

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

**April 10, 2008
CHASE BUILDING, 44 FRONT STREET, WORCESTER
SUITE 300 – CONFERENCE ROOM**

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

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 P.M.

APPROVAL OF THE MINUTES

The minutes from the March 27, 2008 meeting were accepted as amended.

NEW BUSINESS

1. 540 Salisbury Street (HC-2008-022) – Building Demolition Delay Waiver:

Attorney Brian Beaton, representing Assumption College, stated they are seeking a Building Demolition Delay Waiver to do the following on the main structure: remove existing windows, sash cords and weights and removal and replacement of the interior stops within the structure and install windows with an aluminum clad exterior with stained oak or painted wood interior to match the existing windows; storm windows will be removed and not replaced. Additionally, the petitioner is seeking to do the following on the carriage house: remove overheard garage doors on the south elevation and windows and a portion of the brick wall on the east elevation; construct a 340 square foot addition with exterior details to match existing building to the greatest extent possible; install windows to match those of the main structure; construct new wall along the south elevation to be compatible with existing building; new concrete foundation to be placed beneath existing walls; remove portion of slate roof and reinstall to allow for the installation of perimeter underlayment. Chair Schneider observed that the original windows are 8/1 and asked if the new windows will be 8/1 as well. Mr. Beaton answered yes and showed the Commission a prototype window sample. Commissioner Theerman asked if the carriage house was visible from the street and Mr. Beaton said it was not. Upon reviewing the petition

submitted to the following work on the main structure: remove existing windows, sash cords and weights and removal and replacement of the interior stops within the structure and install windows with an aluminum clad exterior with stained oak or painted wood interior to match the existing windows; storm windows will be removed and not replaced and the following work on the carriage house; remove overhead garage doors on the south elevation and windows and a portion of the brick wall on the east elevation; construct a 340 square foot addition with exterior details to match existing building to the greatest extent possible; install windows to match those of the main structure; construct new wall along the south elevation to be compatible with existing building; new concrete foundation to be placed beneath existing walls; remove portion of slate roof and reinstall to allow for the installation of perimeter underlayment 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 the Building Demolition Delay Waiver was approved.

OTHER BUSINESS

Local Historic District – Proposed Expansion Massachusetts Avenue Local Historic District: Mr. Fontane informed the Commission that Nancy Jepson was unable to attend the meeting to discuss her petition to expand the Massachusetts Avenue Local Historic District. He indicated that he would make arrangements for her or one or more of the other petitioners to attend a future meeting for discussion purposes.

Commissioner Conroy – Official Resignation: Mr. Fontane informed the Commission that Tom Conroy had officially resigned as a member of the Historical Commission due to conflicts with Board meeting dates caused by his new job. Mr. Fontane indicated that the administration is interviewing candidates at this time. He said there were several candidates and he expects at least one appointment soon.

Demolition Delay Ordinance: Mr. Fontane informed the Commission that the Law Department recommends revising the ordinance so that its definitions are more specific. He said there should also be guidelines created specifically for the Demolition Delay Ordinance. He also indicated that staff will be reviewing and updating the Commission's Rules and Regulations. Commissioner Constantine said an explicit set of criteria and guidelines would be helpful. He also said staff should consider separating demolition of a structure from making improvements to a structure. Chair Schneider said there have not been any problems, but did say perhaps language could be added to define "original features of a structure". Mr. Fontane opined that incremental demolition of original features could remove the historic architectural character we would like to see preserved. He said he would begin to work on revisions and would keep the Commission apprised going forward. Commissioner Constantine said better guidelines should be developed to determine

undue economic hardship. Presently, without specific guidelines, it is very subjective.

Training Module – Massachusetts Historical Commission: Commissioner Merrill suggested the Commission request Chris Skelly come to the city and offer a training session relating to creating a new or expanding an existing Local Historic District. Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, it was voted 5-0 to authorize Chair Schneider to sign a letter requesting the training.

Chair Schneider adjourned the meeting at 6:40 P.M.