

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

**October 23, 2008**

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

**Commission Members Present:** Peter Schneider, Chair  
Janet Merrill  
James Crowley  
Timothy McCann

**Staff Present:** Ruth Gentile, Planning and Regulatory Services  
Edgar Luna, Planning and Regulatory Services  
Joel Fontane, Planning and Regulatory Services

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

**CALL TO ORDER**

Chair Schneider called the meeting to order at 5:45 P.M.

**NEW BUSINESS**

1. **47 Freeland Street (HC-2008-073) – Building Demolition Delay Waiver:** Paul Mahoney, petitioner, explained he is seeking a Demolition Delay Waiver to remove and replace twenty wood and vinyl windows with six over one vinyl windows, install a new entry door and install vinyl siding. He indicated that the contractor stated that the vinyl siding will be installed over insulation board and will have a fifty year warranty. Chair Schneider indicated that the Commission would like to see the wood siding repainted to keep more with the historic time period of the house. The applicant reiterated that he wants to make the house energy efficient and still retain the architectural value. The Commission requested that the applicant leave the porch open, put dentils on the roof edge, use square butt shingles, use scalloped shingles, have the ceilings in the porch be beaded and install six over one windows. Upon reviewing the petition submitted to replace twenty wood and vinyl windows with six over one vinyl windows, install a new entry door and install vinyl siding to remove the remaining tin siding on the building and replace it with vinyl siding and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 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. **2 Congress Street (HC-2008-081) – Building Demolition Delay Waiver:** The petitioners, Randolph and Edla Bloom, seek to remove, repair and replace the exterior wooden features of a built-in gutter. Upon reviewing the petition submitted to fix and

replace the built-in wooden gutter and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 4-0 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. **533 Massasoit Road (HC-2008-082) – Building Demolition Delay Waiver:** Suzette Macaruso, petitioner, said a Building Demolition Delay Waiver is being sought to strip the roof and repair any rotted wood and re-apply architectural shingles and install a skylight in the rear. Upon reviewing the petition submitted to replace the roof with architectural shingles and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 4-0 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. **100 Piedmont Street (HC-2008-083) – Building Demolition Delay Waiver:** Linda and Bashkim Pacuku, petitioners, sought to remove and replace thirty-five windows and cover exterior trim with aluminum as required due to the presence of lead paint. Jacqueline Vachon-Jackson, Lead Abatement Program Manager in the city's Neighborhood and Housing Services Division, said the City of Worcester is assisting them with a grant to cover the costs involved. She stated that twenty-nine vinyl windows with one over one panes and six basement windows will be replaced and the storm windows will be removed. Upon reviewing the petition submitted to remove and replace thirty-five windows and cover the exterior trim with aluminum and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 1-3 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. Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 4-0 that the applicant had demonstrated undue economic hardship. Therefore, the motion passed and the Demolition Delay Waiver was granted based on hardship.
5. **27 Pleasant Street (HC-2008-084) – Building Demolition Delay Waiver:** The petitioner, Salim Lahoud, representative for First Olympia Realty, sought to alter the entrance to meet current requirements. He stated that the entry was not original and they are removing the brick façade that is not real brick back 18 inches to install a new door. Upon reviewing the petition submitted to replace the door with a new door and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 4-0 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.
6. **64-72 Water Street (HC-2008-075) – Building Demolition Delay Waiver:** Michael Komenos, petitioner, said a Building Demolition Delay Waiver is being sought to remove two feet of brick from eleven window sills and replace the windows

with six-foot windows. Chair Schneider noted that the storefront of the building was not original to the building. Upon reviewing the petition submitted to remove two feet of brick from eleven window sills and install new six-foot windows and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 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. **529/531 Main Street (HC-2008-087) – Building Demolition Delay Waiver:** Yolanda Villamil said she is seeking a Building Demolition Delay Waiver to remove and replace the glass panel windows with clear insulated glass top hung bi-fold slider panels, remove the grates and remove the air conditioning unit. Chair Schneider stated that he did not believe the storefront was original to the structure. Upon reviewing the petition submitted to remove and replace the existing glass windows with top hung bi-fold slider panels, remove the grates and air conditioning unit and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 4-0 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**

**184 Main Street – Request for a vote to support the request for nomination to place the property on the National Historic Register:** The Commission voted 4-0 to support the applicant's request for 184 Main Street to be placed on the National Historic Register.

**MHC Planning & Survey Grant Application:** Mr. Fontane updated the Commission on the status of the City's application for a Massachusetts Historical Commission Planning and Survey grant for the purpose of gathering historical information needed for Form Bs. Mr. Fontane said that staff will develop a timeline for the City's application and present it to the Commission at an upcoming meeting. He explained that the Commission will likely have two petitions before it and will have to decide which area to take up based on the funding and staff resources available. He indicated that staff would be making a recommendation based on the readiness of the groups involved.

**Update on Board Appointments:** Mr. Fontane stated that a new round of advertisements will be in the fall and that the Commission will need one new member and two alternate members.

Chair Schneider adjourned the meeting at 7:10 P.M.