

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
February 24, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

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

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

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

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

MINUTES:

The Commission accepted the minutes from the January 27, 2011 and February 10, 2011 Historical Commission meetings.

NEW BUSINESS:

- 1. 6-8 King Street (HC-2011-003) – Building Demolition Delay Waiver:** Mr. Luna informed the Commission that on February 24, 2011, Charles Wilmor, contractor and representative for the petitioner, had informed him via telephone that the petitioner, Jose Perez, passed away unexpectedly on February 22, 2011; therefore, in his capacity as his representative, he stated that he would be submitting a Leave to Withdraw request the following week. Upon a motion by Commissioner McCann and seconded by Commissioner Merrill, the Historical Commission voted 5-0 to accept the Leave to Withdraw Without Prejudice that the proposed removal and replacement of the slate tiles with new slate tiles of same size, thickness and color, and the proposed removal and replacement of the existing metal flashing with copper flashing 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 Jose Perez, dated January 27, 2011 and received January 27, 2011.

Exhibit B: Leave to Withdraw letter submitted by Charles Wilmor dated March 10, 2011 and received March 10, 2011.

2. **20 Whitman Road (HC-2010-004) – Certificate of Appropriateness and Building Demolition Delay Waiver:** Jeanice Sherman, owner and petitioner, presented the petition. Ms. Sherman stated that she was seeking Certificate of Appropriateness and Building Demolition Delay Waiver approval to make the following changes: (a) remove the slate tiles on the roof and replace them with slate tiles of same size, thickness and color, and (b), remove the existing metal flashing on the roof, and replace it with copper flashing. She indicated that the proposed changes were necessary due to the advanced state of deterioration of the slate tiles and metal flashing in place. Chair Constantine stated that the proposed project required three considerations: Certificate of Appropriateness for the removal and replacement of the roof's metal flashing with copper flashing, Certificate of Non-Applicability for the removal and replacement of the slate tiles with slate tiles of same size, thickness and color and Building Demolition Delay Waiver for both. Commissioner Provencher asked Ms. Sherman if the proposed roof replacement would alter or change the current roof profile. Ms. Sherman indicated that the roof profile would remain unchanged in order to maintain and preserve the originality and historical significance of the building. Upon a motion by Commissioner Schneider and seconded by Commissioner Crowley, the Commission found that the removal and replacement of the slate tiles with new slate tiles of same size, thickness and color, was the same as the existing materials in place, and would be 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 the Certificate of Non-Applicability. Upon a motion by Commissioner McCann and seconded by Commissioner Schneider, the Commission voted 5-0 that the removal and replacement of the existing metal flashing with copper flashing 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 4-1 (Commissioner Provencher voted no) to approve a Certificate of Appropriateness. Upon a motion by Commissioner McCann and seconded by Commissioner Merrill, the Historical Commission voted 5-0 that the proposed removal and replacement of the slate tiles with new slate tiles of same size, thickness and color, and the proposed removal and replacement of the existing metal flashing with copper flashing 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 Jeanice Sherman and Dwight Johnson, dated January 30, 2011 and received January 31, 2011.

Exhibit B: Memorandum from the Division of Planning & Regulatory Services to the Historical Commission regarding 20 Whitman Road – Certificate of Appropriateness, Certificate of Non-Applicability and Building Demolition Delay Waiver.

Note: Commissioner Merrill left the meeting at the end of the aforementioned hearing.

Other Business:

Note: Commissioner Merrill recuse herself and left the room.

- 3. Crown Hill Local Historic District Study Survey:** Mr. Fontane stated that the objective of the meeting was to provide the Commission with an update regarding the Crown Hill Local Historic District. He indicated that the meeting was not a formal public hearing but rather an informational meeting to discuss the findings of the Preliminary Study Report, as well as delineation alternatives of the future boundaries of the proposed Crown Hill Local Historic District. Mr. Fontane also stated that the Commission had an important role to play in deciding the future boundaries of the District. Susan Ceccacci from Preservation Worcester spoke in favor of the proposed project, and indicated that, in her opinion, the proposed project should include the parcels located on north side of Pleasant Street. Commissioner Schneider expressed his support for the inclusion of the parcels located on north side of Pleasant Street from 157 Pleasant Street to 219 Pleasant Street. Thomas Johnson, a neighborhood resident expressed his support for the proposed project. Robert Marshall, representative for FRC Corporation, owner of 40 Irvin Street parcel, stated that the owner was opposed to include 40 Irvin Street in the proposed Crown Hill Local Historic District because, in his opinion, would limit the development possibilities of the site. Mr. Fontane stated that he would review the comments expressed and would report back to the Commission at a later date.

MEETING ADJOURNMENT:

Meeting adjourned at 7:00 PM.