of wood with painted extruded aluminum exterior and all evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, the Commission voted 6-0 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.
9. **8-10 Congress Street (HC-2008-071) – Building Demolition Delay Waiver:** Congress Hill Condominium Trust is seeking a Building Demolition Delay Waiver to replace double-hung and casement windows with new window inserts made of wood with painted extruded aluminum exterior. Upon reviewing the petition submitted to replace double-hung and casement windows with new window inserts made of wood with painted extruded aluminum exterior and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 6-0 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.
10. **184 Main Street (HC-2008-072) – Building Demolition Delay Waiver:** Raymond Mantyla, representing 184 Main Street Associates, LLC, petitioner, said a Building Demolition Delay Waiver is being sought to repoint exterior masonry where necessary with mortar to match the color and texture of the existing; replace existing storefronts with new painted wood or aluminum storefront more in keeping with the historic character of the building with low panel bases and large display windows with transoms; retain section of historic storefront that remains on the George Street elevation; locate main entrance at the center of the façade with detailing to match flanking storefronts; install new flush metal door in the second floor entry at the west elevation; remove fire escape entry and restore the window that originally existed at north elevation as well as removing the panel that covers the remainder of the window and install a new multi-pane fixed sash; retain original wood sash at the façade where they remain (4th and 5th floors); retain existing sash at the 2nd and 3rd floors; restore transoms at the 2nd floor; install new 9/9 aluminum double-glazed sash on the remaining elevations windows; and remove fire escape at the north elevation.

He said the building is being readied to accommodate space for the Commonwealth of Massachusetts to house the law library currently at the old courthouse building. He said the building was originally the home of two Swedish Social Clubs. Chair Schneider noted that the petitioner's commitment to maintaining the historical integrity of the building is commendable. Upon reviewing the petition submitted to repoint exterior masonry where necessary with mortar to match the color and texture of the existing; replace existing storefronts with new painted wood or aluminum storefront more in keeping with the historic character of the building with low panel bases and large display windows with transoms; retain section of historic storefront that remains on the George Street elevation; locate main entrance at the center of the façade with detailing to match flanking storefronts; install new flush metal door in the second floor entry at the west elevation; remove fire escape entry and restore the window that originally existed at north elevation as well as removing the panel that covers the remainder of the window and install a new multi-pane fixed sash; retain original wood sash at the façade where they remain (4th and 5th floors); retain existing sash at the 2nd and 3rd floors; restore transoms at the 2nd floor; install new 9/9 aluminum double-glazed sash on the remaining elevations windows; and remove fire escape at the north elevation and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 6-0 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

None

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