

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
January 13, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

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

Staff Present: Luba Zhaurova, 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 30, 2010 Historical Commission meeting minutes with one amendment.

UNFINISHED BUSINESS:

- 1. 10 Institute Road (HC-2010-091) – Building Demolition Delay Waiver:** James Marcotte, representative for the petitioner and Thomas Sullivan, petitioner, presented the petition. Mr. Sullivan stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove the aluminum siding to expose the original siding, and repair the wooden siding and trim details, (b) remove eleven (11) wooden windows and replace them with two-over two vinyl windows with a diamond pattern in the upper pane. Mr. Sullivan stated that the diamond-patterned windows had been selected because they matched accurately the original windows in size, color and profile. However, he clarified that the eleven (11) windows had already been removed; therefore, he stated that he was seeking retroactive Building Demolition Delay Waiver approval for these windows. Chair Schneider stated that he would have preferred voting to replace wooden windows with wooden windows; however, the replacement of wooden windows with vinyl windows was, in his opinion, a problem. Mr. Sullivan stated that he was uncertain as to when the windows had been removed and replaced. Mr. Marcotte indicated that he did not believe the removal and replacement of windows required a Building Permit from Inspectional Services Department. Mr. Sullivan stated that he has owned the building since 1977, and indicated that the eleven (11) windows had been replaced gradually over the years but was not able to recall specific dates. In addition,

Mr. Sullivan stated that he was planning to remove and replace four (4) additional windows with vinyl windows on the northerly and westerly sides. Chair Schneider explained the Building Demolition Delay Waiver, as implemented by the City of Worcester. Commissioner Constantine stated that if proposed changes were approved, efforts should be made to match the existing windows in color size and profile. Susan Ceccacci from Preservation Worcester expressed concern regarding the proposed project. Chair Schneider expressed concern that the petitioner had removed and replaced eleven (11) windows without following the appropriate process of obtaining a Building Permit from the Department of Inspectional Services and Building Demolition Delay Waiver approval from the Worcester Historical Commission. The Commission decided to act upon the proposal to remove and replace four (4) new windows. The Commission then deliberated the fact that eleven (11) windows had already been removed and therefore, its originality compromised. Chair Schneider also indicated that the new proposed window replacement were not located on the front façade of the structure, but on the sides and rear which are less prominent. In addition, he indicated that the Commission would be more concerned if the new windows were located on the front façade. Upon a motion by Commissioner McCann 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 for: (a) removal of the aluminum siding and repair of wooden siding and trim details and (b), removal and replacement of four (4) windows (two on the west side and two on the north side of the building, with vinyl windows.

Exhibits:

Exhibit A: Application submitted by George Sullivan, dated November 24, 2010, received on November 29, 2010 and revised on January 3, 2011.

2. **12 Jackson Street (HC-2010-092) – Building Demolition Delay Waiver:** Raymond White, representative for Robert Crawford, petitioner, presented the petition. Mr. Crawford stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following change: (a) remove and replace the floor and frame of the porch with like materials. Chair Schneider requested clarification regarding the proposed replacement of the porch's frame. Mr. White indicated that the proposed plan called for the replacement of the supports of the porch with solid mahogany wood, and the installation of pine planks on the floor. Commissioner Constantine stated that the proposed wood should be heat-treated prior to installation. Upon a motion by Commissioner McCann and seconded by Commissioner Merrill, 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 Robert Crawford, dated December 3, 2010 and received on December 3, 2010.

NEW BUSINESS:

- 3. 776 Main Street (HC-2010-094) – Building Demolition Delay Waiver:** Kaleena Harrington, Lead Abatement Program Manager from the Office of Neighborhoods and Housing Development, presented the petition on behalf of Brutus Property Management, petitioner. She indicated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace two (2) front windows with three (3) double-hung vinyl windows with six-over-one pattern to match second floor, (b) repair window trim where needed, (c) remove and replace twenty four (24) double hung windows with vinyl windows, (d) remove and replace two (2) basement windows with vinyl windows and (e) repair the wooden siding where needed. She also indicated that the proposed project would be funded through the City's Lead Abatement Program. Ms. Harrington indicated that the windows in place were lead-contaminated and deteriorated beyond repair. She also stated that the petitioner agreed to repair and retain the remaining architectural details located on the front façade. Chair Schneider asked if the petitioner had considered removing and replacing the front doors. Ms. Harrington stated that the proposed project did not call for the replacement of exterior doors because they were not lead-contaminated; nevertheless, she indicated that she would further review the funding allocated to the project to evaluate whether or not some of the funding could be used for exterior new doors. Upon a motion by Commissioner Constantine and seconded by Commissioner McCann, 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 Brutus Property Management dated December 9, 2010 and received on December 10, 2010.

- 4. 919 Main Street (HC-2010-095) – Building Demolition Delay Waiver:** Russell Haims, representative for Hampton Properties, petitioner, presented the petition. Mr. Haims indicated that he was seeking Building demolition Delay Waiver approval to make the following changes: (a) remove the asphalt roof-shingles and replace them with architectural shingles, (b) remove and replace twenty nine (29) wooden windows and aluminum storm windows with vinyl windows and matching grids, (c) remove and replace the existing vinyl siding with vinyl siding on clapboards only and (d), install gutters where needed. Mr. Haims informed the Commission that upon removal of the front vinyl siding, he discovered the original clapboard underneath and indicated that it was in good condition. He further indicated that it would cost \$13,000 to re-side all the clapboard with vinyl and/or \$10,000 to re-paint the clapboard. In addition, Mr. Haims indicated that the windows in place had deteriorated beyond repair, and indicated that the proposed vinyl windows would match the existing windows in profile, color and design. Susan Ceccacci from Preservation Worcester expressed concern with the proposed project. Upon a motion by Commissioner Constantine and seconded by Commissioner

McCann, the Commission voted 2-2 (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 denied. Therefore, the Commission considered the project based on economic hardship. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 4-0 that the petitioner had demonstrated undue economic hardship; therefore, the Building Demolition Delay Waiver was approved. Note: The Commission's determination did not reflect approval of the requested waiver of the Building Demolition Delay Waiver for the following work: removal of the existing vinyl siding and replacement with vinyl siding on clapboards only. Such portion of the request was continued to the January 27, 2011 meeting.

Exhibitions:

Exhibit A: Application submitted by Russell Haims, dated December 13, 2010 and received December 13, 2010.

OTHER BUSINESS:

Letters of Support: Upon a motion by Commissioner McCann and seconded by Commissioner Constantine, the Commission voted 4-0 to send Letters of Support to the Massachusetts Historical Commission regarding the following projects:

- a) **16 Salisbury Street – Former Boy's Club**
- b) **6-0 Chatham Street – Former YWCA Building**
- c) **180-184 Main Street – Former Thule-Plummer Building**
- d) **44-50 Portland Street – Former Printer's Building**

Election of Officers: Upon a motion by Commissioner McCann and seconded by Commissioner Constantine, the Commission voted to elect the following officers:

Chair: J. Thomas Constantine
Vice-Chair: Timothy McCann
Clerk: Janet Merrill

MEETING ADJOURNMENT:

Meeting adjourned at 7:03 PM.