

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
November 29, 2012**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: J. Thomas Constantine, Chair
Timothy McCann, Vice-Chair
Kevin Provencher, Clerk
Andrew Schveda
Erika Dunn

Commission Members Absent: James Crowley
Meagen Mulherin

Staff Members Present: Marlyn Feliciano, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair Constantine called the meeting to order at 5:32 P.M.

APPROVAL OF MINUTES:

The minutes for September 20, 2012 and for October 18, 2012 were approved by the Commission.

NEW BUSINESS:

1. 19 Quinsigamond Avenue (HC-2012-071)

Mr. Constantine stated that 19 Quinsigamond Avenue has been withdrawn. They will resubmit the application at a later date with more information.

Exhibits

Exhibit A: Building Demolition Delay waiver application dated October 17, 2012 and submitted October 18, 2012.

Exhibit B: Request for Leave to Withdraw Without Prejudice dated and submitted on November 21, 2012.

2. 147 Dorchester Street (HC-2012-072)

Nader Djafari, owner of Maxmia Properties, stated that originally he was planning to have the house painted but he found out that the paint cost is very high because the exterior of the house would need to be de-lead first. He stated that he submitted the contractor quotes to de-lead and paint the house and it ranged from \$28,000 to \$32,000, which is almost twice what it would cost to install siding on the house. Therefore his petition is to remove the existing damaged wood shingles and replace with vinyl siding and trim. Mr. Djafari stated that when he bought the house the windows had been replaced.

Mr. Schveda asked if this is rental property. Mr. Djafari stated that it was and that there are 3 rental units. Mr. Constantine asked the price for siding the house and the applicant responded it would cost \$16,000.

Mr. Schveda asked if the applicant plans to remove the existing trim. The applicant responded that he will not be removing it but he will need to cover it with vinyl to make a uniform look. All the decorative brackets, balusters and teeth will remain exposed and will be painted.

Mr. McCann asked if the applicant planned to use cedar impression vinyl. Mr. Djafari stated that he will not because the price would be doubled.

Mr. Provencher asked the applicant what needs to be removed by law when lead paint is involved. Mr. Djafari stated that he would need to de-lead the first 5 feet from the ground.

Ms. Dunn asked if the applicant should shingle the front porches and use siding on the rest of the house. Mr. Djafari offered to put cedar impression vinyl in the front porches and then regular vinyl on the rest of the home. Mr. Provencher responded that it was not in their purview to compel him to use one material over another. He also stated that he did not have a problem because nothing was being demolished.

Upon a motion by Mr. Provencher and seconded by Mr. McCann, the Commission voted 4-1 (Andrew Schveda voting against) to find the petition not detrimental to the architectural or historical resources of the city.

Exhibits

Exhibit A: Building Demolition Delay waiver application dated October 24, 2012 and submitted October 31, 2012.

3. 17 Baker Street (HC-2012-073)

Wayne Lilyestrom, home owner, and Justin Scottwell, project manager for Francis Harvey Remodeling were present for this petition. Mr. Scottwell stated that the purpose was to remove and replace the existing asphalt shingled roof and replace with like materials.

Chair Constantine called a quick recess at 5:59 p.m. to allow the project manager time to look for the contract papers he needed to present. Chair Constantine reconvened at 6:02 p.m.

Mr. Scottwell stated that they plan to replace the existing soffits, which are aluminum and are not vented. He will be drilling 4-inch diameter holes every other rafter into the soffits to vent it and will follow appropriate safety measures due to the lead.

Upon a motion by Mr. McCann and seconded by Mr. Provencher, the Commission voted 5-0 that the petition was not detrimental to the architectural or historical resources of the city.

Exhibits

Exhibit A: Building Demolition Delay waiver application dated November 1, 2012 and submitted November 9, 2012.

Exhibit B: Pictures of 17 Baker Street submitted November 29, 2012.

4. 110 Vernon Street (HC-2012-074)

Hans Voight, owner, and Mark Ramm, contractor, were present for this petition. Mr. Ramm stated that they are only proposing to replace the roof over the porch. He stated that currently there is a rolled roofing system on the porch and they want to replace with a two part slope roofing system that matches the existing. Mr. Ramm stated that the flashing is in decent shape and he doesn't anticipate having to change it.

Upon a motion by Mr. McCann and seconded by Mr. Provencher, the Commission voted 5-0 that the petition was not detrimental to the architectural or historical resources of the city.

Exhibits

Exhibit A: Building Demolition Delay waiver application dated November 2, 2012 and submitted November 6, 2012.

OTHER BUSINESS:

5. Received Communication:

- re: Worcester Central Business District Streetscape Improvements from Beta Group, Inc.; dated 10/26/2012

The Commission stated that they want to be kept informed of the streetscape designs and moved to have a letter sent requesting hat.

- re: Early Environmental Coordination, Blackstone River Bikeway, Segment 7 from Vanasee Hangen Brustlin, Inc.; dated November 2, 2012

The Commission stated that they did not have enough information to make a comment and asked for clarification.

MEETING ADJOURNMENT:

The Commission voted to adjourn the meeting at 6:18 PM.