

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

September 24, 2009

**WORCESTER CITY HALL, 455 MAIN STREET, WORCESTER
LEVI LINCOLN CHAMBER (3RD FLOOR, ROOM 309)**

Commission Members Present: Timothy McCann
Janet Merrill
James Crowley
Michael Theerman

Staff Present: Ruth Gentile, Planning and Regulatory Services
Edgar Luna, Planning and Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

**REQUESTS FOR CONTINUANCES, EXTENSIONS OF TIME, POSTPONEMENTS,
WITHDRAWALS**

APPROVAL OF MINUTES

Minutes from the September 10, 2009 meeting were accepted.

NEW BUSINESS

- 1. 102 Randolph Road (HC-2009-052)** - Building Demolition Delay Waiver: Stephen F. Madaus, representative for Randolph Road Realty Trust, representative for International Church of the Foursquare Gospel, the petitioner, has requested to continue the item to October 8, 2009 and to extend the constructive deadline to November 22, 2009. Upon a motion of Commissioner Theerman and seconded by Commissioner Crowley, the Commission voted 4-0 to approve the petitioner's request to continue the item to October 8, 2009 and to extend the constructive deadline to November 22, 2009.

- 2. 24 Arlington Street (HC-2009-064)** - Building Demolition Delay Waiver: Abel Vilcapoma, petitioner, is seeking to remove and replace fourteen (14) windows with double-hung vinyl windows. Also present was Al Esposito and Huy Nguyen, petitioner's representatives. The petitioner stated that the building is used as a residence for two rental units, that the existing windows are not original to the building, and that proposed windows would improve overall energy efficiency of the building. He distributed pictures to the Commission showing current conditions of the windows. Chair McCann informed the petitioner about a zero-percent loan program to upgrade the windows to low-E glass windows. Commissioner Merrill suggested that the petitioner replace six windows on the

eastern side of the building (facing Arlington Street) with the original size windows that would fit the window openings, thus eliminating wood material currently filling in the space between the windows and the window openings. Mr. Nguyen stated that it would cost approximately \$450 to replace each window as proposed, and approximately \$1,000 to replace front windows with original size windows. The petitioner asked for some time to consider the Commission's proposal.

After a recess, the petitioner and his representatives stated that they would be amendable to replacing two windows on the eastern side of the building with original-size windows, and cover the wood surrounding the other four windows on the eastern side of the building with crown molding.

Commissioner Crowley stated that in his opinion, the petitioner's proposal would not be more detrimental to the architectural or historical resources of the City. Commissioner Theerman stated that he was hoping the petitioner would invest in the building and make it look more historically appropriate, but agreed with Commissioner Crowley that the proposal would not be more detrimental.

Commissioner Crowley made a motion, seconded by Commissioner Merrill, that the proposed demolition would not be detrimental to the architectural or historical resources of the City of Worcester with a condition that the six windows on the eastern side of the building facing Arlington Street are replaced with original size one-over-one windows. The petitioner asked for additional time to consider the Commission's proposal.

After a second recess, Mr. Esposito and Mr. Nguyen expressed the concern that if two of the front windows are replaced with larger-sized windows to fit the window opening, there would be an increase in heat loss. They further stated that they were not amenable to replacing four other windows on the eastern side of the building facing Arlington Street with original-sized windows.

The Commission took up an earlier motion and amended their proposed condition of approval to state that the two main windows on the eastern side of the building facing Arlington Street are replaced with original size one-over-one windows. The Commission voted 3-1 (with Commissioner McCann, Crowley, and Theerman voting yes, and Commissioner Merrill voting no). The motion failed and the Demolition Delay Waiver was not approved.

The Commission discussed approving the petition based on economic hardship. Commissioner Merrill stated that the difference in price is more than double, and that there might be an additional cost to replacing two front windows by increasing heat loss over time of the building. Upon reviewing the request submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, the Commission voted 3-1 (with Commissioner McCann, Crowley, and Merrill voting yes, and Commissioner Theerman voting no) that the petitioner had demonstrated undue economic hardship. The motion failed and the Building Demolition Delay Waiver was not approved.

- 3. 20 Whitman Road (HC-2009-062) - Certificate of Appropriateness and Building Demolition Delay Waiver:** Jeanice Sherman, petitioner, is seeking to remove existing slate roof shingles on the low sloped shed dormer and portion of the roof below the window and replace with soldered copper. She stated that the current slate damage is from the ice storm, and she wants to prevent further damage by replacing portions of slate with copper. Commissioner Merrill asked if other houses in the neighborhood have copper material on their roofs. Ms. Sherman responded that she is not sure, but that metal needs to be used to flash tiles. Commissioner Crowley stated that copper or tin roofing was an option when houses were built in the area. He further stated that his house, also in the Montvale Local Historic District, had a metal roof originally. He added that the portions of the roof Ms. Sherman wants to replace do not seem to be visible from the public way. Ms. Sherman stated that copper will develop patina overtime, which will match slate color, and that the shed cannot be seen from the street. Chair McCann asked the petitioner when other sections of the roof were covered in copper. Ms. Sherman responded that she did remember when that was done.

Upon reviewing the request submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner Theerman, it was determined that the removal of the existing slate roof shingles on low sloped shed dormer and portion of the roof below the window and replacement with soldered copper is appropriate and compatible with the preservation and protection of the Montvale Local Historic District as it relates to the historic and architectural value and significance of the site and structure and voted 4-0 to approve a Certificate of Appropriateness for the following:

- Remove existing slate roof shingles on the low sloped shed dormer and portion of the roof below the window and replace with soldered copper.

OTHER BUSINESS

- 4. Local Historic District Study Committee Update:** Ms. Gentile informed the Commission that staff reviewed and evaluated each of the five (5) Requests for Proposal (RFP) submitted for the Crown Hill Historic Properties Survey, based on the Consultant Selection Criteria, a component of the FY-2009 MHC Survey and Grant Program submittal. She distributed to the Commission the packet with information relating to evaluation of the applicants. RFPs were submitted by:

1. Larson Fisher Associates, Inc.
2. Boston Affiliates, Inc.
3. TTL - Architects
4. Gray & Pape
5. Hartgen Archeological Associates, Inc.

Ms. Gentile informed the Commission that staff recommends that Larson Fisher Associates, Inc be hired to implement the Crown Hill Historic Properties Survey project

because it concluded that Larson Fisher Associates, Inc (LFA) obtained the highest score over the other four applicants in the following areas:

1. Training and educational background appropriate to the project
2. Demonstrated familiarity with the community, and/or, understanding of the specific community goals
3. Prior professional experience in areas relevant to the project

Adjournment: The meeting was adjourned at 6:45 P.M.