

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
June 9, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Vice-Chair
Peter Schneider
James Crowley
Kevin Provencher

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

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

MINUTES:

Mr. Luna informed the commission that the pending minutes were forthcoming.

NEW BUSINESS:

- 1. 76 Elm Street (HC-2011-025) – Building Demolition Delay Waiver:** Mr. Luna informed the Commission that on June 9, 2011, John Hanlon, representative for Alfred and Anne Giannino, submitted a continuation request for the June 23, 2011. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, the Commission voted 4-0 to continue this item to the June 23, 2011 meeting.

Exhibit A: Application submitted by Alfred and Anne Giannino, dated April 27, 2011 and received May 10, 2011.

Exhibit B: Continuation request submitted by John Hanlon dated June, 9, 2011 and received June 9, 2011.

- 2. 1 Stowell Avenue (aka 73 West Boylston Street) (HC-2011-027) – Building Demolition Delay Waiver:** Justin Forkuo, owner and petitioner, presented the petition. Mr. Forkuo indicated that he was seeking Building Demolition Delay Waiver approval to make the following change: remove all of the existing metal roof tiles and replace them with new metal tiles of similar color and design. Mr. Forkuo stated that he spent over a year searching for tile distributors offering metal tiles that would match the existing tiles

Exhibit A: Application submitted by Justin Forkuo, dated May 10, 2011 and received May 10, 2011.

3. **26 Institute Road (HC-2011-028) – Building Demolition Delay Waiver:** Kurt Grundberg, representative for the Aquinas Alumni Association (aka Fraternity of Phi Kappa Theta), presented the application. Mr. Grundberg stated that the applicant was seeking Building Demolition Delay Waiver approval to make the following change: remove five (5) windows located on the third floor and replace them with new energy-efficient custom windows to fit the size and profile of the existing windows. Mr. Grundberg also stated that the present windows had deteriorated beyond repair. In addition, he stated that the four rectangular windows were vinyl window replacements and therefore not original to the building. He added that although the fanlight window was a wooden window and probably original to the building, some sections were rotten and beyond repair. Commissioner Schneider stated that, in his opinion, the fanlight window should be repaired and not replaced. Commissioner McCann indicated that saving only one window would not make a significant difference. Commissioner Provencher stated that he concurred that saving only one window did not make a difference; however, he indicated that installing a storm sash over the round window would be important. Commissioner McCann stated that it was regrettable that the original windows had been removed and replaced with vinyl windows, and stated that given the circumstances, maintaining the building's original architectural style and profile took precedence. Upon a motion by Commissioner Provencher and seconded by Commissioner Crowley, the Commission voted 3-1 (Commissioner Provencher voted no) that the proposed demolition would not be detrimental to the architectural or historical

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

4. **33 Mason Street (HC-2011-029) – Building Demolition Delay Waiver:** Emily Ngo, owner and petitioner, presented the petition. She indicated that she was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove the existing roof shingles and replace them with synthetic architectural shingles. She also stated that current roofing had been leaking for some time due to its deteriorated condition. Commissioner McCann stated the proposed project would not alter or change the building's profile, as it was a replacement of the same materials. Commissioner Schneider asked Ms. Ngo if the house was currently sided with vinyl and she responded affirmatively. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, 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.

Exhibit A: Application submitted by Timothy and Emily Ngo, dated May 12, 2011 and received May 13, 2011.

5. **49 Houghton Street (HC-2011-030) – Building Demolition Delay Waiver:** The Duong, owner and petitioner, presented the petition. Mr. Duong indicated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove the existing roof shingles and replace them with synthetic architectural shingles, (b) remove fifty (50) original wooden windows and replace them with fifty (50) vinyl windows, and (c) repair the wooden siding on the façade and sides of the building. He also stated that some of the windows were vinyl window replacements. Commissioner McCann stated that it was important for the Commission to know the exact number of original wooden windows and vinyl replacement windows in order to render a decision of this matter. Commissioner McCann asked Mr. Duong if he had considered restoring the windows instead of replacing them with vinyl windows. Mr. Duong stated that vinyl windows were more economical and energy efficient. Commissioner Provencher stated that some of the wooden windows had aluminum storm windows. Mr. Duong indicated that these windows were all wooden original windows. Commissioner Provencher stated that the original windows retained their lead-glass which, in his opinion, was an important and unique feature of the building. Mr. Duong stated that his only interest was to replace all windows because they were too old and drafty. Commissioner Crowley informed Mr. Duong that restoring original wooden windows was, in most cases, less expensive than replacing them with vinyl windows. He also indicated that repairing and retaining original wooden windows and/or other original architectural features was preferred and encouraged by the Commission. In addition, Commissioner Crowley expressed concern that the proposed changes would, in his opinion, destroy the architectural significance of the building, and indicated that the original architectural features of the building should be preserved not destroyed. Commissioner Schneider

Exhibit A: Application submitted by The Duong, dated May 16, 2011 and received May 16, 2011.

- 6. 19 Crown Street (HC-2011-0231) – Building Demolition Delay Waiver:** Phillip Davis, representative for the petitioner, presented the petition. Mr. Davis indicated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove forty-five (45) existing vinyl windows, and replace them with six-over-one grid-style, Harvey Classic vinyl windows to meet the existing shape and profile. He indicated that the vinyl windows were installed approximately 20 years ago and indicated that they are either not functioning or damaged. He also stated that he regretted that the original wooden windows had been replaced and indicated that, in his opinion, vinyl windows would become obsolete after 15 years. In addition, he indicated that the windows located in the Mansard roof would be replaced with windows that would match their style and profile. Commissioner Crowley stated that Mr. Davis had confirmed that vinyl window replacements were not an effective alternative to replace original wooden windows. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, 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.

Exhibit A: Application submitted by Abby Kelley Foster Inc., Jr., dated May 18, 2011 and received May 18, 2011.

OTHER BUSINESS:

None.

MEETING ADJOURNMENT:

Meeting adjourned at 6:45 PM.