

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
SPECIAL MEETING
August 26, 2010**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Peter Schneider, Chair
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 5:30 P.M.

MINUTES

The Commission accepted the minutes from the July 8, 2010, July 22, 2010 and August 19, 2010 Historical Commission meetings

UNFINISHED BUSINESS:

- 1. 86 Water Street (HC-2010-042) – Building Demolition Delay Waiver:** Ahmad Jaber, petitioner, presented the petition. Mr. Jaber stated that he was seeking Building Demolition Delay Waiver approval to implement the following change to the commercial structure on site: (a) install a new stucco veneer over the exterior brick walls. Mr. Jaber stated that the exterior walls had deteriorated over time due to age and neglect. In addition, he stated that the proposed project would preserve the integrity of the building and, in turn, enhances the neighborhood. Upon a motion by Commissioner Constantine and seconded by Commission 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 for this project was approved.

Exhibits:

Exhibit A: Application prepared by Ayman Jaber dated June 18, 2010 and received July 2, 2010.

Exhibit B: Project cost estimate prepared by RGN Building & Remodeling LLC, received August 25, 2010.

- 2. 454 Pleasant Street (HC-2010-043) – Building Demolition Delay Waiver:** Long Nguyen, petitioner, presented the petition. Mr. Nguyen stated that he was seeking Building Demolition Delay Waiver approval to implement the following changes to the residential structure on site: (a) install vinyl siding over the existing siding, (b) install vinyl shakes at the bottom of the second and third floors, and (c) install aluminum trim around the base of the roof. Mr. Nguyen stated that he was proposing to install vinyl siding throughout the house due to the fact that vinyl siding

Exhibits:

Exhibit A: Application prepared Long Nguyen dated July 7, 2010, and received July 7, 2010.

Exhibit B: Request for continuance & extension of constructive approval date submitted by Long Nguyen, and received August 26, 2010.

3. **39 Millbury Street (HC-2010-044) – Building Demolition Delay Waiver:** Robert Ucher, representative for Danuta Golemo, petitioner, presented the petition. Mr. Ucher stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following change to the commercial structure on site: (a) repair and re-point the brick work located on the exterior wall, as needed. In addition, he indicated that the remaining exterior architectural features were in good condition. Upon a motion by Commissioner Crowley 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 for this project was approved.

Exhibit:

Exhibit A: Application prepared by Danuta Golemo dated June 23, 2010, and received July 14, 2010.

4. **251 Salisbury Street (HC-2010-045) – Building Demolition Delay Waiver:** Nader Djafari, representative for Hampton Properties, petitioner, presented the petition. Mr. Djafari stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes to the house and garage on site: (a) repair the roof balustrade; where needed, the petitioner will replace sections of the balustrade with pre-cast fiberglass/polymer pieces, (b) remove and replace rubber roof, and (c) repair the exterior architectural features of the garage. Mr. Djafari also indicated that the petitioner had decided not to demolish the garage structure located behind the property, and indicated that instead, he was proposing to preserve, repair and improve the garage by adding stucco and neo-classic architectural details similar to the exterior architectural features of the house. Raymond Dow, an immediate abutter, stated that although he supported the preservation and restoration of this historic house, he was concerned that the proposed garage restoration may not blend harmoniously in its surroundings particularly, if the petitioner enlarged it. Mr. Djafari stated that the garage would not be enlarged. Deborah Packard from Preservation Worcester expressed support for the project, and indicated that the house had been in their “Most Endangered List” of historic properties in need of repair for five (5) years.

Exhibits:

Exhibit A: Application prepared by Russell Haims dated July 13, 2010, and received July 14, 2010.

Exhibit B: Work Description prepared by Midas Touch Painting received July 15, 2010.

Exhibit C: Letter: invitation to Historical Commission to view the site.

Exhibit D: Review memo prepared by Edgar Luna, Planning Analyst dated August 11, 2010.

5. **96 Sagamore Road (HC-2010-046) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Keith Chenot, project architect and representative for the petitioner and Adrian Vanderspek, petitioner, presented the petition. Mr. Vanderspek stated that he was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approvals to repair the house which was damaged by a recent fire. Mr. Chenot stated that the proposed architectural plan was based on the previous architectural plan in order to preserve and enhance its historic significance as part of the Montvale Local Historic District. He also indicated that the petitioner was proposing to utilize the same materials as the materials in place, and indicated that when complete, the house would have the same exterior appearance as it did before the fire. He further indicated that the new Palladian windows would match the original windows in material, size and color. In addition, Mr. Chenot stated that the petitioner had decided not to remove the West shed dormer between the two (2) original curved top single window dormers. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Historical Commission voted 4-0 that the proposed changes were appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, voted 4-0 to approve a Certificate of Appropriateness. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Historical 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.

Exhibits:

Exhibit A: Application prepared by Adrian Vanderspek dated July 14, 2010, and received July 15, 2010.

Exhibit B: Project Review Memorandum by Edgar Luna, Planning Analyst, dated August 11, 2010

Exhibit C: Revised Site Plan & work description dated August 19, 2010

6. **244 Main Street (HC-2010-047) – Building Demolition Delay Waiver:** Edward T. Stzelecki, petitioner, presented the petition. Ms. Stzelecki stated that he was seeking Building Demolition Delay Waiver approval to implement the following changes to the building on site: (a) install new decorative paneling at the bottom and sides of the front store windows and (b), install decorative paneling over the existing support columns on the first floor. He indicated that, in his opinion, the proposed changes were consistent and stylistically appropriate to the exterior architectural features of the building. In addition, he indicated that all support columns and supporting walls would remain unchanged. Upon a motion by Commissioner Crowley and seconded by

Exhibits:

Exhibit A: Application prepared by Ted Stzelecki dated July 8, 2010, and received July 15, 2010.

7. **190 Salisbury Street (HC-2010-048) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Robert Longden, representative for the American Antiquarian Society, petitioner, presented the petition. Mr. Longden stated that the petitioner was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approvals to implement the following changes: (a) remove, repair and re-install the marble column bases of the porches located on the easterly and southerly sides of the house (b) remove and replace the French doors and windows that surround the doors on the easterly side of the house (c) remove the terra cotta tiles on the porches and replace them with granite tiles of the same size and thickness, (d) remove and replace concrete apron and install copper pan at front door entry, and (e), remove, repair, repaint and reinstall wrought iron railings. Mr. Longden indicated that the proposed changes were needed in order to address problems caused by natural deterioration due to age and inclement weather, and indicated that most of the proposed replacements had been in place for over one-hundred (100) years. Mr. Longden indicated that the petitioner was proposing to replace the terracotta tiles with granite tiles because the petitioner was not able to find terra cotta tiles as replacements; nevertheless, he indicated that the proposed granite tiles would be similar in color, size and texture as the tiles currently in place. He also indicated that the proposed front-door would be of the same design and materials as the original door. Chair Schneider asked Mr. Longden to clarify if any of the proposed changes overlapped with previous Certificates of Appropriateness approved by the Commission. Mr. Longden indicated that the changes proposed in the present petition were new and different from previous petitions. Commissioner Merrill expressed concern that the proposed granite tiles may not look the same as the terracotta tiles. Mr. Longden stated that the proposed tiles would be of the same color, size and thickness as the terra cotta tiles. Susan Ceccacci from Preservation Worcester asked Mr. London if the terracotta tiles located on the two (2) porches were original architectural features of the house. Mr. Longden stated that the porches had been added during the late fifties (50's), when the previous owners decided to install nuclear bunkers underneath. Chair Schneider asked if the terra cotta tiles were in good condition, and Mr. Longden responded that most of them were broken and/or damaged. In addition, Mr. Longden stated that the new uses of the building would generate more foot traffic; therefore, he indicated that, in his opinion, the proposed granite tiles would withstand such traffic use more effectively than terracotta tiles. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Historical Commission voted 4-0 that the proposed changes were appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure; therefore, voted 4-0 to approve a Certificate of Appropriateness. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Historical 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.

Exhibits:

Exhibit A: Application prepared by Robert E. Longden dated July 15, 2010, and received July 15, 2010.

Exhibit B: Project Review Memorandum prepared by Edgar Luna, Planning Analyst, dated August 11, 2010.

- 8. 14 Woodford Street (HC-2010-049) – Building Demolition Delay Waiver:** Andrzej Macko, petitioner, presented the petition. Mr. Macko stated that he was seeking retroactive Building Demolition Delay Waiver approval to make the following changes: a) remove sixty-one (61) windows and replace them with vinyl windows, (b) remove and replace the stucco exterior with vinyl siding (c) repair the front porch, and (d), remove and replace the rear porch. Mr. Macko stated that he had received a Building Permit in 2000 to implement the changes proposed, but acknowledged that it took him several years to complete. He also said that he was unaware that Building Permits had expiration dates; therefore, he indicated that he was surprised when an inspector from the Inspectional Services Department visited the site after receiving complaints from neighbors that the repairs had been unfinished for several years, and informed him that his Building Permit had expired and that he needed Building Demolition Delay Waiver approval from the Historical Commission prior to completing the work. Chair Schneider stated that it was unfortunate that he had removed the stucco exterior which was a unique and original architectural feature of the house, and replaced it with vinyl siding. Commissioner Crowley stated that the vinyl siding had drastically and negatively changed the historic significance of the house. Chair Schneider stated that retroactive approvals were a problem for the Historical Commission as it prevented Commission members from evaluating and giving their opinion on the changes proposed. Upon a motion by Commissioner Crowley 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 retroactively

Exhibits:

Exhibit A: Application prepared by Andrzej Macko dated July 15, 2010, and received July 15, 2010.

- 9. 47 Hermon Street (HC-2010-050) – Building Demolition Delay Waiver:** Sue Ellen Gotz, petitioner, was not able to attend the hearing and/or send a representative. Chair Schneider informed the Commission that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) repair fire escape on westerly side of structure, (b) create one exterior door opening and three (3) window openings, (c) repair and/or re-point brickwork where needed, (d) remove, restore and reinstall sixty (60) double-hung windows, (e) remove and replace ten (10) windows with double-hung wood windows, (f) install vinyl siding over wooden fascia at roofline on east and west elevations, (g) remove original freight door openings on easterly and southerly side of structure and infill with brickwork, and (h), remove and replace two (2) exterior doors. Upon a motion by Commissioner Crowley 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 prepared by Erick Kuczarski dated July 14, 2010, and received July 15, 2010.

- 10. 179-185 Highland Street (HC-2010-051) – Building Demolition Delay Waiver:** Leonard Chirchigno, representative for Highland Street Realty LLC, petitioner, presented the petition. Ms. Chirchigno stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace the flat roof of the building with like materials and metal flashing, and (b), install asphalt shingles on the single slope roof at the rear of the property. Mr. Chirchigno indicated that the roof in place was not an original feature of the building, and stated that the proposed changes were needed to address severe leaks that were causing significant damage to the interior walls of the building. Upon a motion by Commissioner McCann 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 was approved.

Exhibits:

Exhibit A: Application prepared by Leonard Chirchigno dated July 15, 2010, and received July 19, 2010.

- 11. 21 Sycamore Street (HC-2010-052) – Building Demolition Delay Waiver:** Nathaniel Dishington, petitioner, presented the petition. Mr. Dishington stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the front porch and (b), remove eighty (80) windows and replace them with vinyl windows. Mr. Dishington stated that both features were not original to the house, in particular the windows, which were replacements from the sixties (60's). In addition, he stated that the proposed porch design would be more stylistically appropriate to the architecture and profile of the building, and indicated that he would be using only natural materials. Upon a motion by Commissioner Crowley 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 prepared by Nathaniel Dishington dated July 17, 2010, and received July 19-, 2010.

- 12. 47 Roxbury Street (HC-2010-054) – Building Demolition Delay Waiver:** Samantha McDonald representative for Thomas and Dorothy O'Connor, petitioners, presented the petition. Ms. McDonald stated that the petitioners were seeking Building Demolition Delay Waiver approval to remove and replace the roof with architectural asphalt shingles. She also indicated that the roof in place was not original to the building and was severely deteriorated. Upon a motion by Commissioner McCann and seconded by 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 was approved

Exhibits:

Exhibit A: Application prepared by Atty. Todd Brodeur dated July 17, 2010, and received July 19-, 2010.

OTHER BUSINESS:

13. Ken Burns Bridge: Gary J. Bua of TranSystems, and Jeff Shrimton from the Massachusetts Department of Transportation (MassDOT), presented the project. Mr. Shrimton stated that MassDOT was planning to remove and replace the Ken Burns Bridge over Lake Quinsigamond due to its advance state of deterioration. He also stated that MassDOT was currently evaluating all the information and designs proposed by TranSystems, and stated that once a design had been selected he would be contacting the Commission to schedule a meeting and make a presentation of the final design selected.

14. Letters of Support: Upon a motion by Commissioner McCann and seconded by Commissioner Crowley, the Commission voted 4-0 to submit letters of support to the Massachusetts Historical Commission regarding requests for Massachusetts Historic Rehabilitation Tax Credit funding submitted for the following MACRIS-listed sites:

- a) **44 Portland Street, formerly known as the Printers Building**
- b) **29 High Street, formerly known as the YWCA Building**
- c) **180 Main Street, formerly known as the Plummer Building**
- d) **184 Main Street, formerly known as the Thule Music Hall**

Adjournment: Chair Schneider adjourned the meeting at 7:00 PM.