

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
December 16, 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 December 2, 2010 Historical Commission meeting minutes.

OTHER BUSINESS:

- 1. Gateway Park – 50 Prescott Street, Letter of Support Request:** Chair Schneider stated that the Commission had received a letter from Francesca Maltese, Project Manager for Gateway Park, stating that the Massachusetts Historical Commission had requested comments from the Worcester Historical Commission as to whether or not the proposed project at 50 Prescott Street would have an adverse impact on the historical resources surrounding Gateway Park. He also indicated that due to the fact that such letter was time-sensitive, the Commission would address it before the hearings scheduled. Chair Schneider indicated that in her letter, Ms. Maltese indicated that the proposed project included construction of a four-story, 92,000 SF building with a brick façade which will be located at 50 Prescott Street. He stated that the proposed project did not include demolition or alteration of any historic structures listed in the State Register, the National Register of Historic Places and/or located within a Historic District. In addition, he indicated that proposed design of the building is compatible with the surrounding historic sites, is consistent with the Gateway Park Master Plan and its Design Guidelines, and will not have an adverse impact on the historic resources located in the area. Upon reviewing the information submitted and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 to issue a letter to the Massachusetts Historical Commission expressing support for the proposed project and indicating that the new building would not have an adverse impact on the historical resources surrounding Gateway Park. Upon hearing the Commission's vote on the matter, Mr. Luna submitted a letter containing the information afore mentioned, which was signed by Chair Schneider and a copy given to Ms. Maltese.

Exhibits:

Exhibit A: Application submitted by Adam Perrot dated October 28, 2010 and received October 29, 2010.

Exhibit B: Letter from the Worcester Historical Commission to addressed to the Massachusetts Historical Commission, dated December 16, 2010

Exhibit C: Gateway Park – 50 Prescott Street – Worcester Historical Commission Vote Certification, dated December 16, 2010.

UNFINISHED BUSINESS:

Note: Commissioner Merrill arrived at 5:45 PM

2. **165 Pleasant Street (HC-2010-078) – Building Demolition Delay Waiver:** Noel Williamson, Senior Pastor of the Pleasant Street Baptist Church, petitioner, presented the petition. Rev. Williamson stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace the Pleasant Street entrance double-doors with Therma-Tru smooth Star Fiberglass doors and (b), remove and replace the Ashland Street entrance single-door with a Therma-Tru smooth Star Fiberglass door. He indicated that the doors in place appeared to be original to the building; however, he stated that they were severely damaged after many years of use and poor maintenance, and indicated that their condition was beyond repair. Rev. Williams also expressed concern for the safety of the church indicating that the locking mechanism of the doors had been compromised due to their advanced deteriorated condition. Chair Schneider asked Rev. Williams if the church had considered repairing the doors in place, and he responded that their condition was beyond repair, and added that the church lacked financial resources to replace such doors with custom wood doors. He also indicated that the proposed doors had an exterior design that was very similar to the existing doors, and indicated that they would be painted the same color in order to blend harmoniously with the building. Susan Ceccacci from Preservation Worcester spoke in opposition to the proposed door replacements. She stated that the building had been designed by Worcester's prominent architect Stephen Earle, and indicated that the Pleasant Street Baptist Church building was one of the best and most intact structures designed by him. She further indicated that the exterior doors were unique and important architectural features of the building and indicated that their solid-wood construction would facilitate restoration. Chair Schneider stated that, in his opinion, the doors could be repaired; nevertheless, he said that the petitioner had the right to request consideration based on hardship, in which case, the petitioner would need to submit additional cost estimates comparing the cost of door replacement versus door restoration. Susan Ceccacci stated that All Saints Church, also located within the Crown Hill neighborhood, recently implemented a door restoration plan. In addition, she offered to provide names of professional restorers in the area who could provide repair cost estimates. Commissioner Crowley asked Rev. Williamson if he had a time frame in mind to complete the door replacement, and he responded that he wanted to address it immediately due to his concerns for the safety of the church. Commissioner Crowley stated that in rendering a vote, the Commission should consider the financial limitations of the church as well as the financial resource differences between All Saints Church and Pleasant Street Baptist Church. In addition, Commissioner Crowley reiterated the option of requesting consideration based on hardship. Rev. Williamson stated that the church did not have the financial resources to restore the doors and/or replace them with custom-made solid-wood doors; therefore, he asked that the Commission to render a vote on the petition as submitted. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission

voted 3-2 (Chair Schneider and Commissioner Merrill voting 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 submitted by Rev. Noel Williamson on behalf of the Pleasant Street Baptist Church, dated October 26, 2010 and received October 26, 2010.

NEW BUSINESS:

3. **7 Stanton Street (HC-2010-083) – Building Demolition Delay Waiver:** Timothy Hansen, representative for Harinder Randev, petitioner presented the petition. Mr. Hansen stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace four (4) windows with vinyl windows and (b), remove the storm windows and cover the window sills and blind stops with aluminum coil. He indicated that the proposed changes were required as part of a lead abatement program. 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 Harinder Randev dated November 10, 2010, and received on November 10, 2010.

4. **214 Austin Street (HC-2010-084) – Building Demolition Delay Waiver:** John Riel, representative for Red Cloud Realty Trust, petitioner, presented the petition. Mr. Riel stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) shorten the window heights to 18” on the third floor in order to comply with current building code, (b) add exterior decks to all floors on the right side of the building, and (c) add a porch to the first and second floors to recreate the original design. He also indicated that the proposed project included repairing and refinishing the original front door. In addition, he indicated that the petitioner was proposing to repair and retain all the brackets located on site and stated that in the few cases where brackets were missing, the petitioner would install new brackets of the same design and materials. 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 architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver was approved.

Exhibit A: Application prepared by Red Cloud Realty Trust dated October 30, 2010 and received on November 10, 2010.

5. **33 Salisbury Street/ 6 Institute Road (HC-2010-085) – Building Demolition Delay Waiver:** Michael Pagano, representative for the petitioner and Robert Batchelder, Senior Pastor of the Worcester Area Mission Society, petitioner, presented the petition. Mr. Pagano stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove the existing temporary metal ramp and stairs on the Institute Road side and (b), reconstruct the concrete walkways, stairs and an accessible route from the parking area to the side entrance. He also stated that the proposed changes were needed in order to meet current code requirements regarding accessibility for mobility-impaired individuals. In addition, Mr. Pagano

indicated that the petitioner was planning to utilize materials that complemented the significance of the church building. 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 submitted by the Worcester Area Mission Society dated November 16, 2010 and received November 18, 2010.

6. **20 Millbury Street (HC-2010-086) – Building Demolition Delay Waiver:** Chair Schneider asked if Cuong Nguyen, petitioner, or a representative was present in the audience but no one responded. He then asked Mr. Luna if Mr. Nguyen had informed him that he would no be able to attend the meeting. Mr. Luna responded that he had not been contacted by Mr. Nguyen, and indicated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace the rubber roof on the rear of the building with like materials and (b), remove and replace the decking on the three back porches. Chair Schneider asked Commission members if they had reviewed the petition submitted and visited the site, and they responded affirmatively. Therefore, he stated that based on the fact that Commission members had read the application carefully and visited the site, the Commission could render a vote on the petition. 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 architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver was approved.

Exhibits:

Exhibit A: Application prepared by Cuong Nguyen, dated November 16, 2010 and received on November 16, 2010.

7. **73 Cambridge Street (HC-2010-087) – Building Demolition Delay Waiver:** Joseph Marzilli, petitioner, presented the petition. Mr. Marzilli stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove, rebuild and enclose the three (3) front porches utilizing the same floor layout, (b) install two 4' x 4' sliding glass windows on each of the three (3) porches, (c) install one double-hung vinyl window on the second and third floor porches, and (d), install one (1) nine-light steel exterior door on the first floor porch. Mr. Marzilli stated that porches were not original architectural features of the building, and indicated that they were in an advanced state of deterioration. He also indicated that the porches were structurally deficient due to poor construction and as such, had become a safety hazard for his family. He also stated that currently, the porches contained asbestos materials and indicated that such materials would be removed and disposed of following appropriate health and safety procedures. 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 was approved.

Exhibits:

Exhibit A: Application prepared by Joseph Marzilli, dated November 16, 2010 and received on November 26, 2010.

- 8. 15 Oxford Street (HC-2010-089) – Building Demolition Delay Waiver:** Commissioner Merrill recused herself. Marc Tumeinski, petitioner, presented the petition. Mr. Tumeinski stated that he was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove excess paint from windows where needed to reduce friction, (b) Install copper dipped chain for six (6) windows, (c) Install a spiral tube system for one (1) window (bottom sash only), (d) install “Spring Bronze” weather-stripping on the window casings, (e) re-install sashes, realign and caulk the side stops, (f) caulk the sills and drill weep holes for two (2) hexagonal windows on the 3rd floor and (g), install twenty-six (26) Harvey True Channel storm windows. Mr. Tumeinski stated that the proposed changes were in accordance with the proposed Crown Hill Local Historic District Guidelines submitted by the Crown Hill Neighborhood Association. Upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 4-0 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 submitted by Marc Tumeinski dated November 22, 2010 and received November 23, 2010.

- 9. 140 Lincoln Street (HC-2010-090) – Building Demolition Delay Waiver:** Ginger Carter, representative for Col. Timothy Bigelow Chapter of the Daughters of the American Revolution, petitioner, presented the petition. Ms. Carter stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace the front porch roof cedar shingles with new cedar shingles and (b), repair the porch ceiling with cement board materials. Ms. Carter stated that the roof of the front porch had deteriorated due to age and inclement weather; however, she indicated that the petitioner was planning to utilize the same materials located on site. 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 was approved.

OTHER BUSINESS:

None

MEETING ADJOURNMENT:

Meeting adjourned at 6:30 PM.