

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

JUNE 28, 2007

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

Commission Members Present: Peter Schneider, Chair
Thomas Constantine, Vice-Chair
Thomas Conroy, Clerk
Michael Theerman

Staff Present: Edgar Luna, Division of Planning and Regulatory Services
Stephen Crane, Division of Economic Development
Paul Morano, Division of Economic Development

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Upon a motion by Thomas Conroy and seconded by Thomas Constantine, the Commission voted 4-0 to approve the minutes of the May 10, 2007 meeting.

Upon a motion by Thomas Conroy and seconded by Thomas Constantine, the Commission voted 4-0 to approve the minutes of the May 24, 2007 meeting.

UNFINISHED BUSINESS

Mr. Luna informed the Commission that there were no updates regarding the Historic Commission procedures and guidelines.

NEW BUSINESS

- 1. 254 Salisbury Street (HC-07-11):** Robert Gardner and M. Jacqueline Gardner, petitioners, presented the petition. Mr. Gardner stated that they were seeking a Certificate of Appropriateness to expand the driveway by approximately 19 feet by 19 feet onto the right side of the driveway. Mr. Gardner also stated that the objective of the expansion was to provide additional parking area to accommodate 2 vehicles. Chair Schneider informed the Board that Daniel Grim, an abutter, had sent a letter expressing his support for the project. 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, upon a motion by Commissioner Conroy and seconded by Commissioner Theerman, the Commission determined that the proposed exterior work was appropriate for the historic and architectural value and significance of the site, building, and structure and voted 4-0 to approve the Certificate of Appropriateness for the proposed expansion the driveway by approximately 19 feet by 19 feet onto the right side of the driveway.* The Certificate of Appropriateness was granted.

- 2. 16 Whitman Road (HC-07-12):** Ashley Guir, petitioner, presented the petition. Ms. Guir stated that she was seeking a Certificate of Appropriateness to implement the following renovations to the house: (a) paint the exterior of the house with a color that is similar to the original color and (b), remove and replace all the wood gutters with wood gutters. 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, upon a motion by Commissioner Theerman and seconded by Commissioner Conroy, the Commission determined that the proposed exterior work was appropriate for the historic and architectural value and significance of the site, building, and structure and voted 4-0 to approve the Certificate of Appropriateness for the proposed painting of the exterior of the house with a color that is similar to the original color, and removal and replacement of the wood gutters with wood gutters.* The Certificate of Appropriateness was granted.
- 3. 540 Salisbury Street (HC-07-13):** Robert Longden, Justin Harrington, Jennifer Pelletier, and Jerry Barilla, representatives for the petitioner presented the petition. Mr. Longden stated that the petitioner was seeking a Building Demolition Delay Waiver to remove a portion of the rear wall of the building in order to create an access to and from a proposed new building, to be located behind the historic structure. He also stated that Assumption College was planning to relocate its admissions and financial aid offices to the existing building and new addition. In addition, Mr. Longden indicated that he was informed by Mr. Luna that Jeri Gillin, an abutter, had expressed concern regarding the proposed project. Mr. Longden further stated that Jerry Barilla and Michael Rubino, General Counsel for the College met with Ms. Gillin on June 27, 2007 and addressed her concerns. Mr. Harrington stated that due to the historic significance of the building, the exterior of the building would be left intact, except for the opening in the rear of the building to create an access to the new building. In addition, he stated that the proposed new addition was designed to blend in harmoniously with historic structure, and will be constructed of like materials. Ms. Pelletier stated that the building's new use will not affect nor increase the pedestrian traffic, as the connector was designed with two levels to contain all pedestrian traffic within. 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 Commissioner Theerman and seconded by Commissioner Constantine, it was voted 4-0 to grant the Building Demolition Delay Waiver.

4. **41 Bellevue Street (HC-07-14):** Daniel Gray, petitioner, presented the petition. Mr. Gray stated that he was seeking a Building Demolition Delay Waiver to remove a portion of the wall on the upper right-side of the house in order to create an access/egress for the second floor which, eventually, he plans to convert into a second dwelling unit. He also stated that the proposed location was selected after a thorough review of the building's structure. In addition, Mr. Gray stated that while the proposed access/egress will include an exterior stairway, it will not be attached to the exterior of the building in deference to the historic nature of the house. 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 Commissioner Conroy and seconded by Commissioner Constantine, it was voted 4-0 to grant the Building Demolition Delay Waiver.

OTHER BUSINESS

5. **23 Oxford Street (HC-06-35):** Jonathan Finkelstein, representative for Ian A. Gow, owner of the historic building located at this address, made a presentation of an amended and restated Preservation Restriction agreement between Preservation Worcester, the City of Worcester, and Ian A. Gow. During his presentation, Mr. Finkelstein stated that the revisions were necessary in order to comply with requests from the Massachusetts Historical Commission. In addition, he stated that the City's Law Department would need to review the document prior to any final action. Mr. Luna stated that the Law Department had already received a copy of the revised document and was currently reviewing it. He also stated that the Law Department is expected to complete its review of the document by the next meeting. Upon a motion by Commissioner Theerman and seconded by Commissioner Conroy, the Commission voted 4-0 to approve the revised restated Preservation Restriction agreement between Preservation Worcester, the City of Worcester, and Ian A. Gow.
6. **17 Southgate Place (HC-05-18):** Stephen Crane, Special Projects Coordinator of the Economic Development Division, presented an update regarding the efforts the City has made to remove asbestos from the buildings located on site. Mr. Crane stated that the City has secured the necessary funding to commence asbestos removal during the second week of July, 2007. Chair Schneider asked Mr. Crane to inform the Commission what efforts the City has made to prevent further deterioration of the roof, specifically, the oldest section of the building. Mr. Crane stated that the City continues to monitor the condition of the roof, specifically the afore-mentioned section, and will report back to the Commission when new information becomes available.
7. **2-4-6-12 Southbridge Street (HC-06-18):** Roberta Brien, staff member from the Worcester Business Development Corporation and Architect Michael Pagano presented the project. Mr. Pagano stated that the objective of the presentation was to inform the Commission that the new section of the façade had been redesigned in

order to comply with requests from the Massachusetts Historical Commission. Ms. Brien stated that the historical section of the theatre will remain unchanged, except that the removed pediment will not be rebuilt due to the high cost associated with reinforcing the front wall. Mr. Pagano also stated that the revised façade was designed to blend in harmoniously with other historical buildings and landmarks located in the immediate vicinity.

- 8. Elections:** Upon a motion by Michael Theerman and seconded by Thomas Conroy, the Commission voted 4-0 to elect James Thomas Constantine as Vice-Chair.

ADJOURNMENT

Chair Schneider adjourned the meeting at 8:00 pm.