

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

June 25, 2009

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

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
James Crowley
Michael Theerman

Staff Present: Luba Zhaurova, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Schneider called the meeting to order at 5:35 P.M.

APPROVAL OF MINUTES

Minutes from the June 11, 2009 meeting were accepted as amended.

NEW BUSINESS

- 1. 7 Haviland Street (HC-2009-025)** - Building Demolition Delay Waiver: Sean Kidd, representative for Debra D'Angelo, petitioner, is seeking to remove and install asphalt shingles on the north face of the main roof of a two-story wood-frame structure. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

- 2. 14 Oxford Street (HC-2009-026)** – Building Demolition Delay Waiver: Janet Merrill, petitioner, is seeking to remove and replace existing asphalt roofing on the house with asphalt shingles. Chair Schneider stated that Janet Merrill, the petitioner, could not attend the meeting due to a personal family matter. The Commission noted for the record that the petitioner was also a member of the Historical Commission. Commissioner Constantine stated that he was concerned with considering the item in the absence of the petitioner, who is also a Commissioner. The Commission discussed whether or not additional testimony was needed from the petitioner. The Commission agreed that information provided in the application was sufficient to make a decision. Ms. Zhaurova informed the Commission that Ms. Merrill had requested a vote in her absence if the Commission felt they had sufficient information. Ms. Zhaurova also warned the

Commission that the Constructive Grant Deadline was July 5th, prior to the next Historical Commission meeting on July 9th.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

3. **28 Dix Street (HC-2009-027)** - Building Demolition Delay Waiver: Kenneth Davis and Armand Belanger, petitioners, are seeking to remove and replace shingles with architectural shingles, remove and replace 33 windows, install vinyl siding, replace the front door, enclose front porches, replace gutters and remove the chimney. Commissioner Constantine stated that the existing siding seems to be made of asbestos and therefore is not original to the structure. The petitioners confirmed that the siding was not original. Chair Schneider stated that most of the house features are not original and then asked if the transom on top of the windows on the second and third floors will be preserved. The petitioners said yes. Chair Schneider asked if the petitioners would consider keeping, instead of enclosing, the porches. He stated that enclosing the porches would create a box-look effect that is not generally good for streetscapes. Mr. Davis responded that while he would consider this proposal, he will not know the condition of the porches until work begins, and therefore does not want to promise to restore it. The Commissioners and petitioners discussed different ways that the porches can be restored. The petitioners indicated that they will be replacing all the windows in the house, because even the existing replacement windows were not properly installed. Commissioner Theerman said that small windows on the second and third floors might be worth preserving. Mr. Davis stated that if they are originals, he will attempt to restore them. Commissioner Constantine labeled five smaller windows on the photographs (Exhibit A).

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 4-0 that the proposed demolition to remove and replace shingles with architectural shingles, remove and replace 33 windows, install vinyl siding, replace front door, enclose front porches, replace gutters and remove chimney would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved with the condition that five windows as indicated on Exhibit A are to be preserved. Commissioner Constantine told the petitioners that if the five windows cannot be fixed, they should apply for an additional Building Demolition Delay Waiver.

4. **427 Main Street (HC-2009-028)** - Building Demolition Delay Waiver: The petitioner asked to postpone the item until the end of the hearing because he was expecting his colleague to arrive later. The Commissioners postponed the item (see item #11).
5. **123 Harrington Way (HC-2009-029)** - Building Demolition Delay Waiver: Steven Jankowski and Ed Doucette, representatives for Seven Hills Foundation, the petitioner,

are seeking to remove and replace shingles with architectural shingles and remove and replace existing single-ply membrane roof. Mr. Jankowski stated that the existing roof is covered with the standard asphalt shingles and the new roof will be covered with architectural shingles that will match the shingles installed on the roof as part of the emergency repair during last winter. When Chair Schneider asked, Mr. Jankowski clarified that the single-ply membrane will be installed on the flat portions of the roof. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

6. **19 Dix Street (HC-2009-031)** - Building Demolition Delay Waiver: Jayne Windham, Rehabilitation Specialist for the Worcester Lead Abatement Program, representative for Mauro Antonio and Martha A. Zelayandia, petitioners, is seeking to remove and replace eight windows, cap exterior window trim with aluminum, and replace 4 basement windows with hoppers for lead paint abatement. Chair Schneider clarified that eight windows proposed to be replaced are in the rear of the house. He then asked if the lead paint is on the inside or outside of the windows. Ms. Windham responded that usually lead paint is found on both inside and the outside of the windows. She stated that lead abatement regulations dictate that all lead paint, regardless of its condition, needs to be replaced if found five feet or less above the ground and on all the windows, because movable parts of windows chip off paint particles. When Commissioner Theerman asked, Ms. Windham clarified that this same standard applies to the siding covered in lead paint only if the paint is noticeably chipping off.

Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

7. **18 & 18 ½ Dix Street (HC-2009-032)** - Building Demolition Delay Waiver: Kevin Parvin, petitioner, is seeking to remove and replace the front door, remove and replace rear doors, remove storm windows, repoint and repair foundation, remove and replace damaged trim sections, remove doorway on side of building and close wall, remove roof overhang over back stairway on 18 Dix Street, repair stairs and decking on both structures, paint both structures, remove and replace damaged sections of fencing, remove the chimney and close roof to match on both structures, repair sections of roof with asphalt shingles, remove and replace one window on first floor rear. Mr. Parvin indicated that while he is doing work on both houses, only one of them – namely 18 Dix Street – is on the MACRIS registry. He then indicated that he will use colonial-style doors as replacements. Chair Schneider asked why the petitioner is proposing to remove the chimney. Mr. Parvin responded that a new heating system will be installed and the chimney will be removed to make room for more living space. He stated that all windows but one, on the west side of the house, are replacement windows. Upon reviewing the

petition submitted and the evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

8. **4 Regent Street (HC-2009-033) – Certificate of Appropriateness:** Due to a potential conflict of interest, Commissioner Theerman recused himself at the end of the meeting (see item #12).
9. **21 Windsor Street (HC-2009-034) - Building Demolition Delay Waiver:** Matthew Mattson, petitioner, is seeking to replace asphalt shingles on the south side of building due to ice storm damage. Mr. Mattson explained that one of the trees fell and damaged part of the roof during the winter ice storm. Mr. Mattson stated that his roof contractor is urging him to start work as soon as possible due to the damage that rain is causing to the roof. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved. Commissioner Theerman asked Ms. Zhaurova to expedite the decision for Mr. Mattson, if possible.
10. **68 Mason Street (HC-2009-035) - Building Demolition Delay Waiver:** Jayne Windham, Rehabilitation Specialist for the Worcester Lead Abatement Program, representative for Esmelin I. Valdes, petitioner, is seeking to replace 22 double hung windows on the second and thirds floors with vinyl matching windows due to a court-ordered lead paint abatement, and indicated that application incorrectly stated second and fourth floors. Chair Schneider suggested that the petitioner use off-white color for the replacement windows. Ms. Windham indicated that the rest of the windows on the house are already white, so she would like to replace windows with colors matching to the existing windows. Upon reviewing the petition submitted and the 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 architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved.
11. **427 Main Street (HC-2009-028) - Building Demolition Delay Waiver:** Robert Branca and Matthew Doyle, representatives for J&M Batista FLP, petitioner, are seeking to repair and repoint brick, remove and replace 2 storefront windows and remove and replace 42 windows on the second, third and fourth floors. Chair Schneider asked if the petitioners are planning to keep lintels and corbels. Mr. Branca responded yes. He added that he is planning to repaint the brick. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 4-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester and the Building Demolition Delay Waiver was approved. When Mr.

Theerman asked about the project timeline, Mr. Branca responded that he hopes to begin work by the end of the summer.

Commissioner Theerman recused himself.

12. 4 Regent Street (HC-2009-033) – Certificate of Appropriateness: Stephen Madaus, James Gibney, Stephen Jankowski, and Ronald Klocek, representatives for the Worcester Polytechnic Institute, petitioner, are seeking to remove and replace 62 existing windows on the house, remove and replace 6 garage windows, remove and delead 9 windows from the house and re-install them, remove and replace existing asphalt shingles on the house and garage with premium shingles and remove asphalt shingles and replace them with EDPM roofing on the flat roofs.

Due to a lack of quorum, the Commission voted to postpone the item to July 9th meeting.

4 Regent Street – Informal Discussion: Chair Schneider explained to the applicant the Commission's policy on window replacement in the Local Historic Districts and named two precedents – 9 Regent Street, which was approved, and 2 Regent Street, which was denied. Chair Schneider indicated to the applicant that only windows visible from the public way would be considered by the Commission, but that the shrubs currently covering the north side of the house are not a permanent structure, and therefore the windows on that side would be considered visible. Chair Schneider indicated that it is Commission's general policy to follow National Park Service guide with respect to window restoration that follows a hierarchy of importance, giving preference to restoration first, and if restoration is not possible – then repair with like materials. Commissioner Crowley stated that the Commission does not have enough information about condition of existing windows and whether or not they are irreparable. Chair Schneider indicated that the window cost analysis in the Mr. DiMauro's letter for 40 years compared window restoration to a 20-year lifespan of replacement windows. Commissioner Crowley stated that well-maintained storm windows should not cause continuing deterioration of the windows as stated by Mr. DiMauro in the letter to the Commission. The Commissioners suggested several ways of restoring the windows in a less expensive manner while maintaining comparable energy-efficiency. Commissioner Crowley told the petitioners that since Commissioner Constantine will not be attending next meeting, both Commissioner Merrill and Commissioner McCann would have to be present in order to have a quorum.

OTHER BUSINESS

Commissioner Constantine indicated that he will not be attending Historical Commission meetings in July.

Adjournment: Chair Schneider adjourned the meeting at 7:05 P.M.