

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

**July 8, 2010
LEVI LINCOLN CHAMBER – CITY HALL**

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
Timothy McCann
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 June 10, 2010 and June 24, 2010 meetings.

UNFINISHED BUSINESS:

- 1. 66 Hitchcock Road (HC-2010-028) – Building Demolition Delay Waiver:** Andrew Dwyer representative for the petitioner, and Kevin Ying Xuan Quek petitioner, presented the petition. Mr. Quek stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) insulate and install vinyl siding, (b) remove the existing aluminum storm windows and replace them with double-hung windows, (c) enclose the front porches, (d) remove the existing front stairs and replace them with pre-cast concrete stairs and (e), install a canopy. Mr. Quek stated that the proposed work was part of the City's lead-paint abatement program, and indicated that, as requested by the Commission, he sought and obtained two (2) cost estimates regarding the cost differences between replacing the siding with wood shingles versus replacing it with vinyl siding. He stated that the cost estimate for wood siding was \$32,000 and the cost estimate for vinyl siding was \$18,000. Therefore, Mr. Dwyer stated that the significant cost difference prevented him from using wood siding; however, he said that the petitioner had reconsidered his original plan to install flat vinyl siding throughout the house, and instead, he was now proposing to install simulated-shake vinyl shingles on the two skirting sections of the house to minimize monotony of design and accentuate these architectural features of the building. He also stated that the petitioner was proposing to install an exterior door with an oval glass insert. Chair Schneider stated that while the proposed changes were better than the original plan, in his opinion, a rectangular glass insert would be preferred to match the architectural style of the building. Mr. Quek stated that he concurred. Mr. Dwyer stated that the proposed windows in the enclosed porch would line up with the windows in the rest of the house. Chair Schneider stated that, in

his opinion, the petitioner had demonstrated a hardship argument. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 1-3 (Commissioners Schneider, McCann and Merrill voted no) that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester. The motion failed, and the Historical Commission 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 4-0 that the petitioner had demonstrated undue economic hardship; therefore, the Building Demolition Delay Waiver approved.

NEW BUSINESS:

- 2. 67 Catherine Street (HC-2010-032) – Building Demolition Delay Waiver:** Steve Hart, representative for Worcester East Side Community Development Corporation, petitioner, presented the petition. Mr. Hart stated that he was seeking retroactive Building Demolition Delay Waiver approval to remove and replace the rear porch structure, and remove three (3) windows and replace them with vinyl windows. Mr. Hart acknowledged that he made a decision to remove the rear porch without a Building Permit and Building Demolition Delay Waiver approval due to its advance state of decay, and indicated that in hindsight, he regretted not having followed proper procedures. Chair Schneider indicated that not following the proper procedures prevented the Commission from implementing their mandate and weighing in their opinion on the matter, especially when the Historical Commission had submitted letters of support for the project to the Massachusetts Historical Commission on the petitioner's behalf. Commissioner Merrill stated that she was disappointed that the petitioner had not followed proper procedures. Mr. Hart expressed his apologies to the Commission and indicated that no additional changes would be implemented to the structure without following proper procedures. Upon reviewing the request submitted and the evidence provided, the Worcester Historical Commission voted 3-1 (Commissioner Merrill voted 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.

- 3. 8 Winslow Street (HC-2010-033) – Building Demolition Delay Waiver:** Joseph Valliere representatives for the petitioner and Hazel Booker, petitioner, presented the petition. Mr. Valliere stated that Ms. Booker was seeking Building Demolition Delay Waiver approval to remove the deteriorated roofing shingles in place, and replace them with new architectural roofing shingles. Mr. Valliere stated that currently, the roof had several layers of roofing materials that had deteriorated over the years. Ms Booker stated that the proposed roofing material would preserve and enhance the architectural style and significance of the building. Upon a motion by Commissioner McCann and seconded by Commissioner Constantine, 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.

- 4. 215 Cambridge Street (HC-2010-034) – Building Demolition Delay Waiver:** Frank Hallen, representative for Massachusetts Veterans Inc., petitioner, presented the petition. Mr. Hallen stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the snow guards with like materials, (b) repair or remove the bead on the chimney, and (c) remove damaged slate tiles and/or replace missing slate tiles with slate tiles. He also indicated that Massachusetts Veterans Inc. recognized the historical importance of the building, and was committed to preserving the architectural features of the dwelling structure, such as the slate roofing tiles. In addition, Mr. Hallen indicated that the firm On Top Roofing had been hired to carefully remove the broken or damaged slate tiles, and replace them with new slate tiles. Commissioner McCann asked Mr. Hallen if the process of removing and replacing damaged slate tiles was cumbersome. Mr. Hallen acknowledged that such process was difficult and tedious. Upon a motion by Commissioner McCann and seconded by Commissioner 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.

- 5. 190 Salisbury Street (HC-2010-035) – Building Demolition Delay Waiver:** Robert Longden, representative for the American Antiquarian Society, petitioner, presented the petition. Mr. Longden stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes to the site: (a) construct a 1600 SF handicapped-accessible addition connecting the Goddard-Daniels House to the Carriage House, (b) the new addition will provide an elevator access, stairs, a ramp, and additional space, (c) the exterior siding, windows, roofing, and trim details will be consistent with the exteriors of the Goddard-Daniels House and Carriage House, (d) the existing windows will be repaired unless repair is not feasible. New windows will be Marvin wood double-hung or awning type with insulated glass and simulated putty profile exterior muntin bar. Sills and casings will match the existing window profiles, (e) remove the asphalt roof shingles in place and replace them with 30-year architectural grade roofing shingles, (f) install seam cooper roofing on the new entry ways, (g) construct a parking lot containing eighteen (18) new parking spaces with access to and from Park Avenue through the Lambert property at 90 Park Avenue, and (h), construct five (5) new parking spaces along the existing driveway adjacent to the Goddard-Daniels House and the Carriage House. Mr. Longden stated that the petitioner had not been able to commence work within a year due to the current economic downturn which severely affected educational institutions such as the American Antiquarian Society. Jo Hart, a City resident, expressed opposition to constructing a parking lot containing eighteen (18) new parking spaces within a residential area. Upon a motion by Commissioner Constantine and seconded by Commissioner McCann, the Commission determined 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 for the project. Upon a motion by Commissioner Constantine 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.

- 6. 39 Whitman Road (HC-2010-036) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Patrick Scavone, representative for Asset Management Spec. Inc., petitioner, presented the petition. Mr. Scavone stated that the petitioner was seeking Certificate of Appropriateness and Building Demolition Delay Waiver retroactive approval to make the following changes: (a) remove two (2) stone walls temporarily, and rebuild them at a later date utilizing the original stones removed from site, and (b), install a new one (1) inch water service pipe. Mr. Scavone stated that he had removed sections of the two (2) stone walls in order to install a new one (1) inch water service pipe. He also acknowledged that the work was done without obtaining a Building Permit from the Department of Inspectional Services and without approval from the Worcester Historical Commission. Mr. Scavone stated that he regretted having made such decision, and apologized to the Commission for his oversight. Chair Schneider stated that it was not clear why he had removed the wall in order to install a new one (1) inch water service pipe. Mr. Scavone stated that in order to install the new water pipe, he had to remove the walls due to the steepness of the parcel. He also indicated that the stones removed had been stored off-site and indicated that it was his intention to rebuild both walls utilizing such stones. In addition, Mr. Scavone indicated that he was proposing to install the original stones with patina on the exterior sections of the walls and chemically enhance the color of the mortar in order to blend well with the stones on site. Upon a motion by Commissioner McCann the Commission determined 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 reviewing the request submitted and the evidence provided, the Worcester 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.
- 7. 72 Jacques Avenue (HC-2010-037) – Building Demolition Delay Waiver:** Michael Husse, representative for UMass Medical Center, Inc./Community Healthlink Inc., petitioner, presented the petition. Ms. Husse stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove four (4) windows and install louvers in their place, (b) install three (3) new brick vents, painted to match brick, (c) install an elevator roof vent in the rear of building, and (d), install frosted privacy film on the interior of the third-floor windows. Mr. Husse stated that the changes proposed were needed in order to transform this section of the building into a homeless shelter for City residents. Upon reviewing the request submitted and the evidence provided, the Worcester 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.

Adjournment: Chair Schneider adjourned the meeting at 6: 25 PM.