

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
November 18, 2010**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Thomas Constantine, Vice-Chair
Timothy McCann
James Crowley
Janet Merrill

Staff Present: Edgar Luna, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Vice-Chair Constantine called the meeting to order at 5:30 P.M.

MINUTES

The Commission accepted the November 4, 2010 meeting minutes.

NEW BUSINESS:

- 1. 557 Pleasant Street (HC-2010-074) – Building Demolition Delay Waiver:** Stephen J. Jankowski, representative for the Roman Catholic Bishop of Worcester, petitioner, presented the petition. Mr. Jankowski stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following change: (a) remove and replace the roof shingles of the building on site with architectural shingles. He indicated that the existing roof was not original to the structure and indicated that it was severely deteriorated. 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 submitted by the Roman Catholic Bishop of Worcester dated October 21, 2010 and received October 22, 2010.

- 2. 5 Winslow Street (HC-2010-075) – Building Demolition Delay Waiver:** Vice-Chair Constantine asked if Eugenia A. Niforos, petitioner, or a representative was present in the audience but no one responded. He then asked Mr. Luna if Ms. Niforos had informed him that she would not be able to attend the meeting. Mr. Luna responded that he had not been contacted by Ms. Niforos, and indicated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following change: (a) remove and replace the roof shingles with architectural shingles. Vice-Chair Constantine asked Commission members if they had reviewed the petition submitted and visited the site, and they responded affirmatively. Therefore, he stated that based on the fact that Commission members had read the application carefully and visited the

site, the Commission could render a vote on the petition. 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 Eugenia Niforos dated October 22, 2010, and received on October 22, 2010.

3. **252 Salisbury Street (HC-2010-076) – Building Demolition Delay Waiver:** Russell Haims, representative for Hampton Properties, petitioner, presented the petition. Mr. Haims stated that he was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove three (3) feet of side entrance railing on the rear side of the building to allow installation of a ramp for mobility-impaired individuals. He also indicated that the proposed ramp would be accessed from Academy Street. Mr. Haims further indicated that the proposed ramp would be constructed utilizing similar design, materials and colors in order to blend harmoniously with the architectural style of the house. In addition, he stated that the Building Demolition Delay Waiver approval for the restoration of the main dwelling building, approved by the Historical Commission on August 19, 2010, was in the final stages of completion, and to demonstrate it, he submitted color photographs depicting the progress made. Vice-Chair Constantine stated that, in his opinion, the proposed ramp would enhance the building and would not have a negative impact on the neighborhood and would not detract from the architectural style of the house. Commissioner Crowley stated that while the use of the building was not under the purview of the Historical Commission, the Commission and neighbors would benefit from knowing if the petitioner was planning to sell the building to a third party. Mr. Haims acknowledged that he had received an offer from a dentist who wanted to use the building as his main residential dwelling and install a home-based business office with one dental chair to see clients on weekends. Mr. Haims further stated that he had consulted with the Department of Inspectional Services and had been informed that the use, as proposed, met the Zoning Ordinance regulations for an accessory use home-based business and, as such, it was an allowed use by-right, as it would occupy less than 25% of the square footage of the building. In addition, Mr. Haims stated that as he had done in previous restoration projects approved by the Historical Commission, he was planning to build the ramp utilizing the best materials available in order to preserve and enhance the historic significance of the house. Commissioner Crowley stated that the previous restoration projects implemented by Mr. Haims demonstrated his commitment to historic preservation and thereby, commitment to protecting the architectural heritage of the City of Worcester. Upon a motion by Commissioner Crowley 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 was approved.

Exhibits:

Exhibit A: Application prepared by Hampton Properties dated October 21, 2010 and received on October 25, 2010.

Exhibit B: Color photographs depicting restoration of the main residential dwelling.

4. **246 Burncoat Street (HC-2010-077) – Building Demolition Delay Waiver:** Marc and Patricia LePain, petitioners, presented the petition. Mr. LePain stated that they were seeking retroactive Building Demolition Delay Waiver approval to make the following change: (a) remove and

replace the roof of the residential building on site. He indicated that the existing roof, which consists of wooden shingles, needed to be replaced due to its advanced state of disrepair and deterioration. Mr. LePain acknowledged that the existing roof had already been removed without following the proper procedure of obtaining Building Demolition Delay Waiver approval from the Historical Commission and without obtaining a Building Permit from the Department of Inspectional Services. He apologized for his errors, and indicated that he understood that any future changes to the exterior architectural features of the house would require approval by the Historical Commission given to the pre-revolutionary historical significance of the house, which was built circa 1748. In addition, Mr. LePain indicated that he was proposing to install red-cedar treated shingles on the roof in order to maintain the historical accuracy and significance of the house. 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 submitted by Marc LePain dated October 25, 2010 and received October 25, 2010.

5. **165 Pleasant Street (HC-2010-078) – Building Demolition Delay Waiver:** Rev. Noel Williamson, Senior Pastor at Pleasant Street Baptist Church, petitioner, stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) replace the entrance double doors on Pleasant Street with Therma-Tru smooth Star fiberglass doors and (b), replace the single entrance door on Ashland Street with a Therma-Tru smooth Star fiberglass door. Mr. Luna informed the Commission that upon reviewing the application submitted and the ad created, he realized that the petition had been advertised in the Telegram & Gazette newspaper in error; therefore, he advised the Commission to not open the hearing on this matter. He apologized for the error, and stated that the Division of Planning and Regulatory Services would re-advertise the petition for the December 16, 2010 meeting. Rev. Williamson stated that he accepted that the petition had been advertised in error and indicated that he did not object to re-advertising the petition correctly for the December 16, 2010 meeting. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 to re-advertize the petition for the December 16, 2010, Historical Commission meeting.

6. **100 Institute Road (HC-2010-079) – Building Demolition Delay Waiver:** Attorney Stephen Madaus, Steven Susca, Alfredo DiMauro and Christopher Salter, representatives for Worcester Polytechnic Institute (WPI), petitioner, presented the petition. Mr. Madaus stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes to the building formerly known as the Washburn Shops: (a) remove and replace roof shingles, (b) restore the building envelope, (c) remove and replace damaged windows and (d), repair masonry and wood as needed. Mr. Madaus stated that the windows in place were not original to the building, and indicated that the proposed windows would replicate more accurately the original windows in materials, texture and profile. He also indicated that the petitioner was aware that the windows were an important architectural feature of the building; therefore, he indicated that WPI was proposing to reconstruct all the brick window arches that were in disrepair prior to installing the new windows in order to maintain the original architectural profile. Mr. Madaus also indicated that all exterior brick work would be repaired, re-pointed and/or replaced as needed. In addition, he stated that the slate tiles on the mansard roof would be repaired and/or replaced with slate tiles as needed. Mr. Susca stated that the wooden trusses located in the mansard roof were sagging due to the width of the span; therefore, he indicated that

the petitioner was proposing to reinforce them internally in order to correct their weight balance and enhance their strength while at the same time maintain the same exterior profile of the roof. In addition, Mr. Susca stated that the petitioner was proposing to install a period-accurate standing seam copper roof on the low slop roof above the mansard, and remove and replace the sheet metal copper dormer roofs on the main building as well as the tower to match the existing. Vice-Chair Constantine stated that the proposed changes were acceptable. 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 Stephen Madaus, dated October 28, 2010 and received on October 28, 2010.

7. **2 Clarendon Street (HC-2010-080) – Building Demolition Delay Waiver:** Adam Perrot, petitioner, presented the petition. Mr. Perrot stated that he was seeking Building Demolition Delay Waiver approval to implement the following change: (a) remove and replace the existing roof shingles with architectural shingles. Mr. Perrot indicated that the roof in place was not original to the building, and indicated that that it was in an advance stated of deterioration and disrepair. 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 submitted by Adam Perrot dated October 28, 2010 and received October 29, 2010.

OTHER BUSINESS:

There was no additional business to be discussed.

MEETING ADJOURNMENT:

Meeting adjourned at 6:30 PM.