

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

**October 19, 2017**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Randolph Bloom  
Mark Wamback  
Janet Theerman

**Commission Members Absent:** Robyn Conroy  
Devon Kurtz  
Courtney Ross Escobar, Alternate

**Staff Members Present:** Susan Arena, Division of Planning & Regulatory Services

**Call Commission to Order**

The meeting was called to order by Chair Shveda at 5:30 pm.

**Approval of Minutes**

Review of the October 5, 2017 minutes.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Wamback the Commission voted 4-0 to approve the minutes of October 5, 2017, as corrected.*

**Old Business**

**1. 72 Jaques Ave – HC-2017-068 (MBL 06-015-00006)**

Petition: Building Demolition Delay Waiver  
Petitioner: Community Health Link, Inc.  
Present Use: Hospital  
Year Built: c1908  
Historic Status: MACRIS-listed, fka City Hospital: Memorial Home for Nurses  
Petition Purpose:

- Replace soffit and fascia with PVC material to match original

John Yancik, Quality Contracting, and Michael Rezkalla, Vice President of Operations for Community Health Link, Inc. appeared upon behalf of the application.

Additional information regarding the replacement material's profile was provided to the Commission prior to the meeting. Mr. Yancik stated that work will be limited to the wood molding above the stone. He proposes to use Fypon brand products that will be a mix of polyurethane and PVC. The replacement egg and dart will be the same size for the lower and upper moldings. The Commission had some

concerns about this detail, as currently the upper egg and dart is smaller. However, it was agreed that when viewing from the ground, the change will be negligible.

Commissioner Theerman asked about prices for repairing the molding in kind, and expressed concern about Fypon's 4 year commercial warranty. Mr. Rezkalla stated that in his opinion, due to the age of the building and the condition of the material, this is not an option. Mr. Yancik agreed, adding that the mechanical attachments as well as the structural elements they are fastened to are failing, and that the falling pieces are a safety issue.

Commissioner Theerman also expressed concern about Fypon's 4 year commercial warranty. Chair Shveda stated that in his experience the product lasts much longer than that. It's very stable and is resistant to rot and decay. He also noted that the warranty is for the product, not the installation. Mr. Yancik followed up, saying that the warranty is basically irrelevant because the company will claim it failed due to installation error.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated September 8, 2017 and received September 11, 2017.

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## **New Business**

### **2. 31 Louise Street – HC-2017-072 (MBL 10-005-00020)**

Petition: Building Demolition Delay Waiver  
Petitioner: Adnan Termos  
Present Use: Three-family residence  
Year Built: c1918  
Historic Status: MACRIS Listed, and National Register listed, fka John and Edward Johnson  
Three Decker

Petition Purpose:

- Remove and replace roof

Adnan Termos, owner, appeared upon behalf of the application.

Mr. Termos stated that the current roof is asphalt over slate and that he has been told by contractors that the slate is not salvageable. Chair Shveda concurred, stating that the addition of the asphalt generally leads to excessive damage to the slate. Mr. Termos would have liked to retain the slate, but does not see this as an option.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated September 25, 2017 and received September 24, 2017.

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### 3. 44 Winfield Street – HC-2017-073 (MBL 02-029-00001)

Petition: Building Demolition Delay Waiver  
Petitioner: Benjamin Nagatti  
Present Use: Three-family residence  
Year Built: c1894  
Historic Status: MACRIS Listed, National Register listed, fka Thomas Lumb Three-Decker  
Petition Purpose:

- Remove and replace front porches
- Remove and replace roof

Richard Kubert, contractor, appeared upon behalf of the application.

Mr. Kubert stated that the roof has been patched in several places and there is not enough slate left to retain. Regarding the porches, he noted that the railing height is not to code, and that the posts are pulling away from the house. Chair Shveda noted that the only historic ornamentation left are the posts and a small section of upper spindle detail. Commissioner Bloom questioned whether it made sense to retain this lone element since the rest of the house had already been compromised.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, the Commission voted 4-0 that the proposed demolition is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver application.*

Exhibit A: Building Demolition Delay Waiver Application dated September 25, 2017 and received September 26, 2017.

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#### **Communications**

- a. Communication from MHC re: Section 106 review for 8 Grafton Street, dated September 29, 2017 and received October 6, 2017.  
*No comment.*
- b. Communication from MassDOT re: Section 106 filing for MBTA, dated October 9, 2017 and received October 12, 2017.  
*No comment.*
- c. \*Communication from MHA Northeast re: Request for CLG Opinion for National Register eligibility for Osgood Bradley Building, 18 Grafton Street, received electronically October 13, 2017.  
*Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 4-0 to find the building to still be eligible for the National Register and concur with the opinion of staff.*
- d. Communication from ERM re: Notification of Project Revision for 2 Foster Street, dated October 11, 2017 and received October 16, 2017.  
*No comment.*

*\*Items requiring action*

**Other Business**

I. Western Massachusetts Historical Commission Coalition meeting, October 24, 2017.

*No comment.*

II. Review of proposed 2018 meeting schedule.

*Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 4-0 to approve the 2018 meeting schedule.*

III. Discussion of Local Historic District Rules & Regulations, and Certificate application.

*Item held*

**Adjournment**

Upon a motion the Commission voted 4-0 to adjourn the meeting at 7:18 p.m.