

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

**November 8, 2018**

**LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL**

**Commission Members Present:** Andrew Shveda  
Randolph Bloom  
Robyn Conroy  
Devon Kurtz  
Diane Long  
Mark Wamback  
Tomi Stefani, Alternate (left after Item #1)

**Commission Members Absent:** Janet Theerman

**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 September 13, 2018 and September 27, 2018 minutes.

*Upon a motion by Chair Shveda and seconded by Commissioner Bloom the Commission voted 5-0 to approve the minutes of September 13, 2018.*

Commissioner Conroy noted an error in voting.

*Upon a motion by Chair Shveda and seconded by Commissioner Wamback the Commission voted 5-0 to approve the minutes of September 27, 2018, as amended.*

**Old Business**

**1. 41 Elm Street – HC-2018-069 (MBL 03-033-00003)**

Petition: Building Demolition Delay Waiver  
Petitioner: Forty-one Elm Street Realty, LLC  
Present Use: Mixed-use building  
Year Built: c1884  
Historic Status: MACRIS listed, and National Register listed, fka the Joseph Davis House  
Petition Purpose:

- Replace siding
- Replace six windows

Taken out of order.

Joe Stolberg and Keith Blanchette, owners, appeared on behalf of the application.

Commissioners Wamback, Theerman, and Stefani, and Ms. Arena completed a site visit to the property on October 22, 2018 whereat Mr. Stolberg and Mr. Blanchette shared the condition of the siding and pointed out areas of concern. Based on concerns raised at the first hearing, and alternative options suggested by the Hardi representative and staff, Mr. Stolberg stated that they had modified their design to incorporate staggered shingles to replace the existing wavy shingle sections, and flat ledger board to replace the existing sawtooth borders. Commissioners agreed that this better preserves the overall feel of the original design.

Commissioner Conroy stated that she did not attend the site visit and asked other Commissioners who were present to share what they observed. Commissioner Stefani responded that it was clear there were areas that could not be preserved or replaced in kind. Commissioner Wamback responded that it was helpful to see the extent to which the sawtooth was used and the overall condition of the siding.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 4-0 to close the hearing.*

*Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 4-0 that the proposed demolition of the historic building located at 41 Elm 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 September 10, 2018 and received September 18, 2018.

Exhibit B: Request to continue form, dated October 11, 2018.

Exhibit C: Request to continue form, dated October 25, 2018.

---

Commissioner Stefani left.

## **2. 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 taken last.

Adnan Termos, owner, and Joseph McNeil, JM Construction and Remodeling, appeared on behalf of the application.

Ms. Arena reviewed the history of the project, noting the scope of the original proposal. The project opened on August 16, 2018 after which Ms. Arena met with Mr. Termos to discuss alternative options. Regarding the safety and integrity of the porches Mr. McNeil stated that they are pulling away from the house and there are no footings. He didn't feel that the porches could be saved in their entirety, but he

can closely replicate the design and may be able to salvage the columns. Mr. Termos was agreeable to rebuilding all three porches if they cannot be saved.

Ms. Arena noted that the important aspects of the siding are the two-toned color scheme, and the mixed texture of clapboard and shingle. Mr. McNeil felt that aesthetic could be replicated in vinyl, though wrapping the front curved section may be problematic.

Mr. Termos agreed to use a combination of clapboard and shingle style vinyl siding in two colors, and to rebuild all three levels of porches in a design that resembles the current appearance. This includes using round columns continuing the siding around the skirting of the porch instead of open railings.

Public comment: Chair Shveda read into the record a letter of opposition from Preservation Worcester.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Bloom, the Commission voted 5-0 to close the hearing.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 5-0 that the proposed demolition of the historic building located at 31 Louise Street is not detrimental to the historical and architectural resources of the city, provided that the porches will be rebuilt to match the current design and the vinyl siding will adhere to the current texture pattern, and voted to approve the Building Demolition Delay Waiver.*

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

Exhibit B: Request to continue form, dated August 16, 2018.

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

Exhibit D: Request to continue form, dated September 27, 2018.

Exhibit E: Request to continue form, dated October 12, 2018.

Exhibit F: Request to continue form, dated November 7, 2018.

Exhibit G: Letter of opposition from Preservation Worcester, dated and received August 30, 2018.

---

## **New Business**

### **3. 37 Monadnock Road – HC-2018-076 (MBL 20-002-00002)**

Petition: Building Demolition Delay Waiver & Certificate of Appropriateness  
Petitioner: Leila Hamidi Neese  
Present Use: Single-family residence  
Year Built: c1928  
Historic Status: MACRIS listed, and located within the Montvale Local Historic District  
Petition Purpose:

- Replace windows

Leila Hamidi Neese, owner, and Ben Ricard, Pella Windows, appeared on behalf of the application.

Mr. Ricard explained the scope of work stating that across the front there are six casement windows that will be replaced, leaving the half-round transoms windows in place. Double hung units will be replaced as well, all to match the existing grid pattern and style. Ms. Hamidi Neese stated that for several years

they have had trouble with the windows not closing properly, that the wood is rotted and deteriorating. She stated that they'd like to maintain the spirit of the house by using replacements that match the originals in design. The proposed replacements are Pella Architect Series aluminum clad wood. The brickmold and trim will remain intact.

Public comment: Chair Shveda read into the record a letter of support from abutters, Henry and Jane Dewey.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Conroy, 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 changes at 37 Monadnock Road are appropriate to the Montvale Local Historic District, and approved the Certificate of Appropriateness.*

*Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 6-0 that the proposed demolition of the historic building located at 37 Monadnock Road 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 September 27, 2018 and received September 27, 2018.

Exhibit B: Letter of support from Henry and Jane Dewey, dated October 26, 2018 and received October 29, 2018.

---

#### **4. 76 Malvern Road – HC-2018-077 (MBL 26-021-00008)**

Petition: Building Demolition Delay Waiver  
Petitioner: David Glaser  
Present Use: Single-family residence  
Year Built: c1892  
Historic Status: MACRIS listed, fka the Joseph S. Perry House  
Petition Purpose:

- Replace window

David Glaser, owner, appeared on behalf of the application.

Mr. Glaser stated that the modification will consist of enlarging a basement window opening to meet code as an egress. He stated that the courses of brick will be removed to create a window well.

No public comment.

*Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 6-0 to close the hearing.*

*Upon a motion by Commissioner Wamback and seconded by Commissioner Kurtz, the Commission voted 6-0 that the proposed demolition of the historic building located at 76 Malvern Road 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 September 24, 2018 and received October 2, 2018.

---

**5. 108 (aka 104) Grove Street – HC-2018-078 (MBL 09-32B-03-01 thru -25)**

Petition: Building Demolition Delay Waiver  
Petitioner: Salisbury Crossing Condominium Trust  
Present Use: Commercial building  
Year Built: c1869 and 1880  
Historic Status: MACRIS listed, and National Register listed, fka the Washburn and Moen North Works – Long Mill  
Petition Purpose:

- Replace windows

Steve Fleshman, architect, appeared on behalf of the application.

Mr. Fleshman stated that following the demolition of buildings neighboring the rear of the building, the windows on that elevation are much more visible. Some windows have previously been replaced, and others are in disrepair. The applicant plans to remove existing infill in three windows and replace most of the remaining windows for a total of 57 new windows. The new windows will match those that have already been replaced on the front of the building. They also plan to infill eight windows to allow for new interior uses, such as restrooms. Those will be infilled with matching brick, inset 1” to retain the outline of the window opening.

No public comment.

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

*Upon a motion by Commissioner Conroy and seconded by Commissioner Wamback, the Commission voted 6-0 that the proposed demolition of the historic building located at 108 Grove 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 September 24, 2018 and received October 4, 2018.

---

**Communications**

- a. Communication from FCC re: Notification of Section 106 filing for 86 Austin Street – received November 1, 2018.

*No comment.*

**Other Business**

- i. Preservation Awards review committee

*Commissioner Long volunteered to be the Commission representative on the awards review committee.*

**Adjournment**

Upon a motion by Chair Shveda and seconded by Commissioner Wamback, the Commission voted 6-0 to adjourn the meeting at 7:00 p.m.