

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
SPECIAL MEETING  
September 16, 2010**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Thomas Constantine, Vice-chair  
Timothy McCann  
James Crowley  
Janet Merrill

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

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER**

Vice-chair Constantine called the meeting to order at 5:30 P.M.

**MINUTES**

Mr. Luna informed the Commission that the August 26, 2010 Historical Commission meeting minutes will be sent prior to the September 30, 2010 meeting.

**UNFINISHED BUSINESS:**

- 1. 454 Pleasant Street (HC-2010-043) – Building Demolition Delay Waiver:** Patricio Ortiz, representative for the petitioner and Long Nguyen, petitioner, presented the petition. Mr. Nguyen stated that he was not able obtain a cost estimate to demonstrate that vinyl siding replacement was less costly than wooden siding as requested by the Commission. Mr. Nguyen indicated that he was proposing to install vinyl siding due to fact that it required minimal upkeep. He also indicated that he was tired of painting the wooden siding every five (5) years. In addition, Mr. Nguyen stated that even though he was not financially able to restore the wooden siding as the Commission suggested, he stated that he had decided to amend his previous petition by proposing to install scalloped vinyl siding at the base of the second and third floors, which he said was more expensive than regular siding. Mr. Ortiz stated that, in his opinion, the proposed amendment would provide the same exterior profile of the current wooden siding. Commissioner Crowley asked him if he was planning to preserve the exterior architectural details at the base of the roof. Mr. Nguyen stated that all exterior architectural details would be kept. Charles Wilmont, a restoration expert, expressed his support for the proposed project and indicated that although the wooden siding gave the appearance of being in good condition, its overall condition was very poor. Commissioner Crowley stated that, in his opinion, the installation of vinyl siding over the existing wooden siding would protect it more effectively than being exposed to the weather. Commissioner Crowley also stated

that since the petitioner was proposing to preserve the exterior architectural features of the building, he felt comfortable supporting the petition. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, 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.

**Exhibits:**

**Exhibit A: Application prepared by Long Nguyen dated July 7, 2010, and received on July 7, 2010.**

**NEW BUSINESS:**

2. **19 Stanton Street (HC-2010-053) – Building Demolition Delay Waiver:** Nancy Ward, petitioner, presented the petition. Ms. Ward stated that she was seeking Building Demolition Delay Waiver approval to implement the following changes to the residential building on site: (a) install 180 feet of soffit using composite wood material and (b) install soffit vents where needed. Ms. Ward indicated that she was making efforts to repair the exterior architectural features of house to preserve its historic designation. Commissioner Crowley asked Ms. Ward if she had been before the Commission previously regarding the demolition of the porches, and she acknowledged that she had. Upon a motion by Commissioner McCann and seconded by Commissioner Crowley, 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.

**Exhibits:**

**Exhibit A: Application prepared by Nancy Ward dated June 28, 2010, and received on July 20, 2010.**

3. **55 Perry Avenue (HC-2010-055) – Building Demolition Delay Waiver:** Andrew Howard and Jane Windham, representatives for Worcester Community Housing Resources, petitioner, presented the petition. Mr. Howard stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove 39 wooden windows and replace them with 6 over 1 grid-pattern vinyl windows, (b) remove and replace 11 fixed sashes, and (c) remove three (3) large windows located at the rear of the house. Mr. Howard stated that the petition was part of the Lead Abatement Program sponsored by the City of Worcester, and indicated the changes proposed were required in order to meet funding guidelines and requirements, as well as City code regulations. Jacqueline Vachon-Jackson spoke in favor of the project. Susan Ceccacci from Preservation Worcester expressed concern regarding the proposed window replacements and asked if the petitioner had considered restoring the windows in place rather than replacing them. Ms. Vachon-Jackson stated that the windows were lead-contaminated and needed to be replaced. She also indicated that restoring each window

would be costly, and indicated that the Lead Abatement Program had restricted funding for window restoration. Mr. Howard also indicated that any restoration techniques such as scraping off the paint from the window frames was not advisable due to the lead-paint contamination and because the building has one tenant still living on site. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, 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.

**Exhibits:**

**Exhibit A: Application prepared by Andrew Howard, dated January 27, 2010 and received on July 29, 2010.**

4. **3 Mason Court (HC-2010-056) – Building Demolition Delay Waiver:** Francis Sonnier, representative for the petitioner and Jose Marquez, petitioner, presented the petition. Mr. Marquez stated that he was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace burnt siding with like-materials where needed, (b) remove and replace 8 windows with vinyl windows, (c) remove and replace burnt asphalt roofing with like-materials where needed, and (d), remove and replace soffit with like-materials where needed. Mr. Marquez stated that the proposed changes were needed in order to repair the damaged caused by a recent fire which destroyed the upper floor and roof. Upon a motion by Commissioner McCann and seconded by Commissioner Crowley, 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.

**Exhibits:**

**Exhibit A: Application prepared by Jose Martinez dated August 3, 2010 and received on August 4, 2010.**

5. **107 Austin Street (HC-2010-057) – Building Demolition Delay Waiver:** Jacqueline Vachon-Jackson for Neighborhood and Housing Development, representative for Robert and Ola Evans, petitioners, presented the petition. Ms. Vachon-Jackson stated that they were seeking Building Demolition Delay Waiver approval to implement the following change: (a) remove and replace three (3) rear windows with vinyl windows. She also stated that the petition was part of the Lead Abatement Program sponsored by the City of Worcester, and indicated the changes proposed were required in order to meet funding guidelines and requirements and City code regulations. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann 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.

**Exhibits:**

**Exhibit A: Application prepared by Jacqueline Vachon-Jackson dated August 4, 2010 and received on August 4, 2010.**

- 6. 20 Hollywood Street (HC-2010-058) – Building Demolition Delay Waiver:** Charles Wilmont representative for the petitioner and Nhan Van Nguyen, petitioner, presented the petition. Mr. Wilmont stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the existing chimney, and (b) remove and replace the roof shingles with like materials. Mr. Wilmont also stated that the chimney had already been removed and replaced due to its advanced state of disrepair. He also indicated that the new chimney was rebuilt utilizing the design, dimensions and bricks of the previous chimney. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Historical 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.

**Exhibits:**

**Exhibit A: Application prepared by Charles Wilmont dated August 6, 2010 and received on August 6, 2010.**

- 7. 6 Humboldt Avenue (HC-2010-059) – Building Demolition Delay Waiver:** Charles Lamire and John Fournier, representatives for Massachusetts Delta Chapter of Sigma Alpha Epsilon, petitioner, presented the petition. Mr. Lamire stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove the existing roof and replace it with synthetic architectural shingles, (b) repair chimney as needed, (c) install rubber roof over the existing metal on the flat section of the roof, and (d), install 4 roof vents. He also indicated that the proposed replacements would not change or alter the overall profile of the building. In addition, Mr. Lamire indicated that the proposed changes were needed in order to replace damaged or worn out materials in place. Upon a motion by Commissioner Crowley and seconded by Commission McCann, 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.

**Exhibits:**

**Exhibit A: Application prepared by Charles Lamire dated August 5, 2010, and received on August 9, 2010.**

- 8. 46 Holden Street (HC-2010-060) – Building Demolition Delay Waiver:** Frederick Gibb, petitioner, presented the petition. Mr. Gibb stated that he was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove the existing asphalt shingles and replace them with architectural shingles, (b) remove damaged bead board soffit and replace it with new bead board soffit, and (c) remove, replace and seal copper flashing on the chimney. Mr. Gibb stated that the proposed

project was needed in order to replace exterior architectural features damaged and/or worn out by time and exposure to the elements for more than 100 years. Upon a motion by Commissioner McCann and seconded by Commission Crowley, 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.

**Exhibits:**

**Exhibit A: Application prepared by Patricia Gibb dated August 13, 2010 and received on August 16, 2010.**

9. **12 Germain Street (HC-2010-061) – Building Demolition Delay Waiver:** David Thoreen, petitioner, presented the petition. Mr. Thoreen stated that the petitioner was seeking Building Demolition Delay Waiver approval to implement the following changes: (a) remove and replace all windows on the north-side of the house with double-hung windows, (b) remove and replace window casement on the rear of the house, (c) relocate the exterior kitchen door on the north-side of the house approximately 12 feet, and (d) install a new window on the north-side of the house. Mr. Thoreen stated that, in his opinion, the proposed changes would protect, preserve and enhance the architectural significance of house. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann 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.

**Exhibits:**

**Exhibit A: Application prepared by David Thoreen dated August 17, 2010, and received on August 18, 2010.**

10. **25 Suffield Street (HC-2010-062) – Building Demolition Delay Waiver:** Monica Howes, representative for Peter Abram, petitioner, presented the petition. Ms. Howes stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove and replace the roof with like materials. She also indicated the present roof was not original to the house and was damaged beyond repair due to age and exposure to the natural elements. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, 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.

**Exhibits:**

**Exhibit A: Application prepared by Peter Abram dated August 19, 2010, and received on August 24, 2010.**

**11. 76 Malvern Road (HC-2010-063) – Building Demolition Delay Waiver:** Mr. Luna informed the Historical Commission that Mr. Glaser was not able to attend the hearing as he had planned due to unexpected circumstances. Vice-chair Constantine stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) create a second exit from the basement and install an exterior door. Upon a motion by Commissioner Crowley and seconded by McCann, 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

**Exhibits:**

**Exhibit A: Application prepared by David Glaser dated August 23, 2010, and received on August 25, 2010.**

**12. 74 Providence Street (HC-2010-064) – Building Demolition Delay Waives:** Jane Windham, representative for Oak Hill Community Development Corporation, petitioner, presented the petition. Ms. Windham indicated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove the front-porch roof tiles and replace them with architectural shingles, (b) repair the stucco to comply with lead abatement laws, (c) remove and replace the front door and columns to comply with lead abatement laws, (d) remove and replace exterior storm windows, and (e) remove and replace basement windows and trim. In addition, Ms. Windham indicated that the petition was part of the Lead Abatement Program sponsored by the City of Worcester, and indicated the changes proposed were required in order to meet funding guidelines and requirements, and City code regulations. Susan Ceccacci from Preservation Worcester expressed concern regarding the proposed project specifics. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, 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

**Exhibits:**

**Exhibit A: Application prepared by Jane Windham dated August 24, 2010 received on August 25, 2010.**

**OTHER BUSINESS:**

**13. 115 Heywood Street Report:** Mr. Luna informed the Commission that Karen Meyer, Assistant City Solicitor had concluded her research regarding the legal standing of this property, and concluded that the previous owners never willed ownership of the property at 115 Heywood Street to the Worcester Historical Commission and/or the City of Worcester as previously indicated by an abutter.

**Exhibits:**

**Exhibit A: Letter from Joel Fontane to the Chair dated September 7, 2010.**

- 14. Worcester Pedestrian Safety Project:** Mr. Luna informed the Commission that the Jeffrey Shrimpton from the Massachusetts Department of Transportation (MassDOT) had sent a letter informing the Worcester Historical Commission of their proposal to expend funds under the Federal Aid Highway Program (Section 106) to repaint existing crosswalks and installation of new pedestrian safety signs at the corner of Front and Commercial Streets. Commission members indicated that they did not have any comments on the matter.

**Exhibits:**

**Exhibit A: Letter from Jeffrey Shrimpton dated September 8, 2010, and received September 10, 2010.**

- 15. Ken Burns Bridge Replacement Report:** Mr. Luna informed the Commission that the Massachusetts Department of Transportation had sent him a copy of the proposed designs for the proposed Ken Burns Bridge replacement project at Lake Quinsigamond. Mr. Luna also indicated that Jeffrey Shrimpton, Cultural Resources Specialist from MassDOT informed him that he would be requesting a joint meeting of the Worcester and Shrewsbury Historical Commissions to take place in October to make a formal presentation of the design selected.

**Exhibits:**

**Exhibit A: Ken Burns Bridge Report dated July 22, 2010, and received August 22, 2010**

- 16. Letters of Support:** Upon a motion by Commissioner McCann and seconded by Commissioner Crowley, the Commission voted 4-0 to submit letters of support to the Massachusetts Historical Commission regarding requests for Massachusetts Historic Rehabilitation Tax Credit funding submitted for the following MACRIS-listed sites:

- a. 2 Grove Street – Letter to MHC dated August 26, 2010**
- b. 16 Salisbury Street – Letter to MHC dated August 26, 2010**

- 17. Historic Building Restoration Updates:** Mr. Luna stated that, at the request of the Commission, he requested and received project updates regarding the MACRIS-listed properties indicated below, to informing the Commission of their standing with respect to their request for funding from the Massachusetts Historic Rehabilitation Tax Credit to restore the following properties: (a) 180 & 184 Main Street, (b) 2 Grove Street, (c) 16 Salisbury Street (d) 44 Portland Street, and (e) 29 High Street.

**Exhibits:**

**Exhibit A: 180 & 184 Main Street – Letter to the Chair from Robert Oftring dated September 2, 2010**

**Exhibit B: 2 Grove Street – Letter to the Chair from Taya Dixon dated July 23, 2010**

**Exhibit C: 16 Salisbury Street – Letter to the Chair from Taya Dixon dated July 23, 2010**

**Exhibit D: 44 Portland Street – Report from Albert Rex received on August 26, 2010**

**Exhibit E: 29 High Street – Report from Albert Rex received on August 26, 2010**

Adjournment: Vice-Chair Constantine adjourned the meeting at 7:00 PM.