

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
January 27, 2011 - Revised**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: J. Thomas Constantine, Chair
Timothy McCann, Vice-Chair
Peter Schneider
James Crowley

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

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

NEW MEMBER:

Chair Constantine recognized Kevin Provencher as a new member of the Worcester Historical Commission, and invited him to join fellow Commissioners at the presiding table. Chair Constantine emphasized that Commissioner Provencher had not been sworn-in and, therefore, could not vote on the petitions before the Commission.

MINUTES:

Mr. Luna informed the Commission that the minutes from the January 13, 2011 meeting will be ready for the February 10, 2011 meeting.

UNFINISHED BUSINESS:

Note: Commissioner Crowley recused himself and left the meeting chamber before the first item in the Unfinished Business was addressed.

- 1. 10 Institute Road (HC-2010-091) – Building Demolition Delay Waiver:** Chair Constantine asked if George Sullivan, petitioner, or a representative of the petitioner was present in the audience but no one responded. Afterward, he indicated that this petition could not be heard due to lack of quorum; consequently, the hearing was postponed to February 10, 2011.

Exhibits:

Exhibit A: Application submitted by Gregory Sullivan, Jr., dated November 24, 2010 and received January 3, 2011.

Note: Commissioner Crowley returned to the meeting chamber and resumed the meeting.

- 2. 919 Main Street (HC-2010-095) – Building Demolition Delay Waiver:** Russell Haims, petitioner, presented the petition. Mr. Haims stated that he was seeking Building Demolition Delay Waiver approval to remove the existing vinyl siding and replace it with vinyl siding on the clapboards only. Mr. Haims stated that the house had been sided with vinyl prior to his purchasing it, and indicated that the vinyl siding had deteriorated over time. In addition, Mr. Haims indicated that the few remaining exterior architectural moldings would be repaired and retained. Commissioner Crowley stated that Mr. Haims had demonstrated over the years his commitment to restoring historic structures; therefore, he indicated that he was confident the current project would be restored as best as possible. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 3-1 (Commissioner Crowley 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 was approved.

Exhibits:

Exhibit A: Application submitted by Hampton Properties, dated December 13, 2010 and received December 13, 2010.

Exhibit B: 2 color photographs of 25-27 Hollywood Street and 12 Claremont Street, submitted by the petitioner at the 1-27-2011 meeting.

NEW BUSINESS:

- 3. 15 Lagrange Street (HC-2010-096) – Building Demolition Delay Waiver:** Frank Zitomerski, petitioner, presented the petition. Mr. Zitomerski stated that he was seeking Building Demolition Delay Waiver approval to remove and replace one hundred and fifty (150) windows with one-over-one vinyl windows. He stated that some of the windows were original wooden windows and others were vinyl windows. Mr. Zitomerski also indicated that the wooden windows had deteriorated beyond repair and approximately 75% of them were inoperable. In addition, Mr. Zitomerski stated that he was proposing vinyl replacements due to the significant price difference between new wooden windows and vinyl windows. Commissioner Schneider asked Mr. Zitomerski to explain the reason the front windows appeared to be white. Mr. Zitomerski responded that the white color stemmed from the fact that these were vinyl windows which had been left unpainted, and indicated that they were inoperable as well. He also stated that the building has been vandalized several times in the past due to the fact that the building has been vacant and neglected for many years. Commissioner Crowley asked the petitioner if he had considered replacing the windows with wooden windows. Mr. Zitomerski responded that

he has considered such option but realized that the cost of wooden windows far exceeded the cost of vinyl windows. He indicated that the approximate cost of a new wooden window was \$525.00, and the cost of a new vinyl window was \$125.00. He also stated that the cost difference between both options was \$56,250.00 which, in his opinion, constituted severe hardship. In addition, he indicated that the structure is currently vacant; therefore, the building is not generating an income to subsidized restoration efforts. Kathy Constantine, a City resident, stated that, in her opinion, the cost estimates provided by Mr. Zitomerski were in fact lower than current market prices. Commissioner Crowley stated that the proposed vinyl windows were significantly less expensive than wooden windows, and indicated that, in his opinion, the price difference constituted an economic hardship for the petitioner. Upon a motion by Commissioner McCann and seconded by Commissioner Crowley, the Commission voted 1-3 (Commissioners McCann, Crowley and Schneider 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 was denied. The motion failed, and the Commission considered the petition with respect to the petitioner's evidence related to 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 was approved.

Exhibits:

Exhibit A: Application submitted by Lagrange Street Partnership, dated December 29, 2010 and received December 30, 2010.

4. **10, 12, & 14 East Worcester Street (HC-2011-001) – Building Demolition Delay Waiver:** Daniel Lewis and Michael Andrews, representatives for Condron Worcester Realty, LLC, petitioner, presented the petition. Mr. Lewis stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) install an external elevator penthouse, (b) remove and replace exterior doors and sidelights, (c) remove existing front canopy, (d) modify front steps to meet current code regulations and (e), install ramp in front of the building. He also indicated that the proposed changes would enhance the front façade of the building, while at the same time, make the building compliant with current code requirements for mobility-impaired individuals. In addition, Mr. Lewis indicated that exterior doors to be replaced were not original to the building. Upon a motion by Commissioner Schneider 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 submitted by Condron Worcester Realty, LLC, dated January 6, 2011 and received January 6, 2011.

5. **48 Queen Street (HC-2011-001) – Building Demolition Delay Waiver:** Larry Ngo, petitioner, presented the petition. Mr. Ngo stated that he was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace the low slope of the roof with rubber roof (b) remove and replace one section of the main roof with asphalt shingles, (c) repair the porch ceiling, (d) remove three (3) vinyl windows and replace them with vinyl windows and (e), remove and replace aluminum gutters with like materials. Mr. Ngo stated that the building had been neglected for several years, which caused severe damage to the interior as well as the exterior features of the building. He also stated that most of the original architectural features had been removed over the years, and indicated that the proposed changes would stabilize the building and enhance its exterior appearance. Chair Constantine stated that while visiting the site, he had noticed that most of the architectural details that may have existed in the past had been removed, and indicated that the proposed restorations would prevent further deterioration of the building and enhance its exterior appearance. 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 Larry Ngo, dated January 4, 2011 and received January 6, 2011.

OTHER BUSINESS:

None

MEETING ADJOURNMENT:

Meeting adjourned at 6:30 PM.