

NORTHBOROUGH HISTORIC DISTRICT COMMISSION

Wednesday November 18, 2015 at 7:00 PM
Northborough Town Hall
Kitchen, Second Floor
63 Main Street, Northborough Ma

Present: Bruce Chute, Norm Corbin, Brian Smith (alternate), Leslie Harrison, Amy White, Bob Ellis

Guests: Melissa Pride-Fahs (White Cliffs), Bonnie Adams (Community Advocate)

Chairman called the meeting to order at 7:00PM.

AGENDA

- Approval of previous meeting minutes
 - October Meeting Minutes
 - Norm Corbin made a motion to accept the October 21, 2015 meeting minutes, and it was seconded by Amy White. It was accepted unanimously.
- Melissa Pride-Fahs – White Cliffs CPA funding request
 - Melissa presented her plans, emphasizing that the foremost concern and challenge is the preservation of the building. The biggest effort will be the restoration. Reference “White Cliffs Acquisition and Restoration Project” document (attached) for details.
 - Michael Steinitz, a director at the Massachusetts Historical Commission, will walk through White Cliffs with Congressman McGovern on November 27th to determine what needs to be done for a Preservation Restriction to be applied to the property.
 - Leslie Harrison made a motion, Norm Corbin seconded the motion, and the Commission voted unanimously to approve this project for consideration by the Community Preservation Committee (CPC).
- Church St. bridge CPA funding request – applicability discussion
 - Since this is a demolition and rebuilt project, CPA funds cannot be used for this project. This HDC support for CPA funds will be withdrawn.
- Updates
 - 250th celebration
 - Activities list was distributed. Can be obtained at <http://www.northborough250.org>.
 - Tickets are selling well for the gala (February 6th). Most people are buying tables.
 - CPC 2016 Funding Requests
 - See attached table for status and prioritization of project applications.
- Projects
 - Two new cemetery signs
 - Waiting to hear from Andy Clark about potential conflict of interest. He needs to sign a form to address this concern.
 - Leslie proposed adding another sign for the Howard Street Cemetery, to be placed on Whitney Street. This would most likely still fall within the \$5000 budget, but it was agreed to hold off on approaching Expose Sign about this until the issue above is resolved.
 - Due to delays, these signs will now be installed in the Spring of 2016.
 - Brigham St. cemetery GPR – (gather quotes in 2015 with spring 2016 target)
 - Stephanie not present to provide update.
 - Colonial headstones preservation (MPPF 50:50 funding, target spring 2017)
 - Need a Preservation Restriction in order to qualify for this funding.
 - Application for funding includes: legal opinion and Statement of Intent.

- CPA 2015 approved requests
 - Chapinville, Assabetville, and Woodside historic markers
 - Bob presented revised wordage for the signs. Suggestions were made.
 - Ask Marie to get a quote from Crown Trophy.
 - Peter Whitney Parsonage
 - Marie submitted the Purchase Order for the historic marker.
- New Business
 - Electronic document storage
 - We will review in December.
 - Baptist Church (Historical Society Building) – Historic Register
 - Waiting for Letter of Opinion from the state.
 - Forest Lyford is driving this.
 - Consultant (Kathleen Kelly Broomer) guiding through process of how to present to the Board of the Massachusetts Historic Commission.
- Adjournment
 - Brian Smith made a motion to end the meeting at 8:58PM, and it was seconded by Amy White. It was accepted unanimously.

Respectfully Submitted,

Leslie Harrison

White Cliffs Acquisition & Restoration Project
Melissa Pride-Fahs
216 Spring Street
Shrewsbury, MA 01545
melissa@ShopLocalMA.com

Proposed Amount of CPA Funds Applied For: \$1m

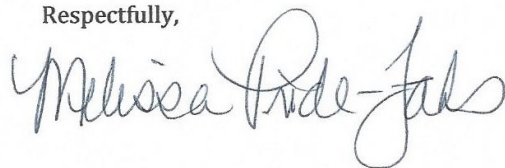
Proposed Usage: It is our plan to afford our contractor and architect the opportunity to work closely with the Town of Northborough in order to provide a stunning, restored version of White Cliffs that will allow private and corporate events to continue, while adding the component of community, art, historic and educational events.

Primary Purpose(s) Under the CPA Historic Funds Guidelines:

- Acquisition
 - The building will be acquired as of 2/10/16.
- Preservation
 - The building will be maintained in the original integrity of the architecture originally designed. This includes placing a preservation restriction in perpetuity on the building.
- Restoration
 - The restoration of the building itself will include reopening the closed off porches and demolition of the kitchen addition from 1969, to maintain alignment with the design of the original house.
 - All internal wood and millwork, mosaic tile, decorative ceilings, hardware and hinges, marble and windows will be restored to the best of their ability.
- Rehabilitate
 - The property will be fully American Disabilities Act (ADA) compliant. This includes ramps, an elevator for all four floors, back entrance, doorways, restrooms, common areas and parking.
 - A sprinkler system, fire alarm, smoke detectors and new HVAC system will also be needed for safety.

Due to the time-sensitive nature of this request, we submit this document for endorsement of the Northborough Historic District Commission.

Respectfully,



PROJECT	SUBMITTED by	\$ SUB TOTALS	Requested \$ TOTAL	PRIORITY for FY17			NOTES
				1	2	3	
White Cliffs Renovation & Restoration	Melissa Pride-Fahs		\$1,000,000	√			
White Cliffs Preservation Restriction	Hist. Dist. Comm.		\$427k to \$642k			√	
Historical Preservation Fund	Hist. Dist. Comm.		\$200,000			√	
Historic Markers	Hist. Dist. Comm.		\$7,000	√			reduced to \$5000 total cost to town with donation and updated pricing
Original Meeting House		\$3,200					Recent pricing
Mark Fidrych		\$1,700					with \$1500 donation
Church St. Bridge	Dan Nason (DPW)		\$102,000				May not be applicable, as this is now a demolition, K.Joubert will check
Town Common	Town Common Committee		\$676,000				Although we are in favor of this proposal, it is not applicable for Historic Funds. We are interested in supporting a historic war memorial on this site in the future.
Brigham Street Property Line	Hist. Dist. Comm.		\$2,000	√			
First Parish Church	Ed Harlow		\$79,469				
Steeple		\$38,130		√			Encourage some Church funding
Handicap		\$12,038			√		Encourage some Church funding
Windows		\$29,301					Re-apply next year. Need to determine if it meets historic renovation criteria