

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

**May 13, 2010
LEVI LINCOLN CHAMBER – CITY HALL**

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
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 5:3 P.M.

MINUTES

The Commission approved the April 4, 2010 meeting minutes.

UNFINISHED BUSINESS:

- 1. 129 Ararat Street (HC-2010-005) – Building Demolition Delay Waiver:** Michael Sacco, owner and petitioner and Anthony Marucca, representative for the petitioner, presented the petition. Mr. Sacco stated that he was seeking Building Demolition Delay Waiver approval to remove all exterior wood siding and replace it with vinyl siding. Mr. Sacco provided the Commission with four (4) cost estimates to remove and replace the wood siding with new siding as follows: (a) Rameu Roofing and Siding: \$19,500.00, (b) Canavan Builders: \$18,325.00, (c), J. O’Leary Siding: \$19,300.00 and (d), Priority Roofing, Paving and Home Improvements: \$19,800.00. He also provided one (1) additional cost estimate form Priority Roofing, Paving and Home Improvements to remove and replace the existing siding with vinyl siding at a cost of \$6,500.00. Therefore, Mr. Sacco stated that the significant cost difference between wood siding versus vinyl siding constituted an undue economic hardship for him and his family. In addition, Mr. Sacco provided the Commission with a written report comparing the number of homes within the Indian Hill – North Village that have vinyl siding versus the homes that have wood siding, and the report concluded that 82 % of the homes had vinyl siding. Commissioner Constantine stated that, in his opinion, the information provided by Mr. Sacco demonstrated undue economic hardship. Chair Schneider asked Mr. Sacco to clarify if he was planning to install the vinyl siding on top of the existing wood siding. Mr. Sacco stated that he was proposing to completely remove the wood siding, add

- 2. 64 Beacon Street (HC-2010-015) – Building Demolition Delay Waiver:** Robert Longden, representative for Beacon Herman. LLC, Presented the petition. Mr. Longden stated that the petitioner was seeking to completely demolish all buildings located within the 64 Beacon Street parcel. He also stated that the petitioner would not oppose a Building Demolition Delay Waiver denial and would not consider withdrawing the petition. Mr. Longden further stated that the site presented significant challenges and indicated that the current market for apartments was unstable. Nevertheless, he also indicated that the petitioner may consider developing the site in phase during the next twelve (12) months. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 1-4 (Commissioners Schneider, McCann, Crawley and Merrill voting no) that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the motion failed and the Commission considered the merits of the petition based on demonstration of undue economic hardship. The Commission then considered the Building Demolition Delay waiver based on undue economic hardship. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 0-5 that the petitioner had demonstrated undue economic hardship; therefore, the motion failed and the Building Demolition Delay Waiver was denied.
- 3. 102 Randolph Road (HC-2010-017) – Building Demolition Delay Waiver:** Stephen Madaus, representative for Randolph Road LLC, presented the petition. Mr. Madaus stated that the petitioner was seeking a determination from the Historical Commission to demolish the entire building on site. He indicated that the building suffers from extensive water damage due to failing roofs, the chimneys are leaning and at risk of collapsing, and brick and granite pieces often fall from the exterior walls. Mr. Madaus also indicated that internally, the ceilings and plaster on the walls have collapsed at various locations, and indicated that being vacant the building is prone to vandalism. He further indicated that the petitioner has actively marketed the site through a real estate broker, but indicated that although eight (8) different parties expressed interest in purchasing the site, no one found it financially feasible to restore and reuse. He also indicated that Preservation Worcester sent one investor interested in redeveloping historic structures, but indicated that nothing materialized in a sale. In addition, Mr. Madaus stated that the petitioner would accept a waiver denial; however, he assured the Commission that the petitioner would continue making efforts to market the property during the twelve (12) month

- 4. 19 Crown Street (HC-2010-018) – Building Demolition Delay Waiver:** Ellen Clough, representative for Abby Kelley Foster House, Inc. petitioner, presented the petition. Ms. Clough stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove and replace the existing shingles on the roof with fiberglass architectural shingles, and to remove and replace the rubber roll roofing with like materials on the overhang and porch's roof. She also indicated that the replacement materials were donated by Worcester's Saint Gobain Company. She also indicated that, in her opinion, the proposed replacements would protect and enhance the historical significance of the building. Upon a motion by Commissioner Constantine and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed changes 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.

- 5. 178 Lincoln Street (HC-2010-019) – Building Demolition Delay Waiver:** Douglas Scott, representative for Bradford House Condo Trust, petitioner, presented the petition. Mr. Scott stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove and replace the front entry stairs utilizing like materials, and incorporating a wooden balustrade in a style that is appropriate to the period of the house. Upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 that the proposed changes 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.
- 6. 29 Dewey Street (HC-2010- 020) – Building Demolition Delay Waiver:** Thi Tran, owner and petitioner, and Joseph Peters, representative for the petitioner, presented the petition. Mr. Peters stated that the petitioner was seeking retroactive Building Demolition Delay Waiver approval for the removal of the slate tiles and replacement with synthetic architectural shingles. Mr. Peters acknowledged that he had removed and replaced the roof without a Building Permit from the Inspectional Services Department and without a Building Demolition Delay Waiver approval from the Historical Commission. He also indicated that he had taken the initiative to remove and replace the roof without the appropriate permits because, in his opinion, the roof had deteriorated beyond repair and presented a potential hazard to the owner. Commissioner Crowley stated that if the roof was in such a bad condition, the owner would have taken steps to correct the problem several months in advance. He also indicated that by making the decision to replace the roof without the appropriate regulatory permits, Mr. Peters had put the owner at risk, and his business practice liable. Commissioner Crowley further stated that as a building contractor, he knew well that removing and replacing the roof without the appropriate regulatory permits was incorrect and illegal. Mr. Peters stated that he took Commissioner Crowley’s comments seriously, and acknowledged that he would follow the proper process in the future. Chair Schneider stated that one of the objectives of the Building Demolition Waiver process was to give the Historical Commission a chance review the proposed work, and indicated that in this instance, Mr. Peters had taken this prerogative away from the Commission. He also indicated that having removed the roof without following the proper process, prevented the Commission from evaluating whether or not, the roof was in fact dilapidated, as indicated by Mr. Peters or not. Commissioner Crowley asked Mr. Peters to inform the Commission if he had sold the slate tiles or not. Mr. Peters stated that the slate tiles were not sold for a fee, but discarded as used and obsolete building materials. Commissioner Merrill stated that it would be beneficial for Mr. Peters to become familiar with the MACRIS-listed properties in the City and the Building Demolition Delay Waiver process to prevent these types of problems. Chair Schneider stated that Mr. Peters should always remember that if a project requires major building work he needs to start by consulting the Inspectional Services Department. Upon a motion by Commissioner McCann and seconded by Commissioner Constantine, the Commission voted 4-1 (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 for this project was approved.

7. **107 Austin Street (HC-2010-021) – Building Demolition Delay Waiver:** Jane Windham and Douglas Scott, representatives the petitioner, presented the petition. Ms. Windham stated that the petitioner was seeking Building Demolition Delay Waiver approval to repair the front steps, replace the porch deck using pressured treated edge decking, repair the fascia, and replace the gutters and downspouts with aluminum gutters and downspouts. Mr. Scott stated that the proposed work was needed in order to address the advanced state of decay of the front steps, fascia and the gutters and downspouts. Upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 that the proposed changes 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.

8. **48 Dorchester Street (HC-2010-022) – Building Demolition Delay Waiver:** Jane Windham and Douglas Scott, representatives the petitioner, presented the petition. Ms. Windham stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove and replace fourteen (14) windows with vinyl windows, remove the storm windows, and install vinyl siding on the exterior of the structure. Ms. Windham stated that the house already had vinyl siding, and indicated that the proposed windows would be of the same profile and size as the windows in place. In addition, she indicated that the lattice work on site would not be removed, but instead it will be de-leaded, repaired, and repainted to protect and preserve the historical significance of the site. Upon a motion by Commissioner McCann and seconded by Commissioner Constantine, the Commission voted 5-0 that the proposed changes 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.

OTHER BUSINESS

9. **Crown Hill Local Historic District Committee Update:** Mr. Luna informed the Commission that there was no new information regarding this project.

10. **Tuckerman Hall – Presentation:** Gregg O'Connor, Scott Zick and Paul Levinson presented the project. Mr. O'Connor stated that Tuckerman Hall consisted of a four-story brick and limestone structure built circa 1902, and indicated that it had been formerly known as Worcester Women's Club. He further stated that the structure was registered in the National Register of Historic Places. Mr. O'Connor stated that the owner of the property, Massachusetts Symphony Orchestra, Inc. was proposing to construct a new service wing on the south side of the structure. He indicated that the addition will conceal four (4) existing window openings, three existing door openings, and partially conceal two window openings. Mr. O'Connor also indicated that three (3) existing windows will be removed and relocated to the new addition. In addition, he indicated that the existing mechanical space and existing addition will be demolished, and the mechanical system and fire escape will be relocated. He further stated that the new wing will match the existing structure with brick and limestone and the doors will match existing doors with materials and details. Chair Schneider stated that the proposed work would make Tuckerman Hall more accessible as concert venue, and thereby ensure its

Adjournment: Chair Schneider adjourned the meeting at 7:30 PM.