

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
October 20, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Vice-Chair
Janet Merrill, Clerk
Kevin Provencher
Peter Schneider

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

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

MINUTES:

The Historical Commission accepted the minutes from the March 10, 2011 and September 22, 2011 meetings.

UNFINISHED BUSINESS:

- 1. 24 Tirrell Street (HC-2011-070) – Building Demolition Delay Waiver:** Beth Mae Lefrenier, owner and petitioner, presented the petition. Ms. Lefrenier stated that the hearing for this petition was continued from the October 6, 2011 meeting to allow her additional time to research, consider, and submit cost estimates comparing replacing 46 original wooden windows with vinyl windows versus restoring and retaining said windows. Vice-Chair McCann reminded the Commission that the original application included two separate requests, and indicated that the first portion of the petition related to the roof was approved on October 6, 2011. Ms. Lafrenier indicated that after careful research and consideration, she decided to repair and retain the forty-six (46) original wooden windows instead of replacing them with vinyl windows. She indicated that although the restoration of the windows would be more expensive than replacing them with vinyl windows, it would preserve and enhance the historical nature of the house. Commissioner Schneider stated that there were several inexpensive and effective insulation alternatives that could be applied to original wooden windows, and encouraged her to consider them. Commissioner Merrill expressed support for her decision to repair and retain the original wooden windows. Upon a motion by Commissioner Schneider, and seconded by Commissioner Provencher, the Commission voted 4-0 that the proposed

Exhibit A: Application submitted by Beth Mae Lefrenier, dated September 16, 2011 and received September 16, 2011. No additional exhibits were submitted.

NEW BUSINESS:

- 2. 8 Winslow Street (HC-2011-071) – Building Demolition Delay Waiver:** Hazel Booker, owner and petitioner, presented the petition. Ms. Booker stated that she is seeking Building Demolition Delay Waiver approval to remove and replace the rear porch with a new porch constructed of solid wood and architectural roofing shingles. She indicated that the previous porch had collapsed during the 2010-2011 winter season due to snow and ice accumulation. She also indicated that the collapsed porch was not original to the house, and stated that the new porch would be constructed according to code regulations. Vice-Chair McCann asked Ms. Booker if the color of the architectural roofing shingles would match the color of the roofing shingles currently located on the house, and she responded affirmatively. Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, 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: Building Demolition Delay Waiver Application submitted by Hazel Booker dated September 20, 2011 and received September 21, 2011.

- 3. 74 Providence Street (HC-2011-072) – Building Demolition Delay Waiver:** Jayne Windham, representative for Oak Hill CDC, petitioner, presented the petition. Ms. Windham stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) Install a cupola with standing seam roof over the left side extension, (b) replace the roof at bay and chimney cap roof with a standing seam roof, (c) remove 1 double-hung vinyl window from the front bay and replace it with a full-size vinyl window to match two other existing in bay, (d) expand the front door area to create an airlock vestibule and re-install 2 of the 3 existing leaded glass windows, (e) install front railings, (f) remove and replace the left side railings to comply with ADA. She also stated that the proposed changes were necessary in order to address deterioration that had occurred during several years of use and poor maintenance, and make the building more useful. In addition, she stated that the second and third floors are used for residential uses, and the first floor is used by Oak Hill CDC as an office. Commissioner Merrill expressed concern and disappointment that the proposed project would change permanently the original layout and appearance of the building. Ms. Windham stated that Oak Hill CDC needed to use the first floor as an office, and indicated that its present layout configuration limited its use as an office, especially the interior stairwell. Commissioner Provencher stated that the proposed front-façade expansion plan appeared to be designed to add a vestibule to facilitate accessing the offices located on the first

Exhibit A: Building Demolition Delay Waiver Application submitted by Oak Hill CDC dated September 20, 2011 and received September 21, 2011.

- 4. 53 Perry Avenue (HC-2011-073) – Building Demolition Delay Waiver:** Jonathan Finkelstein, representative for the petitioner, and Michael O’Rourke, petitioner, presented the petition. Mr. Finkelstein stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove the existing roof shingles and replace them with asphalt architectural shingles. He indicated that the roofing material was not original to the structure and indicated that, in fact, the petitioner had discovered that at least two or

Exhibit A: Building Demolition Delay Waiver Application submitted by Michael O'Rourke dated September 21, 2011 and received September 21, 2011.

5. **55 Perry Avenue (HC-2011-074) – Building Demolition Delay Waiver:** Jonathan Finkelstein, representative for the petitioner, and Michael O'Rourke, petitioner, presented the petition. Mr. Finkelstein stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove the existing roof shingles and replace them with asphalt architectural shingles. He also indicated that, similar to 53 Perry Avenue, the roofing material was not original to the structure and stated that, in fact, the petitioner had also discovered that at least two or three older asphalt roofing materials were still located underneath the current roofing shingles. Mr. O'Rourke indicated that, similar to 53 Perry Avenue, he was planning to remove all previous roofing materials prior to installing the new architectural shingles. In addition, he stressed that the weight of the roofing materials posed a serious threat to the safety of the residents. Commissioner Schneider indicated that the present condition of the roof highlighted the importance of following correct code regulations to ensure the safety of residential dwellers. Upon a motion by Commissioner Provencher 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: Building Demolition Delay Waiver Application submitted by Michael O'Rourke dated September 21, 2011 and received September 21, 2011.

6. **11 Monadnock Road (HC-2011-075) – Certificate of Appropriateness & Building Demolition Delay Waiver:** Paul Giorgio, owner and petitioner presented the petition. Mr. Giorgio stated that he was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approval to make the following changes: (a) repair the front porch supports utilizing wood materials, and (b), remove and replace the front porch decking utilizing wood materials. He stated that the deterioration of the porch materials was causing the porch to tilt to one side, and expressed concern that if left unattended, it would cause structural damage to the house. Commissioner Provencher asked Mr. Giorgio if the proposed structure would be of the same size and profile as the existing porch, and whether or not, he planning to utilize wooden materials. Mr. Giorgio indicated that the proposed structure would be identical to the existing porch, and indicated that he

Exhibit A: Certificate of Appropriateness and Building Demolition Delay Waiver Application submitted by Paul Giorgio and Bernard Whitman dated September 27, 2011 and received September 29, 2011.

OTHER BUSINESS:

7. **Certified Local Government Report:** Mr. Luna informed the Commission that the report will be sent to them prior to the next meeting.
8. **Kenneth Burns Bridge:** Commissioner Schneider informed the Commission that he had attended an ad-hoc committee meeting created to review proposals to add decorative details to the original bridge design, and indicated that the general consensus was that the additional decorative details should be in a boat sail motif. In addition, he stated that the ad-hoc committee had been named the Bridge Aesthetics Committee, and stated that next meeting will be held on October 31, 2011. Mr. Luna informed the Commission that he received a telephone call from Jeffrey Shrimpton, MassDOT staff, informing him that MassDOT was planning to formally present the final design to the Commission at a meeting during the month of November, 2011.

MEETING ADJOURNMENT:

Meeting adjourned at 6:45 PM.