

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
September 8, 2011**

**LEVI LINCOLN CHAMBER – CITY HALL**

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

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

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

**CALL TO ORDER:**

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

**MINUTES:**

The Commission accepted the minutes from the August 4, 2011 and August 29, 2011 meetings.

**UNFINISHED BUSINESS:**

- 1. 17 Germain Street (HC-2011-054) – Building Demolition Delay Waiver:** Peter Viles, owner and petitioner, presented the petition. Mr. Viles indicated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) Remove and replace two (2) second-floor casement windows with double-pane casement windows of the same design (8 over 1) and materials (wood). Mr. Viles also stated that although he had considered restoring the damaged windows, he realized that their deteriorated condition was beyond repair due to age and wear. In addition, Mr. Viles informed the Commission that for the most part, the residential dwelling was in good state of preservation only needing minor repairs from time to time. Upon a motion by Commissioner Schneider and seconded by Commissioner Merrill, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver was approved.

*Exhibit A: Application submitted by Peter and Sharon, dated July 22, 2011 and received July 22, 2011.*

*Exhibit B: Request for Continuance and Constructive Grant Approval, dated August 18, 2011 and received August 18, 2011.*

**NEW BUSINESS:**

2. **246 Burncoat Street (HC-2011-055) – Building Demolition Delay Waiver:** Marc LePain and Patricia LePain, owners and petitioners, presented the petition. Mr. LePain stated that they were seeking Building Demolition Delay Waiver approval to make the following changes: (a) Remove one (1) contemporary window located on the side of the house and replace it with one (1) antique doorway leading to the yard, and (b), Remove the sliding doors and damaged deck located in the rear of the house, and replace them with a clapboard wall and four (4) casement windows. Mr. LePain stated that he was proposing to replace the contemporary vinyl window located on the side of the house with an antique door and antique latch found at an antique architectural salvage store. He indicated that, in his opinion, the antique door and accessory latch would look more appropriate to the period of the house and thereby enhance the historical significance of the site. He also stated that although they had made efforts to find antique windows for the rear of the house, they were not successful in their efforts; therefore, they decided to install four (4) all-wooden windows from the Anderson Windows Company with true dividing lights in the rear of the house, because such windows would look more appropriate to the period of the house. Chair Constantine stated that the Historical Commission appreciated the efforts Mr. and Ms. LePain had made to enhance and preserve the integrity of this historic and architecturally significant house. Commissioner Schneider informed the applicants that Preservation Worcester could supply the names of local architectural salvage establishments dedicated to selling period and antique architectural elements. Upon a motion by Commissioner McCann and seconded by Commissioner Crowley, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

*Exhibit A: Building Demolition Delay Waiver Application submitted by Marc and Patricia LePain dated August 2, 2011 and received August 2, 2011.*

3. **28-36 Greenwood Street (HC-2011-056) – Building Demolition Delay Waiver:** Timothy Hansen, from the Housing Development Division, and representative for Julio Romero, petitioner, presented the petition. Mr. Hansen stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: Remove eight (8) lead-contaminated windows and replace them with eight (8) vinyl windows of the same size and profile. He indicated that the proposed changes were necessary in order to abate the presence of lead paint in these windows, and indicated the project would be funded by the Worcester Lead Abatement Program. Mr. Hansen also stated that the petitioner was proposing to retain the three (3) original window casings located in the front of the house to preserve the historical integrity of the structure. Commissioner Schneider asked Mr. Hansen if he knew whether or not the siding of the house contained asbestos, and he responded affirmatively. Commissioner Schneider also stated that it was unfortunate that most of the exterior original architectural features of the

*Exhibit A: Building Demolition Delay Waiver Application submitted by Julio Romero dated August 3, 2011 and received August 4, 2011.*

4. **98 Elm Street (HC-2011-058) – Building Demolition Delay Waiver:** John Hanlon, representative for Robert Mailloux, petitioner, presented the petition. Mr. Hanlon stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following change: (a) Remove the existing roof and replace it with 30-year architectural roof shingles. Mr. Hanlon also indicated that the roofing material in place was not original to the structure as it had been replaced approximately 20 years ago. In addition, he stated that the roof had deteriorated significantly and as a result, it had caused severe damage to the interior walls during the winter and rainy seasons. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

*Exhibit A: Building Demolition Delay Waiver Application submitted by Robert Mailoux dated August 9, 2011 and received August 9, 2011.*

5. **8 Lagrange Street (HC-2011-059) – Building Demolition Delay Waiver:** Timothy Hansen, staff representative for the Housing Development Division, and representative for Wesley Zabek, petitioner, presented the petition. Mr. Hansen stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) Remove and replace eighteen (18) windows with double-hung vinyl windows. He also indicated that the proposed changes would be financed by the City of Worcester Lead Abatement Program due to lead paint contamination. In addition, he indicated that although some of windows to be replaced were wooden windows and probably original to the structure, others were vinyl window replacements. Commissioner Schneider asked Mr. Hansen to identify in the photograph attached to the application which windows were original wooden windows and which windows were vinyl replacements. Mr. Hansen responded that he was uncertain as to which windows were the wooden windows and which windows were vinyl replacement windows. Commissioner Schneider asked Mr. Hansen to identify in the photograph attached to the application which windows would be removed and replaced. Mr. Hansen responded that he was uncertain as to which windows would be removed and replaced. Commissioner Schneider stated that the Commission needed to know such information in order to render a decision. Commissioner Crowley stated that the residential dwelling had significant original architectural features which needed to be carefully considered prior to rendering a decision, and indicated and only photograph submitted did not provide sufficient information for such endeavor. Commissioner Merrill stated that it was important for the Commission to know the exact location of the windows to be replaced prior to rendering a Decision. She also stated that

*Exhibit A: Building Demolition Delay Waiver Application submitted by Wesley Zabek dated August 10, 2011 and received August 11, 2011.*

*Exhibit B: Continuation Request and extension of the Constructive Grant dated September 8, 2011 and received September 8, 2011.*

- 6. 8 Quincy Street (HC-2011-060) – Building Demolition Delay Waiver:** Timothy Hansen, from the Housing Development Division, and representative for Victor Sastre, petitioner, presented the petition. Mr. Hansen stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) Remove and replace seventeen (17) windows with double-hung vinyl windows. Mr. Hansen stated that the windows in place were vinyl windows; therefore, not original to the building. Mr. Hansen further indicated that the proposed window replacements were necessary in order to abate the presence of lead paint in these windows. Commissioner Crowley indicated that, in his opinion, the proposed project was necessary. Commissioner Schneider indicated that given the current condition of the house and the fact that most of the original architectural features had already been removed the proposed project would actually enhance the appearance of the house and preserve it for the future. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-1 (Commissioner Merrill voted no) that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

*Exhibit A: Building Demolition Delay Waiver Application submitted by Victor Sastre dated August 10, 2011 and received August 11, 2011.*

- 7. 507 Main Street (HC-2011-061) – Building Demolition Delay Waiver:** Jeremy Browning, Building Manager and representative for 507 Main Street Holdings, LLC, petitioner, presented the petition. Mr. Browning stated that the petitioner was seeking

*Exhibit A: Building Demolition Delay Waiver Application submitted by 507 Main Street Holdings LLC dated August 17, 2011 and received August 17, 2011.*

**OTHER BUSINESS:**

**8. Land Court Decision and Worcester Telegram & Gazette Article regarding the expansion of the Montvale Local Historic District:**

Chair Constantine informed the Commission that the State Appeals Court recently affirmed a previous Superior Court ruling in favor of the City of Worcester regarding the inclusion of the abandoned backyard tennis court at 1 Montvale Road home as part of the expanded Montvale Local Historic District. In addition he indicated that on August 23, 2011, the Telegram and Gazette newspaper published an article on the same subject.

*Exhibit A: State of Appeals Court Decision regarding 1 Montvale Road dated August 18, 2011.*

*Exhibit B: Telegram and Gazette report dated August 6, 2011 regarding the State of Appeals Court Decision regarding 1 Montvale Road*

**9. Worcester Telegram & Gazette Article: State Appeals Court upholds Montvale Local Historic District expansion.**

Chair Constantine informed the Commission that recently the Telegram and Gazette newspaper published an article pertaining to the recent State Appeals Court ruling affirming a previous Superior Court ruling in favor of the City of Worcester regarding the inclusion of the abandoned backyard tennis court at 1 Montvale Road home as part of the expanded Montvale Local Historic District.

*Exhibit A: Telegram and Gazette report dated August 6, 2011 regarding the State of Appeals Court Decision regarding 1 Montvale Road*

**10. Letter of Support – 2 Grove St. (Formerly known as Worcester Industrial Technical Institute).**

Mr. Luna informed the Commission that Chair Constantine had signed a Letter of Support for this project.

*Exhibit A: Letter of Support for 2 Grove Street dated August 8, 2011.*

**11. MHC Comment Request: Replacement Bridge W-44-010, State Rt. (Webster St.) over Middle River.**

Mr. Luna stated that the Massachusetts Historical Commission recently sent a notification to the Worcester Historical Commission informing them that MassDOT Highway Division was proposing to replace the Bridge W-44-010 (WOR.907), which carries State Route 12 (Webster Street) over the Middle River in the City of Worcester. He indicated that the Commission had been notified because the bridge had been previously been found to meet criteria of eligibility for listing in the National Register of Historic Places.

*Exhibit A: Letter from the Massachusetts Historical Commission dated August 26, 2011 and received on August 30, 2011.*

**12. Kenneth Burns Bridge – Final Section 106 Memorandum of Agreement**

Mr. Luna informed the Commission that MassDOT recently sent a copy of the final Section 106 Memorandum of Agreement regarding the proposed Kenneth Burns Bridge.

*Exhibit A: Section 106 Memorandum of Agreement regarding the proposed Kenneth Burns Bridge dated June 27, 2011.*

**MEETING ADJOURNMENT:**

Meeting adjourned at 6:40 PM.