

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
August 9, 2012**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: J. Thomas Constantine, Chair
Timothy McCann, Vice-Chair
James Crowley
Meagen Mulherin

Staff Members Present: Joel Fontane, Division of Planning & Regulatory Services
Nancy Tran, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 p.m.)

CALL TO ORDER:

Chair McCann called the meeting to order at 5:32 p.m.

NEW BUSINESS:

1. 230 Salisbury Street (HC-2012-047) – Certificate of Compliance & Building Demolition Delay Waiver

Architect Keith Chenot and owners/petitioners Timothy Corrinet and Christopher McGovern presented the petition with updated diagrams (Exhibit G) of the project. The petitioners proposed removing and replacing the existing east porch railings and columns with like material (wood); install a new porch roof and rail system on the second floor above the existing porch; and install a new rail system on the second floor of building's southerly face. Mr. McGovern said that at purchase, the patio had a porch with balustrade but no roof. He further explained that the project would utilize existing wood railings, new wood columns and marble resin composite for the capitals to mimic existing house materials.

Mr. Chenot pointed out in the images submitted faint shadow lines where the original porch roof had been cut off, approximately 2' above the eave line of the flat roof. The project would install a 2 ½" balustrade made of painted Chadsworth polyurethane to match the original size but with a reduced height for the roof portion and wood for the ground level. Mr. Chenot said the flat porch roofing would use a rubber membrane.

Mary Gardner of 6 Whitman Road, located adjacent to the subject property expressed her support of the proposed project and stated that the petitioners had performed extensive restoration of the property since purchase.

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.

Upon a motion by Commissioner Crowley and seconded by Commissioner Mulherin, the Commission voted 4-0 that the proposed changes were 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, the Certificate of Appropriateness for this project was approved.

Exhibit A: Certificate of Appropriateness & Building Demolition Delay Waiver Application submitted by Christopher McGovern & Timothy Corrinet, dated July 6, 2012 and received July 12, 2012.

Exhibit B: Porch & Railing Replacement – Architectural Plans and Images, dated June 27, 2012 and received July 12, 2012.

Exhibit C: Project Review Memorandum re: 230 Salisbury Street from Nancy Tran to the Worcester Historical Commission dated August 1, 2012.

Exhibit D: MACRIS – Form B – 230 Salisbury Street.

Exhibit E: Letter of Support re: 230 Salisbury St from Joseph Toomey d of 240 Salisbury St; dated August 7, 2012.

Exhibit F: Sunridge Baluster Series; dated May 28, 2008; received August 9, 2012.

Exhibit G: Updated Porch & Railing Replacement – Architectural Plans and Images, dated revised July 12, 2012; received August 9, 2012.

2. 41 Sever Street (HC-2012-048) – Building Demolition Delay Waiver

Barry Testagrossa of Quality Contracting Inc. and Donald Rivers, Director of Facilities for Becker College, representatives for Becker College, petitioner, presented the petition. Mr. Testagrossa said the petitioner proposed removing approximately 100 SF of cedar shake and replacing it with like materials after a minor fire caused damage to the area. No structural changes were proposed to the building.

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.

Other Business

3. Crown Hill Local Historic District Discussion

Mr. Fontane told the Commission that the Crown Hill Local Historic District study had been taken up again after project delays due to staff turnover. Staff was currently in the process of finalizing the report and planned to submit a draft to the Commission at its August 23 meeting where the report can be voted to be sent to the State for advisory review. Upon State receipt of the report, property owners will be notified by mailing of the report, 60 day public comment period and the scheduled public hearing. Mr. Fontane said the Commission had reviewed the district, refined its boundaries and resolved issues regarding its edges after a number of meetings.

He strongly encouraged the Commission to familiarize itself with Larson Fisher Associates' survey report and minutes from prior meetings discussing the proposed district.

Commissioner Crowley suggested that the proposed district boundaries be walked to ensure the text and map boundaries are the same. Mr. Fontane said that unlike zoning districts, the map takes precedence for local historic districts. Staff will ensure that parcels are accurately delineated and verified.

Chair Constantine recommended that copies of the property owner's Form B be included in the mailing.

Randy Bloom of 2 Congress Street stated he had received copies of the report and that he and the Crown Hill Neighborhood Association (CHNA) were eager for the proposed district to become a reality.

Elizabeth Mullaney, Co-President of CHNA expressed her support of the project and informed the Commission that the neighborhood was looking to improve and restore Congress Alley as a public way.

4. Received Communication

- a. Project Notification Form** – re: Green Hill Park - Phase II, 180 Green Hill Parkway; from Massachusetts Historical Commission; dated July 9, 2012.

The Commission took no action on this item.

- b. Request for Letter of Support** – re: Worcester Industrial Technical Institute (Worcester Voke), 2 Grove Street, Worcester, MA; from: Epsilon Associates Inc.; dated July 17, 2012.

Items 4b and 4c were taken contemporaneously.

Upon a motion by Commissioner Crowley and seconded by Commissioner Mulherin, the Commission voted 4-0 to approve the Letter of Support requests for Worcester Voke and Worcester Junction Shops.

- c. Request for Letter of Support** – re: Worcester Junction Shops, 49-57 Hermon Street, 51-59 Jackson Street, 62-74 Beacon Street, Worcester, MA; from Epsilon Associates Inc.; dated July 17, 2012.

Items 4b and 4c were taken contemporaneously.

- d. Nomination Deadline** – re: Most Endangered Historic Resources Program; from Preservation Massachusetts; received July 25, 2012.

The Commission took no action on this item.

Adjournment

The Commission adjourned the meeting at 6:09 P.M.