

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

MAY 24, 2007

**CHASE BUILDING, 44 FRONT STREET, WORCESTER
ROOM 500 – CONFERENCE ROOM**

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

Staff Present: Edgar Luna, Division of Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Upon a motion by James Crowley and seconded by Thomas Constantine, it was voted 4-0 to approve the minutes of the April 26, 2007 meeting with changes. When the vote was taken Commissioner Theerman had not arrived yet.

UNFINISHED BUSINESS

1. Mr. Luna informed the Commission that there were no updates regarding the Historic Commission procedures and guidelines.
2. **29 Whitman Road (HC-07-05):** Anne Martin, petitioner, presented the petition. Ms. Martin stated that she was seeking a Certificate of Appropriateness to implement the following renovations: (a) remove the existing deck, (b) remove a sliding door on the first floor and replace it with a double set of windows, and (c) remove and replace 3 windows on the first floor and 7 windows on the second floor. Mr. Crowley expressed concern that the revised window proposal was still not appropriate to the architectural period of the house in style and materials and encouraged the petitioner to contact windows distributors in the area to request information on all-wood windows. In addition, Mr. Crowley showed an all-wood window sample and indicated that such windows would be more appropriate to the period of the house and are available from different vendors in the area. Susan Ceccacci expressed concern that the proposed windows were not consistent with the windows currently in place in the Montvale Historic District. Following a lengthy discussion on this subject, Ms. Martin stated that she had decided to repair the existing windows instead of replacing them;

therefore, she asked the Commission to consider only the removal of the existing deck, and the removal of the sliding door on the first floor and its replacement with a double set of windows. *Upon a motion by Commissioner Conroy and seconded by Commissioner Constantine, the Commission determined that the petitioner's decision to repair the 3 windows on the first floor, and 7 windows on the second floor was appropriate to the historic and architectural value and significance of the site, building and structure; therefore, the Commission voted 4-0 to approve a Certificate of Non-Applicability for the reconstruction of the original 3 windows on the first floor and the 7 windows on the second floor.* The Certificate of Non-Applicability was granted.

Upon a motion by Commissioner Conroy and seconded by Commissioner Constantine, the Commission determined that the proposed removal of the existing deck, and removal and replacement of the sliding door on the first floor with a double set of windows, was appropriate for the historic and architectural value and significance of the Montvale Local Historic District; therefore, voted 4-0 to approve the Certificate of Appropriateness for the proposed removal of the existing deck, and the proposed removal and replacement of the sliding door on the first floor with a double set of windows. The Certificate of Appropriateness was granted.

NEW BUSINESS

- 3. 81 Providence Street – Walker Hall (HC-07-12):** Brian Beaton and Dexter Morse, representatives for the petitioner, presented the petition. Mr. Beaton stated that the petitioner was seeking a Building Demolition Delay Waiver to implement changes and renovations to Walker Hall, one of the many historic structures located within the Worcester Academy complex. He also stated that the structure was built in 1889 and is currently used as administrative and faculty offices, as well as for classrooms. In addition, Mr. Beaton stated that the petitioner decided to scale back the scope of the proposed renovations; therefore, he asked the Commission to consider only the following renovations: (a) clean, repair and re-point all exterior masonry, (b) repair the slate roof and replace the damaged pieces with new slate of the same design, (c) remove and replace all sheet metal, (d) remove and replace membrane roofing where needed. Upon reviewing the petition submitted, and the evidence provided, the Worcester Historical Commission found that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester. Therefore, on a motion by Tom Conroy and seconded by Tom Constantine, it was voted 4-0 by Peter Schneider, Thomas Conroy, Thomas Constantine, and James Crowley to grant the Building Demolition Delay Waiver for the following renovations: (a) clean, repair and re-point all exterior masonry, (b) repair the slate roof and replace it damaged pieces with new slate of the same design, (c) remove and replace all sheet metal, (d) remove and replace membrane roofing where needed.
- 4. 138-142 Green Street (HC-07-09):** Leonard Lorusso, petitioner, presented the petition. Mr. Lorusso stated that he was seeking a Building Demolition Delay Waiver to remove 185 windows and replace them with 2 over 2 aluminum windows of the

same size and similar style as the windows currently in place. He also stated that the building was formerly a part of Crompton Loom Works Factory, one of the oldest factory buildings in Worcester, and indicated that his objective was to transform the structure into condominiums. In addition, Mr. Lorusso stated that while some sections of the building date back to 1860, the structure has experienced several alterations over the years which make it difficult to identify the type and design of the original windows. He further indicated that since the building remained vacant for over 20 years, most of the rectangular windows have been destroyed and the few remaining 2 over 2 pane windows are permanently damaged. Susan Ceccacci expressed concern that the proposed 2 over 2 pane rectangular windows were not original to the building, as period photographs showed multi-paned windows. In addition, Ms. Ceccacci stated that 15 fanlight windows on site appear to be the original windows; therefore, she encouraged the petitioner to consider preserving them, and where necessary, replace damaged windows with windows of the same size, design and materials. Mr. Lorusso acknowledged that the 15 fanlight windows appear to be original, but indicated that most of them have deteriorated beyond repair. Chair Schneider stated that since the building has experienced several transformations since it was built, it is not feasible to ascertain if the rectangular multi-paned or 2 over 2 pane windows were the original windows or not. Mr. Theerman stated that in order to render an appropriate decision, the petitioner would need to submit additional information showing the type of windows used, and encouraged the petitioner to visit the Worcester Historical Museum to further research this information. Mr. Lorusso stated that based on the information received from the Commission, he had decided to reconstruct the fanlight windows utilizing the same size, design and materials as the original windows; therefore, he asked the Commission to only consider the removal and replacement of the 170 rectangular windows. Mr. Constantine asked the Commission to vote on the petition and requested that if the petition was approved, the approval be conditioned upon the petitioner providing additional pictorial documentation demonstrating the original design of the rectangular windows. Upon reviewing the petition submitted and the evidence provided, the Worcester Historical Commission found that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester. Upon a motion by James Crowley and seconded by Michael Theerman, it was voted 4-0 by Peter Schneider, Michael Theerman, Thomas Constantine, and James Crowley to grant the Building Demolition Delay Waiver for the removal and replacement of 170 rectangular windows with 2 over 2 aluminum windows of the same size and similar style to the windows currently in place. The approval carries the following condition:

- **The petitioner must submit pictorial documentation demonstrating the original design of the rectangular windows prior to receiving the Building Demolition Delay Waiver Decision.**

5. **1 Westinghouse Parkway (HC-07-10):** Darlene O'Connor, petitioner, presented the petition. Ms. O'Connor stated that she was seeking a Building Demolition Delay Waiver to remove the aluminum siding that currently exists on the residential

dwelling located on site, and replace it with vinyl siding. Upon reviewing the petition submitted, and the evidence provided, the Worcester Historical Commission found that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester. Therefore, on motion by Tom Constantine and seconded by Michael Theerman, it was voted 4-0 by Peter Schneider, Michael Theerman, Thomas Constantine, and James Crowley to grant the Building Demolition Delay Waiver to remove the existing aluminum siding and replace it with vinyl siding.

OTHER BUSINESS

6. **23 Oxford Street (HC-06-35):** Mr. Luna informed the commission that Jonathan Finkelstein, representative for the petitioner, was not present and did not communicate previously his inability to attend the meeting.

ADJOURNMENT

Chair Schneider adjourned the meeting at 7:00 pm.