

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

**September 11, 2008
CHASE BUILDING, 44 FRONT STREET, WORCESTER
SUITE 300 – CONFERENCE ROOM**

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

Staff Present: Judy Stolberg, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Chair Schneider was not present and Vice Chair Constantine chaired the meeting. Chair Constantine called the meeting to order at 5:35 P.M.

NEW BUSINESS

- 1. 12 George Street (HC-2008-059) – Building Demolition Delay Waiver:** Justine Trenk and Mark Sarkisian, representing Lutheran Social Services, explained a Demolition Delay Waiver is being sought to replace all of the windows in the building with vinyl replacement windows. Ms. Trenk said many of the windows are inoperable and the rest are in a state of disrepair. She said the house is presently used as a group residence for teen-age mothers. Mr. Sarkisian indicated that the windows are 6/6 for the most part with some 6/9 on the first floor. Chair Constantine asked what color the vinyl would be and Mr. Sarkisian showed the Commissioners the almond colored sample that would be used. Chair Constantine observed the color was much better than the stark white color often used. Commissioner Crowley opined that he preferred the Exterior Grid Package. Mr. Sarkisian informed the Commission that the cost of installing the windows proposed was \$350.00 per window and that approximately \$150.00 per window would be added to the cost with the Exterior Grid Package. Commissioner Merrill agreed that the Exterior Grid Package was preferable. Ms. Trenk noted that they are replacing 49 double-hung windows and deadlight windows so the additional cost would be significant for a nonprofit entity. Commissioner Crowley asked if they would consider the Exterior Grid Package for the front of the building. David Rumbus, from Lutheran Social Services, said they would use the Exterior Grid Package for the front windows if they have to. Upon reviewing the petition submitted to replace all of the windows with vinyl replacement windows and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission

voted 0-5 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester. The motion failed and the Building Demolition Delay Waiver was denied. Upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 that the applicant had demonstrated undue economic hardship. Therefore, the motion passed and the Demolition Delay Waiver was granted based on hardship with the provision that the Exterior Grid Package be used for all the windows in the front of the structure.

- 2. 32 Bowdoin Street (HC-2008-060) – Building Demolition Delay Waiver:** Douglas Tufts, on behalf of his mother, Ilione Tufts, made the presentation to the Commission. He explained that he needed to replace siding that had been damaged by wind. He said they were trying to match the siding currently on the house; however, it is no longer manufactured. He said they were trying to duplicate it but, if that doesn't work, he will have to use a substitute and paint it to match. Commissioner Crowley said this was a repair and not a demolition. Upon reviewing the petition submitted to replace siding that had been damaged by wind and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved.
- 3. 507 Main Street (HC-2008-061) – Building Demolition Delay Waiver:** Bagus Tjahjono said a Building Demolition Delay Waiver is being sought to remove two store-front windows and replace them with a handicapped accessible recessed door and one glass window store-front. Commissioners were somewhat confused by the plans that were submitted because there was no labeling. Mr. Tjahjono said the first sheet was the existing conditions and a top view of the existing conditions and the second sheet is what is proposed. Commissioner Constantine said the Commission had seen, as a result of the accessible door added to the Dunkin Donuts building at the corner of Main and Front Streets, that a recessed handicapped accessible door doesn't detract that much from the façade of a building. He also noted that store-fronts change constantly and rarely remain in the same configuration from the time of building construction because of the evolution of businesses and neighborhoods. Upon reviewing the petition submitted to remove two store-front windows and replace them with a handicapped accessible recessed door and one glass window store-front and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 5-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved.
- 4. 18 Northampton Street (HC-2008-062) – Building Demolition Delay Waiver:** Ken Barnes, representing the owner, said a Building Demolition Delay Waiver is being sought to remove and replace existing shingles with architectural shingles and remove and replace existing windows with the same style window. Mr. Barnes said that the second floor already has vinyl replacement windows and those will not be

replaced. Commissioner Constantine noted that the Commission does not generally look favorably upon vinyl windows; however, in this case, consistency of the look mandates replacing the remainder of the windows in the house with vinyl replacement windows. Upon reviewing the petition submitted to remove and replace existing shingles with architectural shingles and remove and replace existing windows with the same style window and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 5-0 that the proposed demolition would not be detrimental to the historical or architectural resources of the City of Worcester and the Building Demolition Delay Waiver was approved.

OTHER BUSINESS

Correspondence From Dr. Thomas Johnson: The Commission briefly discussed the letter dated September 3, 2008 from Dr. Thomas Johnson relative to a request for action by the City and the Commission regarding creation of the proposed Crown Hill Local Historic District. Ms. Stolberg informed the Commission that staff are working to develop a timeline for this project and Mr. Fontane would keep the Commission apprised.

Amendment to Demolition Delay Ordinance: Commissioner Theerman stated that he was opposed to any attempt to weaken the ordinance and asked Ms. Stolberg to convey his position to Mr. Fontane.

Chair Constantine adjourned the meeting at 6:25 P.M.