

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

September 13, 2018

ROOM 401 – CITY HALL

Commission Members Present: Andrew Shveda
Randolph Bloom
Robyn Conroy
Devon Kurtz
Diane Long
Tomi Stefani, Alternate

Commission Members Absent: Janet Theerman
Mark Wamback
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 August 16, 2018 minutes.

Ms. Arena noted an error in the list of Commission members in attendance.

Upon a motion by Chair Shveda and seconded by Commissioner Conroy the Commission voted 5-0 to approve the minutes of August 16, 2018 with a correction to the attendance list.

Old Business

1. 31 Louise Street – HC-2018-052 (MBL 10-005-00020)

Petition: Building Demolition Delay Waiver
Petitioner: Adnan Termos
Present Use: Three-family residence
Year Built: c1916
Historic Status: MACRIS listed, and National Register listed, fka the John and Edward Johnson Three-Decker

Petition Purpose:

- Demolish front three-story porch and rebuild first floor only
- Install vinyl siding

Item held until end of meeting as applicant was not present. No one appeared so the item was continued.

Public comment: Julie Downen, Worcester, stated that she lived in this property for five years in the 90s. She's worried the the owner doesn't recognize the value of the home, which was built by the Johnson Brothers who had a history of building in Worcester. The top two porches are critical in terms of safety.

She doesn't feel that any compromise can be reached, that the porches and siding must be kept. She wonders whether the owner has reached out to Preservation Worcester for assistance. The proposed work would be a detriment to the resources of the city.

Upon a motion by Commissioner Bloom and seconded by Commissioner Kurtz, the Commission voted 6-0 to continue the item to the September 27, 2018 meeting and extend the constructive grant deadline to October 1, 2018.

Exhibit A: Building Demolition Delay Waiver Application dated July 16, 2018 and received July 16, 2018.

Exhibit B: Request to continue form, dated August 29, 2018.

2. 75 Chatham (aka 18 Crown) Street – HC-2018-064 (MBL 03-024-00020)

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness
Petitioner: Michael Kline
Present Use: Multi-family residence
Year Built: c1850
Historic Status: MACRIS listed, National Register listed, and located within the Crown Hill Local Historic District, fka the Martin Stowe – Thomas B Eaton House

Petition Purpose:

- Replace asphalt and slate roof (partially retroactive)

Michael Kline, owner, and Jorney Oliveira and Tai Cheng, contractors, appeared on behalf of the application.

The applicant and his contractors presented a quote for \$44,000 for partial replacement of the roof in slate, provided by That Guy Construction. They also presented their own quote for \$14,000 for the whole roof in asphalt shingle. Regarding composite slate, Mr. Cheng stated that he contacted a roofing supplier who told him the product is not recommended in this climate. Ms. Arena noted that an online search found three suppliers who specifically note the product as being in good in cold weather or all climates. Chair Shveda agreed, stating that it's been used on multiple properties in the area and he's surprised they didn't contact other suppliers to investigate further. Commissioner Kurtz asked Mr. Kline why he hadn't taken a more active role in this process. He replied that his goal is to just put a roof on that doesn't leak.

The Commission expressed frustration that the items they had requested were not provided. Chair Shveda stated he was disappointed more effort was put in, and that he'd still like to see more information on the synthetic slate option and a more comprehensive quote for the whole roof in slate. The applicant agreed to continue to the next meeting and provide all of the information originally requested.

Public comment: Julie Downen, Worcester, encouraged the applicant to contact Preservation Worcester for information on grants. She also noted that slate is a better investment as it will last much longer.

Upon a motion by Commissioner Wamback and seconded by Commissioner Theerman, the Commission voted 6-0 to continue the item to the September 13, 2018 meeting.

Exhibit A: Building Demolition Delay Waiver Application dated August 8, 2018 and received August 13, 2018.

Exhibit B: Letter submitted by Gerald Scher dated August 26, 2018 and received August 27, 2018.

Exhibit C: Request to Continue form, dated September 13, 2018.

New Business

3. 130 Vernon Street – HC-2018-065 (MBL 05-042-00046)

Petition: Building Demolition Delay Waiver
Petitioner: Shayna Kennedy
Present Use: Two-family residence
Year Built: c1900
Historic Status: MACRIS listed, fka the Jeremiah Hennessey House
Petition Purpose:

- Construct rear egress

Mark Schryver, architect, appeared on behalf of the application.

Mr. Schryver stated that the owner grew up in this home, which is currently a legal two-family residence, but requires a second means of egress to comply with code and make the second unit usable. A free standing staircase will be constructed at the rear of the house and will require that the existing windows in the dormer be replaced, and a section of the wide eave cut back. Mr. Schryver stated that the roof is slate and the tiles removed will be stored for repairs in other sections of the roof; also, the windows are currently aluminum. He noted that the staircase will not be visible from the front, Vernon Street, elevation, and minimally visible from Euclid Street on the side. The Commission thanked him for a good presentation and for making an effort to minimize the impact to the house.

No public comment.

Upon a motion by Commissioner Conroy and seconded by Commissioner Bloom, the Commission voted 6-0 to close the hearing.

Upon a motion by Commissioner Conroy and seconded by Commissioner Kurtz, the Commission voted 6-0 that the proposed demolition of the historic building located at 130 Vernon Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.

Exhibit A: Building Demolition Delay Waiver Application dated August 20, 2018 and received August 23, 2018.

Communications

- a. Communication from CBRE re: Section 106 Public Outreach for 100 Front Street – dated August 15, 2018 and received August 16, 2018.

No comment.

Adjournment

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 6-0 to adjourn the meeting at 6:50 p.m.