

**MINUTES OF THE PROCEEDINGS OF THE
HISTORICAL COMMISSION OF THE CITY OF WORCESTER
October 10, 2013**

LEVI LINCOLN CHAMBER – CITY HALL

Commission Members Present: Timothy McCann, Chair
Kevin Provencher, Vice-Chair
Meagen Donoghue
Andrew Shveda
Erika Dunn
Karl Bjork

Commission Members Absent:

Staff Members Present: Deborah Steele, Division of Planning & Regulatory Services

REGULAR MEETING (5:30 PM)

CALL TO ORDER:

Chair McCann called the meeting to order at 5:30 pm.

Upon a motion the Commission voted 6-0 to approve the minutes September 26, 2013

New Business:

1. 4 Woodford Street (HC-2013-054):

Petitioner Carol Stockmal appeared before the Commission along with her contractor, Wayne P. Mack, for a Building Demolition Delay Waiver approval for the following:

- Restore original medallions on the left and right sides of the house
- Remove/replace deck and railing on third floor porch to match existing
- Remove/replace deck and railing on first floor porch to match existing

Ms. Stockmal stated that the decking on the side of the house needs to be replaced as some of the wood is rotten. Mr. Mack stated that the roof is going to remain the same, the existing posts (not original to the time period) will be replaced and will match the posts used in the back yard decking. He added that everything else, including the footprint of the existing deck, will stay the same and/or will be preserved.

Ms. Stockmal stated the decking on the front of the house will replicate embellishments shown in a 1936 property photograph submitted to the Commission. Work on this area will include restoration and replacement of existing railings and restoration of medallion and vents.

Chair McCann asked if the railing height is in accordance with building codes and about the removal of original features. Mr. Mack responded it currently was not but will be up to code following the Commission's approval for the work; he stated the petitioner's intent is to preserve the historical identity of the property.

Commissioner Provencher asked if any alternative materials will be used. Mr. Mack stated that wood will be primarily used for and pressure treated wood for places that cannot be seen.

Upon a motion made by Commissioner Provencher and seconded by Commissioner Donohue, the Commission voted 6-0 that the proposed demolition is not detrimental to the historical or architectural resources of the city. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit:

Exhibit A: Building Demolition Delay Waiver Application dated August 27, 2013 and submitted September 3, 2013.

2. 5 Westland Street (HC-2013-055):

Petitioner Mark Frykholm appeared before the Commission with his contractor, John Hanlon, for a Building Demolition Delay Waiver approval to replace existing layers of asphalt and cedar shake shingles on garage and home with asphalt shingles as well as replace the spacer underlay with solid plywood base.

Mr. Hanlon stated the existing spacer underlay will be replaced with solid plywood base. He added that the existing gutters will be taken out, cleaned and re-installed following roof work completion.

Commissioner Provencher asked the fascia had rot to which Mr. Hanlon responded no.

Commissioner Shveda inquired about the roofing materials. Mr. Hanlon stated a white 8-inch drip edge on the side of the roof will installed. Additionally, half-inch plywood will be laid on top of the existing boards, covered with titanium paper and asphalt shingles installed on top.

Upon a motion made by Commissioner Donoghue and seconded by Commissioner Provencher, the Commission voted 6-0 that the proposed demolition is not detrimental to the historical or architectural resources of the city. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit:

Exhibit A: Building Demolition Delay Waiver Application dated September 10, 2013 and submitted September 11, 2013.

3. 29 Stoneland Road (HC-2013-056):

Petitioner Donna Le appeared before the Commission with her contractor, Carl Leong – Wormtown Services for Building Demolition Delay Waiver approval to remove and replace asphalt roof with architectural shingles.

Mr. Leong stated the house needs to be stripped of its three existing layers and re-shingled with architectural shingles to address leakage problem.

Chair McCann commented that there was no wood trim around the house and pointed out that all the features of the house have been covered in vinyl and aluminum materials.

Commissioner Shveda asked if the roof on the porch was also going to be done. Mr. Leong stated that all roof surfaces in the property will be replaced.

Upon a motion made by Commissioner Shveda and seconded by Commissioner Provencher, the Commission voted 6-0 that the proposed demolition is not detrimental to the historical or architectural resources of the city. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibit:

Exhibit A: Exhibit A: Building Demolition Delay Waiver Application dated September 10, 2013 and submitted September 13, 2013.

4. 530 Massasoit Road (HC-2013-057):

Deb Carey of Massachusetts Audubon Society appeared on behalf of the petition to remove and replace an existing asphalt roof with like materials. Ms. Carey stated that while Francis Wilson is listed on City records as the owner, Ms. Wilson passed away 15 years prior and willed the property to the Mass Audubon Society and granted her nephew a life estate to the property. The nephew, Bradford Estabrook, notified Massachusetts Audubon Society that he moved to Florida and no longer planned to live at the property. Therefore, ownership of the property was transferred to Massachusetts Audubon Society.

Ms. Carey provided a brief history of the land and its various features. Commissioner Provencher asked if a new use for the property has been identified. Ms. Carey responded a decision is yet to be made and added that the property is sitting next to a sanctuary. She said the organization is working with contractors to produce a scope of work for other repairs and improvements and she plans to present other proposals to the Commission in the future. However, she was only seeking permission to replace the roof at present. Ms. Carey invited members to tour the property if they wished.

Upon a motion made by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 6-0 that the proposed demolition is not detrimental to the historical or architectural resources of the city. The motion passed and the Building Demolition Delay Waiver petition was approved.

Exhibits:

Exhibit A: Building Demolition Delay Waiver Application dated September 19, 2013 and submitted September 20, 2013.

Exhibit B: Pictures of 530 Massasoit Road submitted September 20, 2013.

Other Business

5. Letter from the MHC re: Fiscal Year 2014 survey & Planning Grant; dated September 25, 2013 and received September 27, 2013.

The Commission discussed ways to approach this opportunity and decided to continue to investigate the funding process, funding availability, and eligibility requirements. At the next meeting proposals will be heard from members on how funding could be pursued.

Adjournment

Upon a motion by Commissioner McCann and seconded by Commissioner Donoghue, the Commission voted 6-0 to adjourn the meeting at 6:15 pm.