

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

**June 12, 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  
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.

**APPROVAL OF THE MINUTES**

The minutes from the May 15, 2008 meeting were accepted.

**NEW BUSINESS**

- 1. 34 Bowdoin Street (HC-2008-035) – Building Demolition Delay Waiver:** David Tufts is seeking a Building Demolition Delay Waiver to do the following work: install a window/shed dormer on the downhill side of the building. Mr. Tufts and Harriet Capers, his sister, stated they were trying to modernize the living area. Upon reviewing the petition submitted to do the following: install a window/shed dormer on the downhill side of the building and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, 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 the Building Demolition Delay Waiver was approved.
  
- 2. 139 Vernon Street (HC-2008-036) – Building Demolition Delay Waiver:** Eric Moir is seeking a Building Demolition Delay Waiver to do the following work: strip the slate roof and install a new asphalt shingle roof. Mr. Moir said the contractor hired by Lowe's had stripped half of the old slate roof and installed new shingles without obtaining a building permit or approval from the Commission. Mr. Moir indicated that he had asked if they had obtained a building permit and when they said no, he told them to stop the work. Commissioner Merrill said when she viewed the

building, she thought the slate roof that remained looked to be in good condition. She asked if they had considered repairing the slate roof. Mr. Moir replied that they had not been able to locate anyone who worked on slate roofs. Chair Schneider said there were people in the City who worked on slate roofs. He said he thought it was a better idea to keep the slate roof. Mr. Moir said he has since learned from a building inspector that the new shingles do not meet the requirements for wind velocity. Commissioner Crowley said the best thing to do for the applicant is to deny the Demolition Delay Waiver because Lowe's would then have to replace the portion of the slate roof they removed with new slate. Upon reviewing the petition submitted to do the following: strip the slate roof and install a new asphalt shingle roof and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 0-6 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 denied.

3. **8 Montvale Road (HC-2008-037) – Certificate of Appropriateness:** David Kalmanovitch is seeking a Certificate of Appropriateness to do the following work: install replacement windows with windows facing the street being wood with 6/2 or 4/2 framing and the remainder of the same design but vinyl. Commissioner Theerman said he had no problem with the windows in the back because they are not visible from the street. Chair Schneider asked if any thought had been given to repairing the windows in the front of the house rather than replacing them. Mr. Kalmanovitch said they were badly damaged. Commissioner Crowley said he would be opposed to metal clad windows and said the Commission doesn't usually allow metal clad windows. He said approval would set a precedent and he was uncomfortable setting such a precedent. Chair Schneider said the windows could be repaired and made energy efficient. Roy Hagedus, a resident of the Montvale Local Historic District, offered his opinion that whatever type of windows the applicant chooses are okay since the house is setback from the road. Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 6-0 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:

Replacement of windows on the west and south sides of the dwelling with vinyl replacement windows of similar design.

Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 6-0 to continue the hearing to allow the applicant to determine the cost and information relative to repair of the existing windows on the west side of the dwelling.

4. **138-142-144 Green Street (HC-2008-038) – Building Demolition Delay Waiver:** Leonard Lorusso is seeking a Building Demolition Delay Waiver to do the following

work: remove and replace four store-front windows (10'6" x 10' with custom made windows and remove and replace three store-front windows (9' x 10') with custom made windows. Chair Schneider stated he did not think the storefronts were original and Mr. Lorusso said they were not. Commissioner Theerman said the plans look good. Upon reviewing the petition submitted to do the following: remove and replace four store-front windows (10'6" x 10' with custom made windows and remove and replace three store-front windows (9' x 10') with custom made windows and all evidence provided, and upon a motion by Commissioner Theerman and seconded by Commissioner Constantine, 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 the Building Demolition Delay Waiver was approved.

5. **20 Whitman Road (HC-2008-037) – Certificate of Appropriateness:** Jeanice Sherman and Dwight Johnson are seeking a Certificate of Appropriateness to do the following work: paint the garage to match the house colors. Chair Schneider said the Commission had not made it a practice to approve colors. Ms. Sherman indicated that she had filed the application as a courtesy since the house is located within the Montvale Local Historic District and realized the Commission does not have to approve the colors. Upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 6-0 to determine that the proposed work is non-applicable and a Certificate of Non-Applicability will be issued.

### **OTHER BUSINESS**

Commissioner Crowley asked if Preservation Worcester was notified for Certificates of Appropriateness. Ms. Stolberg said Deb Packard receives agendas for all of the meetings.

Chair Schneider adjourned the meeting at 6:45 P.M.