

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

October 9, 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
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. **36 Cedar Street (HC-2008-073) – Building Demolition Delay Waiver:** James Moriarty, petitioner, explained he is seeking a Demolition Delay Waiver to remove the remaining tin siding on the building and replace it with vinyl siding. He said the wood underneath is not salvageable. He indicated that the contractor had started work without a permit and when he had discovered there was no permit, he had the work halted immediately. Upon reviewing the petition submitted to remove the remaining tin siding on the building and replace it with vinyl siding and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 4-0 (Commissioner Constantine had not arrived yet) 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. **139 Vernon Street (HC-2008-074) – Building Demolition Delay Waiver:** The petitioner, Eric Moir, reminded the Commission that they had been before it previously and the Demolition Delay Waiver had been denied because there was an ongoing dispute as to what the actual work would be and who would pay for the work. Half of the slate roof had been removed and replaced with asphalt shingles without a permit by a subcontractor from Lowe's without a Building Permit and without Commission approval. The homeowner stopped the contractor from continuing the work when he realized there was no permit. He indicated that the roof is leaking. In the interim, the dispute with Lowe's has been settled and Lowe's is going to make the necessary repairs at its expense. Mr. Moir explained that if they

use a simulated slate product, Lowe's will replace the entire roof, but, if the Commission wants slate, they will do the half of the roof that was shingled by the original contractor. At first the owner said he would accept either option, however, as the discussion progressed, he said his preference was to have the entire roof replaced with the synthetic slate product. Commissioner Crowley agreed that was a better option for the owner since he would then have an entirely new roof. Commissioner Theerman was more inclined to let them do the entire roof with the synthetic slate. Chair Schneider stated his preference for using slate. Commissioner Crowley reminded the Commission that it had recently allowed synthetic slate on the roof of a home located within a Local Historic District. Upon reviewing the petition submitted to fix and replace the slate roof and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 4-1 (Chair Schneider voted no) 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 and the synthetic slate product can be used for the entire roof.

3. **25½ Dix Street (HC-2008-075) – Building Demolition Delay Waiver:** Yuanzin Shou, petitioner, said a Building Demolition Delay Waiver is being sought to replace four doors and forty-four windows; repair the siding where needed; repair the front porch where needed; and repair the roof where needed. She said the windows are not original to the house and would be replaced with vinyl replacement windows. Upon reviewing the petition submitted to replace four doors and forty-four windows; repair siding where needed; repair the front porch where needed; and repair the roof where needed 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.
4. **16 Whitman Road (HC-2008-076) – Certificate of Appropriateness:** Ashley Guir, petitioner, said a Certificate of Appropriateness is being sought to remove the existing porch and replace it with a new restored porch to be constructed with African mahogany due to the presence of lead paint. She said the City of Worcester is assisting them with a grant to cover the costs involved. She showed the Commission a sample of a spindle that had been removed from the existing porch and matched as closely as possible with a new spindle that was also shown to the Commission. Jacqueline Vachon-Jackson, Lead Abatement Program Manager in the city's Neighborhood and Housing Services Division, said the porch will be totally removed and rebuilt to match the original. Chair Schneider asked if the lead paint could just be covered and Ms. Vachon-Jackson responded that it cannot be encapsulated on the exterior. She also said that the dirt around the porch will have to be removed and some kind of covering, such as mulch and shrubs would have to be installed. She added that any scraping must be wet scraping and the entire area must be contained. Upon reviewing the petition submitted to remove the existing porch and replace it with a new restored porch to be constructed with African mahogany and all evidence provided, and upon a motion by Commissioner Theerman and seconded by

Commissioner Crowley, the Commission voted 5-0 to determine that the proposed exterior work as specified below 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:

- (1) Remove the existing porch; and
- (2) Replace it with a new restored porch to be constructed with African mahogany.

5. **47 Freeland Street (HC-2008-077) – Building Demolition Delay Waiver:** The petitioner was not present. Chair Schneider did not open the hearing and requested that Ms. Stolberg contact the petitioner and inform him that the item was tabled until the October 23, 2008 meeting. He also requested she tell the petitioner to bring cost estimates for painting versus vinyl siding in the event that the Commission needs to consider an undue economic hardship.
6. **510 Cambridge Street (HC-2008-078) – Building Demolition Delay Waiver:** Jacqueline Vachon-Jackson, Lead Abatement Program Manager, in the city's Neighborhood and Housing Services Division, said College Square Realty Trust is seeking a Building Demolition Delay Waiver to replace three windows and four entry doors due to the presence of lead paint. Chair Schneider asked why they would not strip the existing doors. Ms. Vachon-Jackson said it is very difficult to remove lead from metal and it is very costly. She said the windows to be replaced are basement level hoppers located on the McKeon Road side. Chair Schneider observed that the work to be done is on the part of the building constructed in 1916. Upon reviewing the petition submitted to replace three windows and four entry doors and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, 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.
7. **3 Montvale Road (HC-2008-079) – Certificate of Appropriateness:** Bruce Bunke, petitioner, stated he is seeking a Certificate of Appropriateness to remove the upper portion of the chimney and rebuild it utilizing new brick and a new cap design. Mr. Bunke showed the Commission of sample of the brick that would be used. Upon reviewing the petition submitted to remove the upper portion of the existing chimney and rebuild it utilizing new brick and a new cap design and all evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 5-0 to determine that the proposed exterior work as specified below 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:

- (1) Removal of the upper portion of the existing chimney and rebuilding it with new brick and a new cap design.

8. **25 Blackstone River Road a.k.a. 847 Millbury Street (HC-2008-080) – Building Demolition Delay Waiver:** John O'Rourke said he is seeking a Building Demolition Delay Waiver to remove and replace the roof on one side of the house utilizing architectural shingles to match the other half of the house. He stated he would be replacing asphalt shingles with asphalt shingles. Upon reviewing the petition submitted to remove and replace the roof on one side of the house to match the other half of the house and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, 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.

UNFINISHED BUSINESS

9. **161 Washington Street (HC-2008-067) – Building Demolition Delay Waiver:** The petitioner was not present when the hearing was called and it was tabled until the end of the meeting. Paul Hale, representative for Elevator Maintenance and Service, petitioner, said a Building Demolition Delay Waiver is being sought to remove the flat roof and replace it with a trussed roof. He indicated that the parapets would be removed all around the building. Commissioner Constantine observed that the building is an old industrial building. Upon reviewing the petition to remove the flat roof and replace it with a trussed roof 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

100 Grand Street – Invitation to Comment on Installation of Personal Wireless Service Facility: The Commission has no objections or comments regarding this request.

Worcester Intersection Improvements Project, 602037, Section 106 Review: The Commission has no comments regarding this project.

Chair Schneider adjourned the meeting at 6:55 P.M.