

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

May 28, 2009

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

Commission Members Present: Peter Schneider, Chair
Thomas Constantine
James Crowley
Timothy McCann
Janet Merrill

Staff Present: Ruth Gentile, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

APPROVAL OF MINUTES

Minutes from the May 14, 2009 meeting were accepted.

UNFINISHED BUSINESS

1. **126 – 128 Lincoln Street (HC-2009-015)** - Building Demolition Delay Waiver: Richard Magdis, representative for MNS Realty, is seeking to encapsulate lead paint for certificate of compliance by installing vinyl siding and insulation backing board. The application was continued from the May 14, 2009 meeting. The applicant stated that his biggest concern was the risk of lead poisoning of future tenants in this approximately 6-unit apartment building. He stated that he is pursuing a grant for lead paint abatement. Deb Packard of Preservation Worcester stated that she had received prices to paint the structure in the amount of \$20,000.00. She further stated that the contractor she spoke with indicated that the structure had been deleaded on two of the four sides and that the estimate was for painting only. Chair Schneider indicated that the brick is the main architectural element of the building, and that he does not think that covering it with vinyl siding would be an appropriate change to the historical or architectural resources. Commissioner Crowley agreed. Chair Schneider suggested that Mr. Magdis contact the National Parks Services and Mass Historical Commission regarding the possibility of tax credits for the project.

Upon reviewing the petition submitted for installing vinyl siding and insulation backing board and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Merrill, the Commission voted 0-4 that the proposed

installation of vinyl siding and insulation backing board would not be detrimental to the historical or architectural resources of the City of Worcester and denied the Building Demolition Delay Waiver.

NEW BUSINESS

Commissioner Constantine arrived.

2. **4 Crown Street (HC-2009-017)** - Building Demolition Delay Waiver: Nettie A. Dejarnette, petitioner, is seeking to remove and replace windows. When asked, Ms. Dejarnette stated that she did not know why she was required to come to the Historical Commission but had received a letter from the Inspectional Services Division. She said that she had replaced all of the windows in her house over the past twenty years. She stated that the cost of the windows that were recently replaced was \$216.00 each and she installed them herself. Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 3-2 (with Commissioners Constantine and McCann voting no) that the proposed removal and replacement of windows would not be detrimental to the historical or architectural resources of the City of Worcester. Upon reviewing the petition submitted and all evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Commission voted 5-0 that the applicant had demonstrated undue economic hardship. Therefore, the motion passed and the Building Demolition Delay Waiver was granted based on hardship.
3. **50 Franklin Street (HC-2009-018)** – Building Demolition Delay Waiver: Ray Matrano, representative for the petitioner, Bancroft Commons LLC, is seeking to replace storefronts on the Portland Street side of the building for an exercise room and convenience area for the residential use above. He stated that they were maintaining the pilasters and re-creating the stucco and that no original parts of the building are being removed. Upon a motion by Commissioner Constantine and seconded by Commissioner Crowley the Commission voted 5-0 that the proposed replacement of storefronts would not be detrimental to the historical or architectural resources of the City of Worcester and approved the Building Demolition Delay Waiver.
4. **15 Goulding Street (HC-2009-019)** – Building Demolition Delay Waiver: Ms. Corrigan, petitioner, is seeking to install vinyl siding over the existing wood siding. Chair Schneider asked if the wood trim could be painted. She stated that wood was rotted and that it had to be covered. He also stated that some white trim colors are very harsh and recommended careful consideration to color. She also stated that she was not altering the mansard. Upon a motion by Commissioner Constantine and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed installation of vinyl siding would not be detrimental to the historical or architectural resources of the City of Worcester and approved the Building Demolition Delay Waiver.

OTHER BUSINESS

5. **856 Main Street and 10 Windsor Street:** Ms. Gentile informed the Commission that the Director of Inspectional Services had issued emergency orders for demolition for these two properties.
6. **Television Training Discussion:** Ms. Gentile informed the Commission that another television training session will be conducted on Wednesday, June 10, 2009 for all Board and staff in anticipation of moving all Board meetings to the Levi Lincoln Room in City Hall in July.

Adjournment: Chair Schneider adjourned the meeting at 6:40 P.M.