

NORTHBOROUGH HISTORIC DISTRICT COMMISSION

Meeting Minutes for NHDC Meeting Thursday September 24, 2015

Members Present: Bruce Chute, Norm Corbin, Amy White, Bob Ellis and Leslie Harrison
Members Absent: Stephanie Stockman
Alternates: Marie Nieber and Brian Smith

PUBLIC HEARING on 27-29 Whitney Street Renovations

Chairman called the meeting to order at 7:01pm.

Norm recused himself from voting.

Guest: Mr. Garcia (Owner of 27-29 Whitney Street)

Mr. Chute explained the procedure used by the NHDC to review alterations visible from the street view on a building located within a historic district. The NHDC has 60 days to make a determination regarding the alterations once they are notified by the property owner. For this property, October 27th marks the 60 days.

Mr. Garcia has owned the property for about 1 month. The bank is requiring that lead paint be removed from the interior and exterior of the building and the porch railings be brought up to code. He is proposing to replace the wood on the porch columns and replace the porch railings. The porch railings have lead paint and do not meet the current height requirements for safety, they are not tall enough and the openings are too large.

Although his contractor (Mr. Barbosa) met with a local architect (Mr. Reardon) regarding possible options for appropriate modifications to the porch railings, the information had not yet been presented to Mr. Garcia.

Next Steps:

- 1) Mr. Garcia will fill out the Application for Certificate
- 2) He will follow-up with his contractor and an architect to identify architecturally appropriate porch railing that would meet code.
- 3) Mr. Garcia will forward options to Mr. Bruce Chute
- 4) The NHDC will be updated at our meeting on October 21

Public Hearing closed at 7:25, Amy made the motion seconded by Leslie

REGULAR MEETING

Church Street Culvert

Guest: D. Nason (DPW), D. Robillard (DPW), B. Brosnan (VHB)

This discussion is a continuation of the meeting on September 16th. This is in regards to the DPW requesting Historic CPA funding for the reconstruction of the Church Street culvert over Cold Harbor Brook. The NHDC requested clarification regarding the additional cost to rebuild the structure such that it will look similar to the current stone design.

VHB provided the following information:

Western Retaining Wall (section below road height)	\$23,436.00
Eastern Retaining Wall (section below road height)	\$ 7665.47
Western Stone Barrier Façade (above road height)	\$ 22,680.00
Eastern Stone Barrier Façade (above road height)	<u>\$ 47,250.00</u>
<i>TOTAL (which includes a %40 Contingency)</i>	<i>\$101,031.47</i>

The NHDC will send a letter of support to Mr. Nason and the CPC

110 Howard Street Barn

A walk through was conducted on September 16. Amy passed around photographs of the building. It is a large barn in need of major repairs. The commission will encourage the owner to pursue finding a company who would disassemble and salvage the wood from the barn during the demolition delay period. In addition, we would like the owner to consider donating the foundation stones to the organizers of the proposed Northborough Common Project.

The 180 day delay will continue. Amy made the motion seconded by Marie. The vote was unanimous to continue the delay.

Leslie made a motion that the NHDC recommend that the owner should approach the Northborough Common Committee to salvage the stones in the foundation, seconded by Amy. The vote was unanimous in favor.

Whitney Parsonage Site Sign

Marie Nieber updated us on the status of the Whitney Parsonage Historic Marker. It was decided that the text should be shortened. Bob agreed to review the wording. Several photographs were reviewed, the preference is for one supplied by the Worcester Antiquarian Society. Marie will follow-up with Bob and the sign company. The goal is to have everything available at the next meeting so that an order can be placed.

Meeting adjourned at 8:10pm