

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

**January 28, 2010
LEVI LINCOLN CHAMBER – CITY HALL**

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

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER

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

CONTINUANCES – WITHDRAWALS

None.

APPROVAL OF MINUTES

Upon a motion by Commissioner McCann and seconded Commissioner Constantine, the Commission voted 4-0 to approve the minutes from the January 14, 2010 Historical Commission meeting with two amendments.

UNFINISHED BUSINESS:

None.

NEW BUSINESS

- 1. 60 Highland Street (HC-2009-098) (aka 54 Highland Street) Building Demolition Delay Waiver:** Esau Vance, representative for the Mount Olive Pentecostal Church, petitioner, presented the petition. Mr. Vance stated that the petitioner was seeking Building Demolition Delay Waiver approval to install new architectural shingles on the roof of the church. Chair Schneider asked Mr. Vance to inform the Commission what type of roofing material the church has at the moment. Mr. Vance stated that the current roofing material is asphalt roofing, and indicated that several sections of the roof had deteriorated significantly which in turn have caused internal damage to the building during inclement weather. Upon reviewing the request submitted and the evidence provided, and upon a motion by Commissioner Crowley and seconded by Commissioner

Constantine, the Worcester Historical Commission voted 4-0 that the proposed installation of new architectural shingles on the roof of the church would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver for this project was approved.

2. **224-226 Ingleside Avenue (HC-2009-099) Building Demolition Delay Waiver:** Kurt Johnson, owner and petitioner, presented the petition. Mr. Johnson stated that he was seeking Building Demolition Delay Waiver approval to remove and replace forty-nine (49) vinyl windows with vinyl, double-hung, low-e glass windows, and remove the existing asphalt roofing material and replace it with architectural shingles. Mr. Johnson also indicated that all exterior architectural features and ornaments located on the windows and/or exterior walls will remain. Upon reviewing the request submitted and the evidence provided, and upon a motion by Commissioner McCann and seconded by Commissioner Crowley, the Worcester Historical Commission voted 4-0 that the proposed removal and replacement of forty-nine (49) vinyl windows with vinyl, double-hung, low-e glass windows, and the removal and replacement of the existing asphalt roofing material with architectural shingles would not be detrimental to the architectural or historical resources of the City of Worcester; therefore, the Building Demolition Delay Waiver for this project was approved.

OTHER BUSINESS:

3. **Preservation Worcester Green Initiative Program:** Susan Ceccacci, Preservation Worcester Education Director, informed the Commission that Preservation Worcester recently received a grant from the Central Massachusetts American Institute of Architects (CMAIA), to develop and implement a new program titled Green Initiative, aimed at educating and advocating for green historic preservation. She indicated that as part of the Green Initiative, Preservation Worcester has established a repository of information regarding energy conservation which will be available to residents from the City of Worcester and surrounding communities free of charge. In addition, she indicated that an integral part of the project includes the development of outreach activities to inform and educate home owners regarding the benefits of green historic preservation. Commissioner Crowley asked Ms. Ceccacci to describe what the types of outreach activities were planned to inform the general public. Ms. Ceccacci indicated that Preservation Worcester was planning to publicize it on their website, regular media, and through presentations at selected venues. Commissioner Crowley stated that Preservation Worcester should consider mailing related information to all residents of the Massachusetts Avenue and Montvale Local Historic District. In addition, he suggested mailing the same information to all CDC agencies in the City. Ms. Ceccacci stated that she would consider sending information to the afore mentioned residents and organizations. She also indicated that the Green Initiative Project would benefit from having the endorsement of the Worcester Historical Commission. Upon a motion by Commissioner Crowley and seconded by Commissioner Constantine, the Historical Commission voted 4-0 to provide Preservation Worcester with a Letter of Support regarding this project.

4. **Crown Hill Local Historic District Update:** Edgar Luna informed the Commission that he attended a Crown Hill Neighborhood Association meeting on January 11, 2010. Mr. Luna indicated that at such meeting, Neil Larson described the proposed project to the attendants, the methodology selected for the project, and the possible boundaries for the project.

5. **100 Institute Road (WPI) – New Sports Recreation Center:** Steve Madaus, representative for Worcester Polytechnic Institute (WPI), informed the Commission that WPI was planning to demolish a ~1,800 SF field house located adjacent to the football field and construct a ~145,000 SF new sports recreation center on site. Mr. Luna informed the Commission that several buildings on the Worcester Polytechnic Institute campus are MACRIS-listed and/or registered in the National Register; however, the field house proposed for demolition is not MACRIS-listed and/or registered in the National Register. Mr. Madaus informed the Commission that WPI was planning to utilize brick as a predominant exterior feature of the new building in an effort to blend it harmoniously with the surrounding MACRIS-listed and National Register structures. Chair Schneider stated that in his opinion, the proposed new building will not have negative impact on the surrounding historic structures on campus. He also stated that most college and university campuses are living museums of architecture, as they demonstrate the progression of architectural styles predominant during several periods of their history, and indicated that the proposed structure at WPI was a good example of such a pattern. Commissioner McCann asked Mr. Madaus to describe the proposed uses for the new Sports and Recreation Center. Mr. Madaus indicated that the proposed uses included an alumni gymnasium, facilities for student sports and recreation, conference rooms, and related offices. Commissioner Crowley stated that while the proposed structure appeared to include contemporary architectural style characteristics, he indicated that in his opinion, the new structure would fit well within the surrounding buildings. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 that the demolition of the ~1,800 SF field house located adjacent to the football field as described in the Project Notification Form, will not have adverse effects on the State and National Register properties. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 that the proposed ~145,000 SF new Sports and Recreation Center, as shown on the document submitted by Mr. Madaus, will be consistent with, and will not adversely alter the State and National Register properties on campus. On a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission vote 4-0 to draft and send a letter of support regarding the proposed project to Ryan T. Maciej, Preservation Planner, at the Massachusetts Historical Commission, in response to his request for comments from the Worcester Historical Commission.

6. **Election of Commission Officers:** Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 4-0 the following slate of Commission Officers for a one (1) year term: Chair: Peter Schneider, Vice-Chair: Thomas Constantine, Clerk: Timothy McCann.

- 7. Montvale Local Historic District Update:** Commissioner Crowley informed the Commission that a recent Superior Court ruling denied the 1 Montvale Road petition for an injunction. Therefore, he indicated that the City is free to initiate the process of recording a revised map of the Montvale Local Historic District which would include the parcels outlined in the proposed expansion of the Montvale Local Historic District and approved by Worcester City Council.

- 8. Adjournment:** Chair Schneider adjourned the meeting at 6:30 PM.