

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

May 14, 2009

**CHASE BUILDING, 44 FRONT STREET, WORCESTER
SUITE 300 – CONFERENCE ROOM**

Commission Members Present: Peter Schneider, Chair
Michael Theerman
James Crowley
Timothy McCann

Staff Present: Luba Zhaurova, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Schneider called the meeting to order at 5:30 P.M.

APPROVAL OF MINUTES

Minutes from the April 30, 2009 meeting were accepted as amended.

NEW BUSINESS

1. **126 – 128 Lincoln Street (HC-2009-015)** - Building Demolition Delay Waiver: Richard Magdis, representative for MNS Realty, is seeking to (1) encapsulate lead paint for certificate of compliance by installing vinyl siding and insulation backing board and (2) replace some windows. The applicant stated that his biggest concern was lead poisoning of the future tenants in this approximately 6-unit apartment building. His second concern was with the price differential between encapsulating lead paint and removing it. He was also concerned with the effectiveness and safety of lead paint removal procedure. Lastly, he indicated that encapsulating lead paint would also allow him to apply an insulation backing board thus making the building more energy efficiency. Chair Schneider indicated that the brick is the main architectural element of the building, and that he does not think that covering it with vinyl siding would be an appropriate change to the historical or architectural resources. He then urged the petitioner to contact the City's Lead Abatement Program to help him with the cost differential. He added that restoring the brick exterior would add value to it and make it more attractive. Commissioner Crowley suggested that the applicant submit cost differential for the work to the Commission. Mr. Magdis stated that covering the building with vinyl siding would cost approximately \$15-25,000. While he was not sure about the price of lead removal, he thought it would be much more expensive, and that repointing the brick afterwards would add even more to the cost of the project. Chair Schneider responded that the life span of the brick is much longer than that of the vinyl siding. Deborah Packard of Preservation

Worcester indicated that her organization provides small loans for this type of work. Commissioner Crowley indicated that he thinks the proposed work would be detrimental to the neighborhood, but told the applicant that he has a chance to obtain a Building Demolition Delay Waiver from the Commission using economic hardship clause.

When asked, the applicant indicated that two thirds of the windows in the house have been replaced, and that he proposes to replace the rest (approximately ten) with identical windows.

With regards to encapsulation of lead paint by installing vinyl siding and insulation backing board, the applicant requested a continuance to May 28, 2009 in order to allow the applicant sufficient time to research and submit cost quotes for installing the vinyl siding vs. removing the paint and repairing the brick. The Commission voted 4-0 to approve the request to continue the hearing with respect to encapsulation of lead paint by installing vinyl siding and insulation backing board.

Upon reviewing the petition submitted for replacing the windows and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 4-0 that the proposed window replacement would not be detrimental to the historical or architectural resources of the City of Worcester and granted Building Demolition Delay Waiver.

15 Congress Street (HC-2009-016) - Building Demolition Delay Waiver: Joseph R. Savino, petitioner, is seeking to add a new layer of synthetic architectural shingles and install gutters where needed. When asked, Mr. Savino clarified that he is planning to install gutters on the sides of the house, and not the front, and that he is planning to replace the shingles with the similar color. Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 that the proposed window replacement would not be detrimental to the historical or architectural resources of the City of Worcester and granted Building Demolition Delay Waiver.

OTHER BUSINESS

Commissioner Crowley left the meeting.

Holy Name of Jesus Church Disposition: Ms. Zhaurova distributed a legal opinion from Karen A. Meyer, Assistant City Solicitor (dated May 5, 2009) and a determination from John Kelly, Acting Building Commissioner (dated May 11, 2009) that the removal of the stained glass interior inserts does not constitute a demolition of a designated historic portion of the building. Chair Schneider stated that this legal opinion and determination should not apply to all stained-glass window removal going forward, as many stained-glass windows are not interior inserts, but original windows, frequently covered by protective transparent plexi-glass.

Commissioner's Theerman End of Term: Ms. Zhaurova thanked Commissioner Theerman for his 10 years of service on the Commission, which will have expired May 18th, 2009. She informed the Commission that the City was in process of interviewing candidates for the opening on the Historical Commission.

4 Regent Street: Ms. Zhaurova informed the Commission that WPI, the owner of 4 Regent Street, will be removing the lead paint and repainting in similar color the windows in the next couple of months. The nature of work neither triggers a Building Permit nor a Certificate of Appropriateness from the Historical Commission.

4 Woodford Street: Ms. Zhaurova informed the Commission that Carol Stockmal contacted the office with regards to 4 Woodford Street where she is currently residing and which is the house where writer and poet Stanley Kunitz was born and lived for many years. While the house is on the MACRIS list, Ms. Stockmal indicated that she wanted to list it on the National Register and that she will be contacting the Commission for a letter of support to accompany her application to the Massachusetts Historical Commission.

Adjournment: Chair Schneider adjourned the meeting at 6:10 P.M.