

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

**November 19, 2009
44 FRONT STREET – 3RD FLOOR CONFERENCE ROOM**

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
Timothy McCann
James Crowley
Michael Theerman

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

CONTINUANCES – WITHDRAWALS

None

APPROVAL OF MINUTES

Upon a motion by Timothy McCann and seconded by Michael Theerman, the Commission voted 5-0 to approve the minutes from the November 5, 2009 Historical Commission meeting with one (1) amendment.

UNFINISHED BUSINESS:

- 1. 19 Stanton Street (HC-2009-071) – Building Demolition Delay Waiver:** Nancy and Alexander Ward, owners of this parcel were present at the meeting. Chair Schneider informed the Commission that this item had been continued from the October 22, 2009 to clarify whether or not the petition was properly before the Commission and whether or not the Commission could in fact render a vote given the fact that the owner had not signed the petition and had declined to do so when asked by the Commission. Chair Schneider also stated that the Commission had become aware that on April 16, 2008, the Department of Inspectional Services had issued an Order informing Ms. Ward that on April 15, 2008, a Building Inspector had visited the site and determined that the building did not have a reasonable safe means of egress, in violation of 780 CMR 1001.1, due to the fact that the front porches had deteriorated to a point that collapse was imminent.

Therefore, she was ordered to apply for a building permit to remove the existing structure and to replace the front 1st porch, so as to maintain a safe means of egress, and was ordered to act on it within forty-eight hours, but indicated that she failed to do so. In addition, he stated that the owner also received a Cease and Desist Order from the Department of Inspectional Services dated September 23, 2009, for removing the porches without a Building Permit, in violation of 780 CMR 5118.1 et. seq. Consequently, he indicated that in his opinion, this petition was improperly before the Commission and should be deferred to the Department of Inspectional Services for the appropriate enforcement procedures. Upon a motion by Commissioner McCann and seconded by Commissioner Theerman, the Commission voted 5-0 to defer to the Department of Inspectional Services to address this matter. The Commission advised Ms. Ward to contact the Department of Inspectional Services to address this matter.

NEW BUSINESS

2. **109 Ararat Street (HC-2009-077) Building Demolition Delay Waiver:** Chair Schneider asked the audience if the petitioner was present but there was no response; therefore, he postponed the hearing to the end of the meeting to allow additional time for the petitioner to arrive.
3. **26 Portland Street (HC-2009-078) Building Demolition Delay Waiver:** Edward O'Donnell and Raymond Troiano, representatives for Worcester Commons LLC, petitioner, presented the petition. Mr. O'Donnell stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove, restore and/or replace existing façade elements, as well as remove and replace all existing windows throughout the building complex, and indicated that that the objective was to re-use the buildings on site for housing and commercial uses, as well as parking. Mr. Troiano stated that certain sections of the façades on Salem and Portland Streets will be restored to their original design and materials once the non-original veneer materials currently in place had been removed. However, he indicated that it was difficult to provide an accurate assessment of the façade sections that will be preserved and restored because of the veneers in place. In addition, Mr. O'Donnell stated that the goal of the petitioner was to initiate construction in January, complete all construction work by the end of June, and have the residential units ready to be occupied by September, 2010. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Constantine, and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed removal, restoration and/or replacement of the existing façade elements, as well as removal and replacement of all existing windows throughout the building complex was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was approved.
4. **144 Pleasant Street (HC-2009-079) Building Demolition Delay Waiver:** Matthew Panagiotu, owner and petitioner, presented the petition. Mr. Panagiotu stated that he was seeking retroactive Building Demolition Delay Waiver approval to remove a section of the roof and side shingles on the garage with like materials. Mr. Panagiotu also indicated that the work had already been completed, and acknowledged that it was done without a

building permit and without approval from the Worcester Historical Commission. Chair Schneider reminded Mr. Panagiotu that the site was MACRIS listed and indicated that it was also located in a National Register District. Therefore, he stated that exterior changes to the building structure would currently require approval by the Historical Commission. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Theerman, and seconded by Commissioner Constantine, the Commission voted 5-0 that the proposed removal of a section of the roof and side shingles on the garage with like materials was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was retroactively approved.

5. **48 Dorchester Street (HC-2009-080) Building Demolition Delay Waiver:** Larry Escobar, representative for Francis and Sandra Mcelroy, petitioners, presented the petition. Mr. Escobar indicated that the petitioners were seeking Building Demolition Delay Waiver approval to remove the roofing material in place and replace it with synthetic architectural shingles. He further indicated that the proposed roof replacement was necessary due to advanced state of decay of the current roofing material in place. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley, and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed removal and replacement of the roof with synthetic architectural shingles was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was retroactively approved.
6. **2 Massachusetts Avenue (HC-2009-081) Certificate of Appropriateness:** Mary McGillicuddy, owner and petitioner, presented the petition. Ms. McGillicuddy stated that she was seeking retroactive Certificate of Appropriateness approval to remove the cement walkway and replace it with granite slabs. She further indicated that the walkway was removed and replaced without seeking Certificate of Appropriateness approval because she was not aware that the Historical Commission had jurisdiction on walkways. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Theerman, and seconded by Commissioner Crowley, it was determined that the removal and replacement of the cement walkway with granite slabs was appropriate and compatible with the preservation and protection of the Massachusetts Avenue Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, the Commission voted 5-0 to approve the Certificate of Appropriateness.
7. **12 Claremont Street (HC-2009-082) Building Demolition Delay Waiver:** Russell Haims, owner and petitioner, presented the petition. Mr. Haims stated that he was seeking Building Demolition Delay Waiver approval to remove the existing roof and replace it with architectural shingles, remove and replace gutters, and remove and replace the existing siding with mantels, dutchlap and fluted corners. Mr. Haims stated that he neglected to include in this petition the removal and replacement of all windows and door on site; therefore, he will be submitting a subsequent Building Demolition Delay Waiver petition to seek approval for such removals and replacements. Upon reviewing the

petition submitted and the evidence provided, and upon a motion by Commissioner McCann, and seconded by Commissioner Constantine, the Commission voted 5-0 that the proposed removal of the existing roof and its replacement with architectural shingles, the removal and replacement of gutters, and the removal and replacement of existing siding with mantels, dutchlap and fluted corners was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was approved.

8. **115 Ararat Street (HC-2009-085) Building Demolition Delay Waiver:** Francis and Ilde Kovago, owners and petitioners, presented the petition. Mr. Kovago stated that they were seeking Building Demolition Delay Waiver approval to re-side the house with vinyl siding. Mr. Kovago stated that the house was currently sided with asbestos shingles which were in an advanced state of decay. Therefore, he indicated that in his opinion, the most effective and least costly treatment to improve such conditions was to add vinyl siding to the entire structure without removing the asbestos shingles. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner McCann, and seconded by Commissioner Crowley, the Commission voted 5-0 that the proposed re-siding of the house with vinyl siding was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was approved.

Commissioner McCann left the meeting at the end of this hearing.

9. **109 Ararat Street (HC-2009-077) Building Demolition Delay Waiver:** Thomas Conditto, representative for Patricia Locke, petitioner, presented the petition. Mr. Conditto stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove a covered screened porch attached on the rear of the house and replace it with a new covered screened porch on the same location which would be of the same size and design. He also indicated that the proposed replacement was needed due to the advanced state of decay of the wood flooring and support columns. In addition, he stated that the new structure would be constructed of the same wooden materials as the existing porch. Upon reviewing the petition submitted and the evidence provided, and upon a motion by Commissioner Crowley, and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed removal of the covered screened porch attached on the rear of the house and its replacement with a new covered screened porch on the same location of the same size and design was not detrimental to the historical and/or architectural resources of the City of Worcester; therefore, the Building Demolition Delay Waiver petition was approved.

OTHER BUSINESS:

10. **Proposed 2010 Meeting Schedule:** Mr. Luna provided the Commission with a list of the proposed 2010 meeting schedule. Upon a motion Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 4-0 to approve the 2010 Historical Commission meeting schedule as follows:

Filing Deadline	Meeting Date*
Thursday 3 PM	Thursday
17-Dec	14-Jan
31-Dec	28-Jan
14-Jan	11-Feb
28-Jan	25-Feb
11-Feb	11-Mar
25-Feb	25-Mar
11-Mar	8-Apr
25-Mar	22-Apr
15-Apr	13-May
29-Apr	27-May
13-May	10-Jun
27-May	24-Jun
10-Jun	8-Jul
24-Jun	22-Jul
15-Jul	12-Aug
29-Jul	26-Aug
19-Aug	16-Sep
2-Sep	30-Sep
16-Sep	14-Oct
30-Sep	28-Oct
7-Oct	4-Nov
21-Oct	18-Nov
4-Nov	2-Dec
18-Nov	16-Dec

11. Crown Hill Local District Update: Mr. Luna informed the Commission that on November 10, 2009, he and Ruth Gentile met with Neil Larson and Peter Stott at the Massachusetts Historical Commission to review the proposed project and sign the final contract. He also indicated that he had informed the current co-chairs of the Crown Hill Neighborhood Association (CHNA) that Mr. Larson had requested a meeting with the association to discuss their views on the project, and indicated that CHNA had already contacted Mr. Larson and a meeting had been agreed upon.

12. City Hall Project – Energy Efficiency & Conservation Block Grant Proposal: Chair Schneider informed the Commission that this item was continued to the December 3, 2009 meeting at the request of staff from the Division of Planning and Regulatory Services.

13. Worcester State Hospital – Historical Preservation Certification Application: Chair Schneider informed the Commission that Preservation Worcester had requested a Letter of Support from the Worcester Historical Commission regarding the Massachusetts Division of Capital Asset Management and the Department of Mental Health submission of Part 1 Historic Preservation Certification Application to preserve the Clock Tower (a.k.a. Administration Building), Hooper Turret, and the Nurse’s Home at the former Worcester Stated Hospital. He indicated that such letter would be sent along with the petition to the Massachusetts Historical Commission. Upon a motion by Commissioner Theerman and seconded by Commissioner Crowley, the Commission vote 4-0 to send a Letter of Support to the Massachusetts Historical Commission expressing that the Worcester Historical Commission fully supports such an endeavor.

Adjournment: Chair Schneider adjourned the meeting at 7:00 PM.