

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

**OCTOBER 25, 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  
Thomas Conroy  
James Crowley

**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 pm.

**APPROVAL OF THE MINUTES**

Upon a motion by James Crowley and seconded by Thomas Constantine, the Commission voted 4-0 (Michael Theerman and Janet Merrill were not at the October 11, 2007 meeting) to approve the minutes from the October 11, 2007 meeting as amended.

**NEW BUSINESS**

- 1. 23 Waconah Road (HC-07-39) – Certificate of Appropriateness:** James Crowley recused himself because he is the owner of the property. He stated he was seeking a Certificate of Appropriateness to do the following work on site: (a) remove southern chimney and rebuild entire chimney with similar brick and pattern and install chimney cap; and (b) remove and replace top five courses of the northern chimney and replace with similar brick and pattern and install chimney cap. Mr. Crowley said it was too difficult to re-use the bricks that will be removed because they are easily broken and it would be difficult to replicate the pattern. His contractor does not want to repoint because it is very labor intensive and hard to match the new bricks to the old bricks. Mr. Crowley also said he currently does not use the chimneys but wants them repaired so that they will be useable. Commissioner Theerman asked if the metal cap will be visible. Mr. Crowley responded the cap would be somewhat visible but he planned on painting them black so they would be less intrusive. Commissioner Constantine said, in all likelihood, a new chimney would probably be better than replacing the mortar which is a difficult job. Chair Schneider said if the old brick

were not used, the chimney might look new and suggested that when the chimney was taken down, the contractor may find it feasible to use the old brick. Mr. Crowley said he was willing to talk about perhaps reusing the brick on the front chimney and would discuss it with the contractor. Commissioner Merrill asked if the television antenna was being used. Mr. Crowley said it was going to be taken down. He showed a sample of the brick to be used and Commissioner Constantine noted that contractors like to use the new bricks with holes because mortar gets into the holes and sets better. Commissioner Theerman said if the old bricks can be re-used, use them and if not, it was alright too. Upon reviewing the petition submitted, and the evidence provided, the Worcester Historical Commission found that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester. Upon a motion by Commissioner Merrill and seconded by Commissioner Conroy, the Commission determined that the proposed work was appropriate for the historic and architectural value and significance of the site, building, and structure and voted 5-0 to approve the Certificate of Appropriateness for the proposed removal of the southern chimney and rebuilding of the entire chimney with similar brick and pattern and installation of a chimney cap; and removal and replacement of the top five courses of the northern chimney and replacement with similar brick and pattern and installation of a chimney cap.

2. **16 Marconi Road (HC-07-40) – Building Demolition Delay Waiver:** Alex Sullivan, owner of the property, stated that he is seeking a Building Demolition Delay Waiver to replace aluminum siding with vinyl siding of appearance and texture more in keeping with the original. Upon reviewing the petition submitted for the replacement of aluminum siding with vinyl siding and all evidence provided, and upon a motion by Commissioner Conroy 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 approved the Building Demolition Delay Waiver.

In response to a question from Commissioner Crowley relative to what the neighborhood opinion was relative to 22 Watt Road, Mr. Sullivan noted the neighborhood perceives the Local Historic District designation as a disincentive to home ownership. He added that he, personally, does not find it so. However, he said the Commission needs to control that perception. Commissioner Crowley said the neighborhood needs to understand the problem was the fact that the demolition and construction took place without proper permitting. Chair Schneider noted that the process is not cumbersome and does not take long. He said most people find it reasonable.

3. **24 Charlton Street (HC-07-41) – Building Demolition Delay Waiver:** Tom Gregory, representative from the Office of Economic and Neighborhood Development, Neighborhoods and Housing Development Division, stated the owners of the property are seeking a Building Demolition Delay Waiver to do the following work on site: (a) remove 98 windows and replace them with Harvey classic double-hung vinyl-clad replacement windows with low-e glass and no grids of the same size

and similar style as the originals; (b) scrape and paint, or replace with like material, door casings, jambs, window casings and trim that are positive for lead paint; (c) scrape and paint, or replace with like material or cover, exterior trim as necessary to 5-foot level; and (d) make exterior siding and trim intact. Mr. Gregory said the City was involved in the project because of the Lead Paint Removal Program. He also said the property would have an affordable housing restriction. He said the objective was to replicate the original windows not the existing replacement windows which were poorly installed. Chair Schneider asked why scraping of paint was being done rather than covering it. Mr. Gregory responded that scraping is a more permanent solution. Mr. Theerman asked if the bronze color of the trim around the window casing would be a shiny bronze and Mr. Gregory said it would have a more matted finish. Commissioner Theerman said the 1 over 1 windows would be historically accurate. Upon reviewing the petition submitted for (a) removal of 98 windows and replacing them with Harvey classic double-hung vinyl-clad replacement windows with low-e glass and no grids of the same size and similar style as the originals; (b) scraping and painting or replacing with like material door casings, jambs, window casings and trim that are positive for lead paint; (c) scraping and painting or replacing with like material or covering exterior trim as necessary to 5-foot level; and (d) making exterior siding and trim intact, and all evidence provided, and upon a motion by Commissioner Crowley 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 approved the Building Demolition Delay Waiver.

Chair Schneider told Mr. Gregory that they may find some of the brick needs repointing and, if so, the mason should make every attempt to match the color.

- 4. Local Historic District Study Committee Discussion/Update:** Chair Schneider informed the Study Committee that the draft report on expansion of the Montvale Local Historic District was not yet completed. Commissioner Crowley asked why and Chair Schneider said Mr. Fontane had not had sufficient time to complete it because of other commitments. Commissioner Crowley said the Study Committee has yet to vote on whether to go forward with the process and he questioned why the process is moving along so slowly. He questioned why have the report done if the Committee votes against going forward. He said the process was slower than he had anticipated. Chair Schneider said Mr. Fontane thought it would be better to have the report prior to the vote. Commissioner Crowley said the report is being prepared to go to the Massachusetts Historical Commission and the Study Committee can vote without the report. Commissioner Theerman said if the report were not ready by the time of the next meeting, he would be prepared to vote that evening. Commissioner Crowley agreed and said he did appreciate Mr. Fontane's efforts. Mr. Conroy asked that Mr. Fontane be advised the Commissioners would like to receive the report prior to the meeting so they would have time to adequately review it. Ms. Stolberg assured the Commission that she would convey its wishes to Mr. Fontane.

In a related matter, Commissioner Crowley referred to a letter dated October 23, 2007 from Chandler Lyell, Trustee, One Montvale Road Realty Trust, stating that he was distressed because had not been notified directly of the Commission's interest in his family's property at 1 Montvale Road. The letter went on to say that his mother would have been happy that the American Antiquarian Society was interested in purchasing the property and any claims by anyone opposing the American Antiquarian Society's plan would be directly at odds with her feelings on the matter. He further requested an explanation of what the Commission is doing and questioned why he wasn't notified directly. Chair Schneider said Mr. Fontane would send a letter to Mr. Lyell offering him the opportunity to appear at the November 8, 2007 meeting to discuss the inclusion of the tennis court property in the Montvale Local Historic District. Commissioner Constantine opined that the owner of the property was directly impacted and should have an opportunity to express his opinion. Commissioner Crowley expressed his opposition to sending such a letter and said it was not fair to the residents who had come to the October 11, 2007 public meeting. He asked if Mr. Lyell was on the list of people that were notified of the October 11<sup>th</sup> meeting. Ms. Stolberg checked the list and said he was on it but the address did not include a street address and that may account for why he claimed he did not receive it. Commissioner Crowley then questioned what authority made the decision to send the letter inviting Mr. Lyell to the November 8<sup>th</sup> meeting. Commissioners Constantine and Theerman said the letter should be sent to the owner. Commissioner Conroy said the owner should be notified that the information is available on the City website. Commissioner Crowley said the Commission has complied with all legal notice requirements and the owner should take responsibility if his address is not correct on the Assessor's records. Upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, the Commission voted 4-1-1 (Commissioner Merrill voted no and Commissioner Crowley abstained) to invite Mr. Lyell to the November 8, 2007 meeting. Chair Schneider said the Study Committee should include the property owned by Leo McManus located directly across the street from his home at 14 Montvale Road and has his garage on it in its deliberations of whether to expand the district.

Bruce Bunke presented to the Commission a letter from 25 households confirming their support for inclusion of the tennis court property in the Local Historic District. The following names were included in the letter: Bruce Bunke, Theresa McBride, Leo & Pat McManus, Jeanice Sherman, Dwight Johnson, Judy & Jay Bath, George & Doreen Skinner, Dr. James Gibson, Virginia Glazer, Joe & Gale Toomey, Esteve & Ashley Guir, Chris & Nancy Nesbitt, Marc Deshaies, Ghislaine Vaughn, Karen & Tim Hastings, Paul Giorgio, Manny & Diane Ghalibaf, Dr. Harold & Glenda Reiss, Nicholas & Anna Zavras, Peter & Nancy Pappas, Ron & Joanne Fraser, Connie Crowley, David & Erin Garvin, Anne & Richard Martin, David & Mary Kalmanovitch, David Tongel, Patricia Harmon, Paul Kelly and Lisa & Tom McCarthy.

Roy Hegedus asked if a Certificate of Appropriateness had been issued for the structure (sign) on the front lawn at 2 Regent Street. Commissioner Crowley said the

sign is temporary and doesn't come under the jurisdiction of the Commission. Chair Schneider agreed that the Commission does not deal with temporary issues. Commissioner Constantine said all enforcement issues are handled by the Code Enforcement Division.

Attorney Robert Longden, representative for the American Antiquarian Society submitted a package to Ms. Stolberg for distribution to the Commission in the next meeting packet

Upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, Chair Schneider adjourned the meeting at 6:45 P.M.