

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

**December 3, 2009  
LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Peter Schneider, Chair  
Thomas Constantine  
Timothy McCann  
Michael Theerman

**Staff Present:** Edgar Luna, Division of Planning & Regulatory Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Chair Schneider called the meeting to order at 5:30 P.M.

**CONTINUANCES – WITHDRAWALS**

None

**APPROVAL OF MINUTES**

Upon a motion by Timothy McCann and seconded by Michael Theerman, the Commission voted 4-0 to approve the minutes from the November 19, 2009 Historical Commission meeting.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS**

- 1. 31 Harvard Street (HC-2009-083) Building Demolition Delay Waiver:** Christine MacWade, representative for Family Services Organization of Worcester, owner and petitioner, presented the petition. Ms. MacWade stated that the organization was seeking Building Demolition Delay Waiver approval to remove, repair and/or replace sections of the slate on the roof, replace the rubber membrane on the roof of the sun-porch, and remove and replace defective gutters throughout the building. She also indicated that while the building complex is in sound condition, some exterior features such as the slate roof, are beginning to show signs of decay and indicated that a few slate tiles have fallen off during recent months. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner McCann, and seconded by Commissioner

Constantine, the Commission voted 4-0 that the proposed removal and replacement of slate tiles on certain sections of the roof, the removal and replacement of rubber membrane on the flat roof of the sun-porch and the removal and replacement of defective gutters throughout the building was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was approved.

2. **9 Earle Street (HC-2009-084) Building Demolition Delay Waiver:** Michael Mason, representative for the petitioner, and Nga Huynh owner and petitioner, presented the petition. Mr. Mason stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove the existing siding and replace it with vinyl siding, remove and replace twenty-four (24) windows with energy star rated vinyl windows, and remove and replace the roof with asphalt shingles. Chair Schneider informed the Commission that Deborah Packard, Executive Director of Preservation Worcester, had sent a letter to the Commission to express her opposition to the approval of the Building Demolition Delay Waiver. He indicated that she expressed concern regarding the removal and replacement of windows with vinyl windows, and the removal and replacement of exterior siding with vinyl siding, as she believes that some of the windows could be repaired and restored and most of the siding could be repaired and not replaced. Chair Schneider also stated that in her letter, Ms. Packard indicated that she would welcome an opportunity to discuss the proposed project with the petitioner to discuss resources available through Preservation Worcester. Mr. Mason stated that while he respected and appreciated the opinion of Preservation Worcester, a thorough inspection of the windows and siding on site had demonstrated that both were in an advanced state of decay; therefore, replacement would be less costly than restoration. Mr. Mason further indicated that due to the fact that the house remained vacant for several years, several of the windows and other exterior architectural features were vandalized and/or removed. Nevertheless, he stated that he was willing to re-inspect each window and siding again to determine if it would be feasible to restore some of the windows and some sections of the siding. Chair Schneider stated that the front-bay windows and the front siding were the most important and significant features of the house; therefore, he encouraged the petitioner to consider restoring them as opposed to replacing them. Ms. Huynh indicated that although her financial resources were limited, she would reconsider saving some of the windows and saving some of the siding. Consequently, she requested a continuation of the hearing regarding the proposed window and siding replacement to December 17, 2009 to allow Mr. Mason additional time to re-inspect the windows and siding, and seek cost estimates from restoration professionals and contact Preservation Worcester to discuss their views on this matters. Upon a motion by Commissioner Constantine, and seconded by Commissioner McCann, the Commission voted 4-0 to continue the hearing regarding the proposed window replacement and siding replacement to December 17, 2009. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner McCann, and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed removal and replacement of the roof with asphalt shingles only was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition regarding the removal and replace the roof with asphalt shingles was approved.

3. **96 Sagamore Road (HC-2009-086) Certificate of Appropriateness:** Adrian Vanderspek owner and petitioner presented the petition. Mr. Vanderspek stated that he was seeking retroactive Certificate of Appropriateness approval to replace the front staircase. He also indicated that the new staircase will match the original staircase in design, color and materials, and added that existing pieces of the original staircase will be used as templates to reproduce and install the new staircase. Mr. Vanderspek further indicated that the staircase had already been removed, and acknowledged that it was done without a building permit from the Division of Inspectional Services and without following due process with the Worcester Historical Commission. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner McCann, and seconded by Commissioner Theerman, it was determined that the removal and replacement of the front staircase utilizing the same design, materials and color was appropriate and compatible with the preservation and protection of the Massachusetts Avenue Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, the Commission voted 4-0 to approve the Certificate of Appropriateness.
4. **120 Dorchester Street (HC-2009-087) Building Demolition Delay Waiver:** Angelo Palumbo and Fernando Nanni representatives for the petitioner and Joseph Palumbo, owner and petitioner, presented the petition. Mr. Palumbo indicated that he was seeking Building Demolition Delay Waiver approval to remove and replace the two (2) porches located in front of the house that have fallen into disrepair, and indicated that the new porches would be constructed of like-materials, would include open rails, and would be painted. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Constantine, and seconded by Commissioner McCann, the Commission voted 4-0 that the proposed removal and replacement of the two (2) porches on the front of the residential building constructed of like-materials and with open railings was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was approved.

**OTHER BUSINESS:**

5. **Crown Hill Local District Update:** Mr. Luna informed the Commission that the Crown Hill Neighborhood Association (CHNA) contacted Neil Larson recently and invited him to attend their January 11, 2009 meeting to discuss goals and objectives of the project.
6. **City Hall Project – Energy Efficiency & Conservation Block Grant Proposal:** Chair Schneider informed the Commission that this item would be continued to the December 17, 2009 meeting at the request of Division of Planning and Regulatory Services staff.

**Adjournment:** Chair Schneider adjourned the meeting at 6:30 PM.