

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
April 28, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Thomas Constantine, Chair
Peter Schneider
James Crowley
Kevin Provencher

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:

Mr. Luna informed the Commission that the minutes from previous meetings will be submitted at a later date.

UNFINISHED BUSINESS:

- 1. 152 Russell Street (HC-2010-011) – Building Demolition Delay Waiver:** Claire Forges, petitioner, presented the petition. Ms. Forges stated that she was seeking Building Demolition Delay Waiver approval to make the following change: (a) install vinyl siding with insulation throughout the entire building. Ms. Forges also indicated that the hearing for this petition had been continued from the April 14, 2011 meeting to allow her sufficient time to submit additional written cost estimates and more definitive information regarding the project and proposed materials proposed. She further stated that as requested by the Commission and in preparation for the meeting, she contacted G.A. Siding Windows Co. and requested cost estimates which were submitted to the Division of Planning and Regulatory Services on April 11, 2011 along with a letter to the Commission. Ms. Forges indicated that the three (3) cost estimates provided were as follows: (a) \$21,000.00 to install vinyl siding, (b) \$38,250.00 to remove the existing siding and install wooden clapboard siding and a wooden shake using Tyvek materials as moisture barrier, and (c), \$26,500.00 to strip the entire house and re-install a double 4" vinyl clapboard on both sides and rear of the house utilizing $\frac{3}{4}$ insulation board as insulator (Attachment A). Nevertheless, she indicated that based on the feedback received from the Historic Commission at their last meeting, she had decided to modify her petition. She indicated that she was proposing to replace the top half of the siding with 5

Exhibit A: Application submitted by Mark and Claire Forges, dated March 3, 2011 and received March 25, 2011.

Exhibit B: letter from Mark and Claire Forges to the Commission dated April 25, 2011 and received April 25, 2011.

Exhibit C: Cost Estimate from G.A. Siding received April 11, 2011.

NEW BUSINESS:

2. **42 Hitchcock Road (HC-2010-013) – Building Demolition Delay Waiver:** Delbert Simms, petitioner, presented the petition. Ms. Simms stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the front with like materials in the same style and size. He also indicated that the roofing materials on the front porch were severely deteriorated. Commissioner Schneider stated that he did not object to the proposed project because the petitioner was proposing the front porch with the same style and materials. Commissioner Crowley stated that the support columns had decorative capitals which rendered it different and significant from other front porches; therefore he asked the petitioner if he was planning to restore and/or replicated these features. Mr. Simms responded that he was planning to restore and/or replicated the decorative elements where possible. Upon a motion by Commissioner Schneider and seconded by Commissioner Provencher, 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.

Exhibit A: Application submitted by Delbert Simms, dated April 1, 2011 and received April 1, 2011.

3. **46 May Street (HC-2010-014) – Building Demolition Delay Waiver:** Kaleena Harrington, from the Executive Office of Economic Development Housing Division, representative for the petitioner, presented the petition. Ms. Harrington stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove three (3) windows located on the front façade of the house and replace them with vinyl windows due to lead-paint contamination. She also stated that the trim and casings around the windows would also need to be replaced as part of the project. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, 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 for this project was approved.

Exhibit A: Application submitted by Adam and Laura LaPoint, dated March 31, 2011 and received April 1, 2011.

4. **48 Queen Street (HC-2010-015) – Building Demolition Delay Waiver:** Larry Ngo, owner and petitioner, presented the petition. Mr. Ngo stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the low slope of the roof with rubber roof (b) remove and replace one section of the main roof with asphalt shingles, (c) repair the porch ceiling, (d) remove three (3) vinyl windows and replace them with vinyl windows and (e), remove and replace aluminum gutters with like materials. Mr. Ngo stated that the upkeep of house had been neglected for several years and indicated the proposed repairs were needed in order to prevent further deterioration. Commissioner Schneider asked the petitioner to inform the Commission the reason for boarding up the windows, and he responded that the windows had been boarded up due to their precarious condition and to prevent further vandalism. Mr. Ngo also indicated that most of the interior architectural features were in an advanced state of deterioration and decay due to neglect and misuse. Commissioner Provencher asked if the garage door would face the street and he responded affirmatively. Mr. Ngo indicated that he was planning to utilize natural materials for the proposed project to preserve and enhance the architectural and historic significance of the building. Commissioner Crowley stated that in spite of the current conditions of the building, its architecture was graceful and significant. Upon a motion by Commissioner Provencher and seconded by Commissioner Crowley, 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 for this project was approved.

Exhibit A: Application submitted by Larry Ngo, dated April 5, 2011 and received April 5, 2011.

5. **84 William Street (HC-2010-016) – Building Demolition Delay Waiver:** Mary Monfredo, representative for the petitioner, presented the petition. Ms. Monfredo stated

Exhibit A: Application submitted by Joseph McGowan dated April 4, 2011 and received April 6, 2011.

OTHER BUSINESS:

None.

MEETING ADJOURNMENT:

Meeting adjourned at 6:55 pm.