

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
November 4, 2010**

LEVI LINCOLN CHAMBER – CITY HALL

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

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.

MINUTES

The Commission accepted the October 14, 2010 meeting minutes.

NEW BUSINESS:

- 1. 27 Sever Street (HC-2010-071) – Building Demolition Delay Waiver:** Michael Burbank, representative for Dynamy Inc, petitioner, presented the petition. Mr. Burbank stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following change: (a) remove and replace the roof shingles with architectural shingles. Mr. Burbank stated that the roof in place was not original to the building, and indicated that it had deteriorated beyond repair over time. Upon a motion by Commissioner McCann and seconded by Commissioner Constantine, 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.

Exhibits:

Exhibit A: Application prepared by Michael Burbank, dated September 28, 2010 and received on September 28, 2010.

- 2. 421-427 Main Street (HC-2010-072) – Building Demolition Delay Waiver:** Michael Batista, representative for J+M Batista Family Limited, petitioner, presented the petition.

Mr. Batista stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the front entryway on Front Street, (b) remove and replace the entryway on Main Street, (c) remove and replace the entry way at the Corner of Front and Main Streets, (d), remove and replace the existing signage and (e), install awnings over the existing front windows. Mr. Batista stated the proposed removal and replacement of the three (3) front doors was needed to comply with City and State regulations regarding accessibility for mobility impaired persons. Mr. Batista also indicated that in order to comply with the afore-mentioned regulations, the existing step at each entrance would need to be removed to install the new doors at street level to facilitate wheel-chair accessibility. He further stated that the existing doors were defective due to use and poor quality, and indicated that the new aluminum doors would be energy-efficient and of superior quality. Commissioner Constantine stated that during a previous petition submitted by the petitioner, the Historical Commission had determined that the existing front windows were not original to the building, and that they had been altered and/or changed over time. Mr. Batista also indicated that the petitioner had selected champagne-anodized aluminum doors in order to match the existing front window frames in color, profile and texture. Upon a motion by Commissioner Constantine and seconded by Commissioner Crowley, 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 was approved.

Exhibits:

Exhibit A: Application prepared by Michael Batista dated September 7, 2010, and received on October 1, 2010.

3. **23 Chandler Street (HC-2010-073) – Building Demolition Delay Waiver:** Harold Rondeau, representative for Sigmantra, LLC – Yu Feng Wei, petitioner, presented the petition. Mr. Rondeau stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace seven (7) windows on the third, fourth and fifth floors with vinyl windows and (b), remove and replace metal sheathing on the third, fourth and fifth floors. Mr. Rondeau stated that the proposed changes were needed in order to repair the damage caused by a recent fire on site. He also indicated that the windows to be replaced were not original to the structure, and indicated that the proposed aluminum sheathing would be boxed-framed and painted to match the existing metal sheathing on site in color, texture and profile. Chair Schneider asked Mr. Rondeau if the petitioner had considered utilizing copper sheathing instead of aluminum sheathing. Mr. Rondeau indicated that the petitioner had considered several materials, including copper and vinyl; however, he stated that aluminum had been selected due to its longevity, strength and manageability. Upon a motion by Commissioner Constantine 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 was approved.

Exhibits:

Exhibit A: Application prepared by Yu Feng Wei, dated October 4, 2010 and received on October 5, 2010.

OTHER BUSINESS:

- 4. Open Meeting Law:** Mr. Luna provided the Commission with updated information regarding 940 CMR 29.00: Open Meeting Law Regulations and encouraged them to read and become familiar with the updated information.

Exhibits:

Exhibit A: 940 CMR 29.00: Open Meeting Law Documentation

- 5. Crown Hill Survey Project Presentation:** Mr. Luna informed the Commission that there was no new information on the Crown Hill Survey Project.
- 6. “0” & 40 Quinsigamond Avenue – Request for Comments:** Mr. Luna informed the Commission that on November 4, 2010, the Worcester Regional Transit Authority (WRTA) submitted a letter requesting comments from the Worcester Historical Commission regarding a proposed Bus Operations and Maintenance Facility to be located at “0” Quinsigamond Avenue (MBL: 05-022-01+02) and 40 Quinsigamond Avenue (MBL: 05-022-0102B), as part of the required Section 106 process. He indicated that both parcels are currently owned by NSTAR Gas Co. Mr. Luna also indicated that the proposed project would not include demolition and/or alterations to sites listed in the MACRIS list and/or the National Register of Historic Places. He also indicated that WRTA did not anticipate that the proposed project would have an adverse effect, or negative impact to Crompton Park located in the near vicinity. Chair Schneider encouraged the Commission to read the information provided and to contact Mr. Luna with comments. Chair Schneider also stated the Historical Commission would send a letter to the Worcester Regional Transit Authority by November 12, 2010 with comments regarding the proposed project.

Exhibits:

Exhibit A: Request for Comment Letter from Fernando Pons, WRTA consultant from Haley & Aldrich, Inc, dated November 4, 2010, and received on November 4, 2010.

Adjournment: Chair Schneider adjourned the meeting at 6:00 PM.