

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

May 15, 2008

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

Commission Members Present: Peter Schneider, Chair
Thomas Constantine, Vice-Chair
James Crowley
Janet Merrill
Timothy McCann

Staff Present: Ruth Gentile, 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 April 10, 2008 meeting were accepted. The April 24, 2008 and May 1, 2008 meetings did not have a quorum.

UNFINISHED BUSINESS

- 1. 6 Congress Street (HC-2008-023) – Building Demolition Delay Waiver:** David Minasian is seeking a Building Demolition Delay Waiver to do the following work: replace rotted decking on the front porch; replace rotted trim around the front porch; replace rotted clapboards; add clapboards and trim where plywood is used as siding; and replace any rotted trim. Upon reviewing the petition submitted to do the following: replace rotted decking on the front porch; replace rotted trim around the front porch; replace rotted clapboards; add clapboards and trim where plywood is used as siding; and replace any rotted trim; and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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. 57 Cedar Street (HC-2008-024) – Building Demolition Delay Waiver:** Robert Rano is seeking a Building Demolition Delay Waiver to do the following work: remove the existing asphalt/fiber glass shingles and replace with new 30-year CertainTeed architectural shingles. Upon reviewing the petition submitted to do the following:

remove the existing asphalt/fiber glass shingles and replace with new 30-year CertainTeed architectural shingles; and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 5-0 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.

- 3. 20 Dix Street (HC-2008-025) – Building Demolition Delay Waiver:** Kenneth David and Armand Belanger are seeking a Building Demolition Delay Waiver to do the following work: remove both chimneys and repair the roof; replace the roof on the front porch with architectural shingles; and install railings on the front porch. The chimneys have already been removed because Code Enforcement determined they were in danger of falling. Upon reviewing the petition submitted to do the following: remove both chimneys and repair the roof; replace the roof on the front porch with architectural shingles; and install railings on the front porch; and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 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.
- 4. 71 Elm Street (HC-2008-026) – Building Demolition Delay Waiver:** Stephen Murphy and John Altomare are seeking a Building Demolition Delay Waiver to do the following work: demolish the existing carriage house. They said they had purchased the property in March, 2008 and obtained a determination from Builders Systems and James Markarian Associates that the structure should be razed. Mr. Altomare said the cost to rehabilitate the structure would be over \$1 Million, not including interior build out. The cost to demolish the building is \$73, 000.00. Deborah Packard, representing Preservation Worcester, said the structure had been on Preservation Worcester’s endangered building list for more than six years, but the building, while having great historic merit, is now beyond repair. Upon reviewing the petition submitted to demolish the carriage house, and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 0-5 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the motion failed. The Building Demolition Delay Waiver was denied. Upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 5-0 that the applicant had demonstrated undue economic hardship and the Building Demolition Delay Waiver was approved based on said hardship.
- 5. 65 Elm Street (HC-2008-027) – Building Demolition Delay Waiver:** Akram Rafla is seeking a Building Demolition Delay Waiver to do the following work: remove the existing vinyl siding and replace/restore with new siding, roof and architectural details similar to the structure’s original design and materials. Shane Lozi said the elevator has been removed and a new ramp will be added to make the building handicapped accessible. He said the windows in the rear will be preserved. Upon reviewing the petition submitted to do the following: remove the existing vinyl siding

and replace/restore with new siding, roof and architectural details similar to the structure's original design and materials; and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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.

NEW BUSINESS

- 6. 9 Euclid Avenue (HC-2008-028) – Building Demolition Delay Waiver:** Mike Carboneau, representing the owner, stated a Building Demolition Delay Waiver is being sought to do the following work: replace damaged siding on the right side and replace 21 windows with vinyl windows. He said the siding had been damaged by a fire in the structure next door. Upon reviewing the petition submitted to do the following: replace damaged siding on the right side and replace 21 windows with vinyl windows; and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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.
- 7. 57 Laurel Street (HC-2008-030) – Building Demolition Delay Waiver:** North American Islamic Trust is seeking a Building Demolition Delay Waiver to do the following work: replace and repair roof with new shingles; repair any siding that is damaged or missing. Upon reviewing the petition submitted to do the following: replace and repair roof with new shingles; repair any siding that is damaged or missing; and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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.
- 8. 7 Congress Street (HC-2008-031) – Building Demolition Delay Waiver:** Congress Hill Condominium Trust is seeking a Building Demolition Delay Waiver to do the following work: replace roof with new slate colored asphalt shingles. Upon reviewing the petition submitted to do the following: replace roof with new slate colored asphalt shingles; and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Merrill, the Commission voted 5-0 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.
- 9. 9 Congress Street (HC-2008-032) – Building Demolition Delay Waiver:** Congress Hill Condominium Trust is seeking a Building Demolition Delay Waiver to do the following work: replace roof with new slate colored asphalt shingles. Upon reviewing the petition submitted to do the following: replace roof with new slate

colored asphalt shingles; and all evidence provided, and upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, the Commission voted 5-0 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.

10. 8-10 Congress Street (HC-2008-033) – Building Demolition Delay Waiver: Congress Hill Condominium Trust is seeking a Building Demolition Delay Waiver to do the following work: replace roof with new slate colored asphalt shingles; replace two skylights. Upon reviewing the petition submitted to do the following: replace roof with new slate colored asphalt shingles and replace two skylights; and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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.

11. 5 Euclid Avenue (HC-2008-034) – Building Demolition Delay Waiver: Markelian Proko is seeking a Building Demolition Delay Waiver to do the following work: replace damaged siding and replace 25 windows with vinyl windows on the first and second floors. Upon reviewing the petition submitted to do the following: replace damaged siding and replace 25 windows with vinyl windows on the first and second floors, and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 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.

OTHER BUSINESS

Fire Alarm Building Discussion: A brief description of the Fire Alarm Building was given to the members of the Commission that had not attended the walk through last year.

Baptist Mission Chapel Discussion: The commissioners that visited the chapel last week stated that the building had been owned by a black congregation. The outside of the building is charming but the inside is not in good condition. There is a restriction on the property held by the Massachusetts Historical Commission. The Commission stated that it would support a rewording of the restriction as the abutting hospital wants to purchase the property and leave the outside the way it is.

96 Sagamore Road: Commissioner Crowley stated that last summer a roof was being installed and that the Division of Code Enforcement issued a Cease and Desist order. The roof was completed anyway. Commissioner Crowley as a representative of the Montvale Historic District wants the matter to be dealt with.

Chair Schneider adjourned the meeting at 6:50 P.M.