

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
December 1, 2011**

LEVI LINCOLN CHAMBER – CITY HALL

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

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 5:30 P.M.

MINUTES:

The Historical Commission accepted the minutes from the November 17, 2011 meeting.

NEW BUSINESS:

- 1. 927 Main Street (HC-2011-086) – Building Demolition Delay Waiver:** Su Chen, representative for Main South CDC, petitioner, presented the petition. Mr. Chen stated that the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove one window located on the front façade, (b) enlarge the opening by removing a portion of the wall, and (c), install a new front door in its place. Mr. Chen stated that he was a tenant of Main South CDC, and owner of the convenience store located in the commercial space facing Main Street, where the proposed front door is to be installed. Mr. Chen also indicated that the main objective of the proposed project was to comply with City code and ADA regulations. He indicated that he was proposing to install a wheel chair accessible ramp in front of the proposed door, and install a wide front door to facilitate handicapped accessibility to the building. Mr. Chen also indicated that the Department of Inspectional Services had reviewed and approved the installation of the proposed ramp and new front-door, and indicated that both would meet city code requirements. Commissioner Provencher indicated that the existing front windows did not appear to be original to the structure. Upon a motion by Commissioner Schneider, 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

Exhibit A: Application submitted by Main South CDC, dated November 2, 2011 and received November 2, 2011.

2. **30 Waconah Road (HC-2011-087) – Building Demolition Delay Waiver:** Mr. Luna informed the Commission that on November 30, 2011, he received a telephone call from Timothy Hastings, petitioner, stating that he would not be able to attend the Historical Commission meeting. Chair Constantine indicated that the petitioner had submitted extensive information regarding the proposed project and indicated that, in his opinion, the information provided would be sufficient for the Commission to consider the merits of the petition and render a vote without the petitioner being present. Chair Constantine indicated that the petitioner was seeking a Certificate of Appropriateness and Building Demolition Delay Waiver approval to remove and replace the existing garage's wooden double doors with metal double doors, due to extensive deterioration and disrepair. Mr. Luna stated that the garage was viewable from Waconah Road, which is a public way. He also indicated that the proposed steel doors would match the current garage doors in color, design and profile. Therefore, he indicated that, in staff's opinion, the proposed doors would not have a negative impact on the architectural features of the house, would preserve the integrity of the building and would blend harmoniously in the surrounding residential dwellings. Upon a motion by Commissioner Provencher and seconded by Commissioner McCann, the Historical Commission voted 4-0 that the proposed change 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, the Certificate of Appropriateness for this project was approved. Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, 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 for this project was approved.

Exhibit A: Certificate of Appropriateness and Building Demolition Delay Waiver application submitted by Timothy and Karen Hastings dated October 21, 2011 and received October 21, 2011.

3. **111 College Street (HC-2011-088) – Building Demolition Delay Waiver:** Mary Leovich, representative for the petitioner, presented the petition. Ms. Leovich stated that the petitioner was seeking Building Demolition Delay Waiver approval to remove the existing asphalt roof shingles and replace them with 40-year architectural shingles. She indicated that the proposed roof shingles would match the existing roofing materials in texture, color and profile. She also indicated that the existing roof structure and roof shingles were severely damaged by ice and snow accumulation during the 2010-2011 winter seasons. Ms. Leovich also informed the Commission that approximately 75% of the proposed work had already been completed due to the advanced deterioration of the roof, and indicated that such work had been approved by John Kelly, Building Commissioner, on an emergency basis. Commissioner Schneider asked Ms. Leovich if

Exhibit A: Building Demolition Delay Waiver Application submitted by Frances Leovich dated November 4, 2011 and received November 4, 2011.

OTHER BUSINESS:

MEETING ADJOURNMENT:

Meeting adjourned at 6:00 PM.