

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
June 23, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: J. Thomas Constantine, Chair
Timothy McCann, Vice-Chair
James Crowley
Janet Merrill
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 pending minutes were forthcoming.

UNFINISHED BUSINESS:

- 1. 76 Elm Street (HC-2011-025) – Building Demolition Delay Waiver:** Chair Constantine asked the audience if the petitioner or a representative of the petitioner was present to address this petition; however, no one responded. Mr. Luna informed the Commission that he had not been contacted by the petitioner or a representative regarding their inability to attend the meeting. Chair Constantine asked Mr. Luna to contact the applicant regarding his inability to be present at the meeting.

NEW BUSINESS:

- 2. 124 Russell Street (HC-2011-034) – Building Demolition Delay Waiver:** Scott Dzik, representative for the petitioner and Kenneth Harling, petitioner, presented the petition. Mr. Dzik stated that the applicant was seeking Building Demolition Delay Waiver approval to demolish the existing cement-block garage and replace it with a new garage. He indicated that the existing structure was severely damaged by the weight of the snow and ice accumulation that fell during the 2010-2011 winter seasons. He indicated that such weight caused the roof structure to collapse and the cement-block supporting walls to cave in. In addition, Mr. Dzik stated that the proposed structure would be slightly

Exhibit A: Application submitted by Kenneth Harling, dated May 11, 2011 and received May 24, 2011.

Exhibit B: Floor Plan and frontal elevation of the proposed project dated May 11, 2011 and received May 24, 2011.

Commissioner McCann arrived.

- 3. 19 Scott Street (HC-2011-033) – Building Demolition Delay Waiver:** Phat J. Do representative for the petitioner, and Chin Do, owner and petitioner presented the petition. Mr. Chin Do stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (1) remove and replace the front porch with like materials and similar style, (2) remove and replace all siding, (3) remove and replace all windows, (4) repair the brick footing, and (5) remove and replace the wooden floor in the rear porch with like materials. Commissioner Crowley stated that although the house appeared to have been neglected for a number of years, some of the original architectural features in the front porches were still in place and should be preserved. Specifically, he indicated that the columns and respective decorative details as well as some of the original spindles appeared to be in good condition. Therefore, he asked the petitioner if he was planning to repair and retain these architectural features. Mr. Chin indicated that the columns and respective decorative woodwork would be repaired, painted and retained. He also stated that if needed, he would replace any missing decorative details with like materials and similar design. In addition, Mr. Chin stated that the poor condition of the house was due, in part, to the fact that the house had been vacant and neglected for 10 years before he bought it a few months ago. Commissioner Merrill asked Mr. Chin if he would consider restoring and retaining the front windows and front wooden siding. Mr. Chin stated that although the costs for such changes would be higher, he agreed to repair and retain the front windows and front wooden siding. Commissioner Crowley stated that, in his opinion, the Commission was not concerned with the proposed changes to the rear of the building. 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,

Exhibit A: Application submitted by Chin Do, dated May 19, 2011 and received June 1, 2011.

The commission took a 10 minute recess.

- 4. 17 Russell Street (HC-2011-034) – Building Demolition Delay Waiver:** Jonathan Finkelstein, representative for the petitioner and Michael O'Rourke, petitioner, presented the petition. Mr. Finkelstein stated that although the site was owned by Eduviges Gonzalez and William Pulsateri, Mr. O'Rourke was appointed Receiver by Worcester Housing Court in response to code violations ordered by the Worcester Department of Inspectional Services. Commissioner Provencher asked if Mr. O'Rourke had received funding to implement the changes and he responded that the funding received was limited. Mr. Finkelstein stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (1) replace three cellar casement windows with vinyl windows, (2) replace the roof with asphalt shingles, (3) install a new door on cellar level at the barn, (4) remove two (2) chimneys and replace them with direct vent for gas burners and water heaters, (5) install three new gas meters, and (6), remove and replace twenty (20) windows with vinyl windows and install vinyl-clad window sills and soffits. He also said that the he was proposing to cover/wrap the soffits with metal Mr. O'Rourke stated that most of the window panes were broken and the window frames damaged beyond repair. He also indicated that the proposed windows would match the original windows in design and size. Commissioner Provencher asked what funding amount was available to repair and/or change the windows. Mr. O'Rourke stated he had \$3,000.00 for windows. Commissioner Merrill suggested replacing the windows with two-over-two. Commissioner Crowley expressed concern with replacing wooden windows with vinyl windows. Mr. O'Rourke stated that most of the windows in place appeared to be original wooden windows but indicated that they were in an advance state of disrepair and may contain lead paint. Mr. Finkelstein stated that the applicant was under Court Order to implement the proposed changes with limited funding. Commissioner Provencher stated that he preferred to be consistent regarding changes to the structures and indicated that in this case, some of the proposed work was visible from the street. He also indicated that the scroll work was an important architectural feature and should be restored and retained. Commissioner Crowley indicated that, in his opinion, the existing chimneys were an important architectural feature that should be preserved. Mr. Finkelstein stated that the chimneys were in disrepair and unsafe and indicated that ultimately, the goal of the Court Order and associated funding was to maintain tenancy. Commissioner Constantine indicated that since some of the architectural features were proposed to be covered and not removed, they could be repaired and restored in the future. Commissioner Provencher stated that he would prefer retaining chimneys; however, they appear to be in disrepair and stressed that unfortunately, most of the original architectural features had already been removed. The Commission decided to separate their petition voting into two (2) groups. First, the

Exhibit A: Application submitted by Michael O'Rourke, dated May 26, 2011 and received June 13, 2011.

Exhibit B: Letter from the Department of Inspectional Services to William Pulsateri dated May 22, 2011.

5. **33 Cambridge Street (HC-2011-035) – Building Demolition Delay Waiver:** James Hansen, representative for Lisa O'Clair, petitioner, presented the petition. Mr. Hansen stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove and replace six (6) basement windows with vinyl windows. Mr. Hansen stated that proposed change was necessary in order to remove lead contamination from the site. In addition, Mr. Hansen indicated that the proposed project was part of the City of Worcester De-leading Program. Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, 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 Lisa O'Clair, dated June 6, 2011 and received June 6, 2011.

6. **525 Salisbury Street (HC-2011-037) – Building Demolition Delay Waiver:** Geoffrey Vaughan, owner and petitioner, presented the petition. Mr. Vaughan stated that the he was seeking Building Demolition Delay Waiver approval to remove the rolled asphalt roofing material on the shed dormer located on the rear of the house and replace it with rolled rubber roofing material. He indicated that over time, the rolled asphalt roofing material has begun to decay due to age, exposure to the elements, and inclement weather. Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, 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 Geoffrey and Jennifer Vaughan, dated June 6, 2011 and received June 6, 2011.

OTHER BUSINESS:

- 7. Kenneth Burns Bridge Monument Discussion:** Mr. Luna informed the Commission that there was no new information regarding this project.

MEETING ADJOURNMENT:

Meeting adjourned at 7:00 PM.