

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
May 26, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Thomas Constantine, Chair
Timothy McCann, Vice-Chair
Peter Schneider
James Crowley
Kevin Provencher

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair Constantine called the meeting to order at 5:38 P.M.

MINUTES:

Mr. Luna informed the Commission that the minutes from previous meetings would be submitted at a later date.

UNFINISHED BUSINESS:

Note: Commissioner Provencher was not present for the following 3 petitions.

- 1. 156 Russell Street (HC-2011-019) – Building Demolition Delay Waiver:** Daniel Damica, representative for the petitioner, presented the petition. Mr. Damica stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove the roof shingles on the left side of the roof, and replace them with asphalt shingles. He also indicated that the new roofing would match the remaining roofing material in color and texture. In addition, he indicated that the current roofing had three (3) layers of roofing materials; however, he indicated that the section of the roof to be replaced was in an advance state of decay and as a result, was leaking in several places. 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 for this project was approved

Exhibit A: Application submitted by Simonetti Properties, LLC. Dated April 19, 2011 and received March 4, 2011.

2. **54 Mason Street (HC-2011-020) – Building Demolition Delay Waiver:** Chair Constantine asked the audience if the petitioner or a representative for the petition was present; however, no one responded. Chair Constantine decided to hold the hearing for this petition at the end of the meeting to allow additional time in case the petitioner had been delayed due to traffic.

3. **18-20 West Street (HC-2011-021) – Building Demolition Delay Waiver:** Coreen Fusick, on behalf of Merrill House Condominium Association, petitioners, presented the petition. Ms. Fusick stated that the petitioners were seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the roof valley with copper and/or steel, (b) install chimney caps and, (c) remove and replace slate tiles with slate tiles where needed. Ms. Fusick stated that the proposed changes were necessary due to deterioration. Commissioner Schneider asked Ms. Fusick if the petitioners had made a determination regarding the type of metal to replace the roof valley. Ms. Fusick indicated that the Condo Association had decided to replace the roof valley with steel. Commissioner Crowley asked Ms. Fusick how many condominium units were located at Merrill House, and she responded that six (6) dwelling units were located on site. Upon a motion by Commissioner Crowley and seconded by Commissioner Schneider, 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 for this project was approved

Exhibit A: Application submitted by Merrill House Condominium Association, dated April 20, 2011 and received April 29, 2011.

Note: Commissioner Provencher was present for the following petitions.

4. **4 Crown Street (HC-2011-019) – Building Demolition Delay Waiver:** Kaleena Harrington, from the Executive Office of Economic Development Housing Division, representative for the petitioner, presented the petition. Ms. Harrington stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove and replace one window located in the basement of the house. Ms. Harrington stated that the proposed project was part of the Worcester Lead Abatement Program, and indicated that the window to be replaced had tested positive for lead-paint contamination. Commissioner Schneider asked Ms. Harrington if only one window had tested positive for lead contamination and she responded affirmatively. Upon a motion by Commissioner McCann and seconded by Commissioner Schneider, the Commission voted 5-0 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 for this project was approved

Exhibit A: Application submitted by Nettie Dejarnette, dated April 29, 2011 and received May 2, 2011.

5. **29 Whitman Road (HC-2011-023) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Brian Lawler, representative for the petitioner, and Anne Martin, petitioner, presented the petition. Ms. Martin stated that she was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approval to make the following changes: (a) remove and replace the clapboard underneath the porch with lattice, (b) remove the decking, stairs and clapboard around front porch, (c) stabilize and add support to the porch floor framing on the existing footings, (d) install new one by four (1x4) tongue and groove fir decking on floor, (e) rebuild the boxes under the columns to support the roof, (f) frame under the porch to accept lattice and trim, (g) install lattice panels in the front & sides of the porch and finish it with pine trim, (h) frame new stairs, (i) trim stairway with pine risers and skirt boards, (j) install solid treads on stairway, (k) custom build the rail system for stairway to match existing as closely as possible, (l) re-install existing rails on main porch, (m) repaint the clapboards, shingles, porch floor and stair treads with “Pewter” color paint, (n) paint the window trim, porch lattice and front door with black color paint, and (o) paint all other trim - white color. Ms. Martin stated that the proposed changes were part of an overall repair and maintenance project, and indicated that the only new change was the proposed installation of lattice panels at the bottom of the house. Commissioner Provencher asked Ms. Martin if all the railings would be replaced utilizing the same design and materials and she responded affirmatively. Chair Constantine stated that the proposed installation of lattice panels at the bottom of the house would enhance the overall appearance of the house and indicated that several houses in the Montvale Local Historic District had similar lattice panels. Mr. Lawler stated that while inspecting the house for the proposed project, he determined that the house probably had lattice panels previously. Ms. Martin stated that the new lattice panels would be painted in a slate-gray color to match the color of the residential dwelling. Commissioner Provencher asked if the petitioner was planning to use the existing footings as they appeared to be damaged. Mr. Lawler indicated that the existing footings would need strengthening in order to meet code. Commissioner Schneider stated that, in his opinion, the proposed lattice panels appeared to be bigger than usual. Ms. Martin stated that although she agreed with Commissioner Schneider’s comment, the proposed size was consistent with lattice panels located in other houses in the District. Commissioner McCann stated that the proposed installation of lattice panels would improve the porch and facilitate ventilation. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, the Commission voted 5-0 that the proposed project was 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; therefore, voted 5-0 to approve a Certificate of Appropriateness. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed project 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.

Exhibit A: Certificate of Appropriateness and Building Demolition Delay Waiver Application submitted by Richard and Anne Martin, dated May 2, 2011 and received May 4, 2011.

Exhibit B: Memorandum from Edgar Luna to the Worcester Historical Commission regarding 29 Whitman Road – Certificate of Appropriateness and Building Demolition Delay Waiver dated May 24, 2011.

6. **34 Monadnock Road (HC-2011-024) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Paul Silver, representative for the petitioner, presented the petition. Mr. Silver stated that the petitioner was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approval to make the following change: (a) remove the asphalt roofing shingles on the house and replace them with architectural asphalt shingles. Mr. Silver indicated that the existing roofing was severely damaged by snow and ice accumulation during the 2010-2011 winter seasons. He also indicated that the proposed architectural asphalt shingles would match the existing roofing material in color and texture. In addition, he indicated that the new roof would protect and enhance the historic significance of the house. Upon a motion by Commissioner Crowley and seconded by Commissioner Provencher, the Commission voted 5-0 that the proposed project was 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; therefore, voted 5-0 to approve a Certificate of Appropriateness. Upon a motion by Commissioner Crowley and seconded by Commissioner McCann, the Commission voted 5-0 that the proposed project 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.

Exhibit A: Certificate of Appropriateness and Building Demolition Delay Waiver Application submitted by Evan and Julie Ingersoll, dated April 25, 2011 and received May 4, 2011.

Exhibit B: Memorandum from Edgar Luna to the Worcester Historical Commission regarding 43 Monadnock Road – Certificate of Appropriateness and Building Demolition Delay Waiver dated May 24, 2011.

7. **54 Mason Street (HC-2011-020) – Building Demolition Delay Waiver:** Chair Constantine asked the audience if the petitioner or a representative for the petition was present; however, no one responded. Chair Constantine stated that the Commission could make a determination regarding this petition. He indicated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following change: (a) remove the roof shingles on the building and replace them with Timberline Lifetime High Definition shingles. In addition, Chair Constantine stated that roof was not original to the structure, and indicated that it was possible that the roof was replaced several times over the years. Upon a motion by Commissioner McCann and seconded by Commissioner Schneider, the Commission voted 5-0 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 for this project was approved.

Exhibit A: Application submitted by Christopher Pereira, dated April 11, 2011 and received April 29, 2011.

MEETING ADJOURNMENT:

Meeting adjourned at 6:05 PM.