

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

November 20, 2008

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

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
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.

NEW BUSINESS

1. **267 Lincoln Street (HC-2008-092) – Building Demolition Delay Waiver:** Andy Serrato, Serrato Signs, and Jackson Restrepo, Economic Development Division, represented the applicant, Emad Benyamin, who is seeking to repair masonry, saw out and repoint all brick work, remove and re-lay top three stones (left side) and top two stones (right side), patch deteriorated pre-cast, remove paint on stone and coat with comprolastic coating, seal brickwork with liquid waterproofing, replace signage and replace existing lighting in conjunction with the City's Storefront Program. Mr. Restrepo said the parapet will be restored. Mr. Serrato said the actual structure and design of the structure are not changing but that the large rectangular Coke sign on the front of the building will be removed and an awning will be installed. Chair Schneider advised that when the repointing is done, the mason must make sure not to widen the mortar and the color of the mortar should match what is currently there. Commissioner Theerman said he thought the work would greatly improve the appearance. Upon reviewing the petition submitted to repair masonry, saw out and repoint all brick work, remove and re-lay top three stones (left side) and top two stones (right side), patch deteriorated pre-cast, remove paint on stone and coat with comprolastic coating, seal brickwork with liquid waterproofing, replace signage and replace existing lighting and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, 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.

2. **18-20 West Street (HC-2008-093) – Building Demolition Delay Waiver:** Coreen Fusick, on behalf of Merrill House Condominium Association, said the petitioner is seeking to remove and replace 25' of soffit, fascia and built in gutter on the right side of the building (#20); remove and replace transition where chicken wire is located on the right side of the building (#20); repairs to the left side of the building (#18) same as #20; build back of removed items to be visually matched to maintain look of roofline

with replacement materials being lead flashing, pre-primed pine, aluminum gutters and downspouts painted to match the color of the house. Ms. Fusick said the work was necessary because of water leakage into the units. She said the membership cannot afford to replace the copper gutters with copper because it would add \$2,000 to \$5,000 to the cost. Ms. Merrill asked if the replacement windows were put in recently. Ms. Fusick said she did not know when the windows were replaced. Upon reviewing the petition submitted to remove and replace 25' of soffit, fascia and built in gutter on the right side of the building (#20); remove and replace transition where chicken wire is located on the right side of the building (#20); repairs to the left side of the building (#18) same as #20; build back of removed items to be visually matched to maintain look of roofline with replacement materials being lead flashing, pre-primed pine, aluminum gutters and downspouts painted to match the color of the house 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.

3. **85 Chatham Street (HC-2008-091) – Building Demolition Delay Waiver:** Brian Krivitsky, representative for the petitioner, Chatham Realty Trust, said a Building Demolition Delay Waiver is being sought to install a metal apron on the roof line of the building and repoint or replace loose and missing bricks where needed. Chair Schneider asked why a metal apron rather than using brick. Mr. Krivitsky answered the cost would be prohibitive. He advised the Commission that the petitioner had been taken to court by the City and had been fined \$28,000 for not providing a report from a structural engineer for the building. He also told the Commission that a Cease and Desist Order had been issued by Inspectional Services because the contractor had not obtained a building permit and had started work. Commissioner Constantine stated the Commission cannot make a decision prior to the structural report. Chair Schneider said the Commission ideally would like to see the building look like it did in 1928 when it was constructed. Commissioner Constantine said if there is an economic hardship, then the Commission needs to see concrete numbers of the costs involved. Mr. Krivitsky requested a continuance to December 4, 2008 because the structural report should be available at that time. Upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, the Commission voted 4-0 to continue the hearing to December 4, 2008.

OTHER BUSINESS

Washburn Moen Wire Rope Building (a.k.a. Rome Building) – Tour of Building: It was decided that Commissioners would meet Stephen Crane, Special Projects Coordinator, Economic Development Division, at the site at 123 McKeon Road to tour the building on Tuesday, November 25th at 5:30 P.M.

479 Park Avenue – Emergency Building Demolition Order: Ms. Stolberg informed the Commission that an emergency demolition order was approved by Commissioner Mikielian for unsafe porches only.

Minutes November 6, 2008 Meeting: The minutes were accepted.

Proposed 2009 Meeting Schedule: The proposed meeting schedule was approved as follows:

January 15, 2009
January 29, 2009
February 12, 2009
February 26, 2009
March 12, 2009
March 26, 2009
April 9, 2009
April 30, 2009
May 14, 2009
May 28, 2009
June 11, 2009
June 25, 2009
July 9, 2009
July 23, 2009
August 13, 2009
August 27, 2009
September 10, 2009
September 24, 2009
October 8, 2009
October 22, 2009
November 5, 2009
November 19, 2009
December 3, 2009
December 17, 2009
January 14, 2010

Chair Schneider adjourned the meeting at 6:25 P.M.