

West Boylston Historical Commission  
Meeting Minutes  
February 19, 2009

Present: Beverly Goodale, Neil Norum, Dennis Parker, Barbara Deschenes

Upon motion of Dennis, second by Neil, the January 15, 2009 minutes were accepted as printed.

The Commission discussed the proposals for the cemetery assessment:

Sarah B. Chase: \$8,920; Ivan Myjar, Preservation Consultant: \$11,000; Fanning & Lehner: \$8,500.

Neil suggested looking into available funds from Worcester Foundation toward the project.

Upon motion of Neil, second by Barbara, it was voted to award the proposal to Fanning & Lehner.

### **Mary Cook CD**

Neil will "play around" with the labels: Bev and Barbara will provide him with a bio of Mary Cook and a photo. Neil will have cost figures available for the next meeting.

### **Solar Lighting**

Nathaniel Wheeler Trust has funds available for solar lighting. Neil suggested that perhaps the Civil War and/or the Revolutionary War Monuments could be lighted.

### **Jacob Winn House Demolition**

Rumor has it that the Jacob Winn House on Lancaster Street is to be demolished. The Massachusetts Historical Commission opposes the demolition and has invited the Commission and interested parties to a meeting to review such demolition although no date had been set.

Bev will call Brona Simon, state historic preservation officer to inquire about the date.

### **Openshaw Property**

Bev received a telephone call from the property owner, Brian Lever who was inquiring about the Demolition Delay Bylaw. The barn on the property has to be demolished or removed from the premises. Unfortunately the bylaw is not in place and probably will not be when he begins work on his affordable housing project.

### **National Register**

The chimney removal on the library will not harm the chances of the library's placement on the National Register.

Bev talked to a few residents in the area and most agreed that they would like to see the area as a National Historic District. It would include the Odd Fellows, Masonic Temple, Adams, Cummings, Fay Bros. Funeral Home, McCormick and all other properties on Church St.

Upon motion of Neil, second by Dennis, it was voted to move forward to have the area placed.

The next meeting is March 26 at 4:00 p.m.

Meeting adjourned at 5:29 p.m.

Barbara M. Deschenes

Secretary pro tem



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

February 6, 2009

Jack Murray  
Deputy Commissioner for Park Operations  
DCR  
251 Causeway Street  
Suite 900  
Boston, MA 02114

RE: DCR's Demolition of 77 Lancaster Street, 77 Lancaster Street, West Boylston, MA; MHC# RC.45628

Dear Mr. Murray:

The Massachusetts Historical Commission (MHC) has reviewed the information you submitted, received January 7, 2009, concerning the proposed project referenced above. The subject property at 77 Lancaster Street, historically known as the Jacob Winn House (MHC# WBY.48), is included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth and appears to be eligible for listing in the National Register of Historic Places (36 CFR 60). After a review of materials submitted, MHC has the following comments.

The MHC understands that the proposed project involves the demolition and removal of the c. 1755 two-story wood-frame residence and its foundations.

After a review of materials submitted, I have determined that the proposed project will have an adverse effect (950 CMR 71.05(a)) through the demolition of historic properties. Pursuant to 950 CMR 71.07(3), MHC requests the opportunity to consult with the DCR to seek ways to avoid, minimize, or mitigate the adverse effect.

The demolition of an inventoried property triggers the filing of an Environmental Notification Form (ENF). If demolition of an inventoried property is the only anticipated ENF threshold, a proponent may consult with the MHC and change the project to result in a "no adverse effect" determination, or, as a result of consultation, seek to enter into a Memorandum of Agreement with the MHC in lieu of filing an ENF. If an ENF is not filed, the project review process must involve and take into account public comment prior to the development of any Memorandum of Agreement (301 CMR 11.03(10)). Toward that end, at a minimum, the MHC requests that the West Boylston Historical Commission and any interested members of the public be invited to the consultation process to work toward the resolution of the adverse effect of this project.

In advance of the consultation meeting, please submit photographs of the second floor of the building, photographs of the sunroom and the bathroom on the first floor, and photographs specifically illustrating and identifying the building conditions that the DCR considers to be deteriorated. The photographs you submitted with the PNF are insufficient for MHC to evaluate the current condition of this historic house. The photographs should be clearly printed, of high resolution, and keyed to a sketch map. Please submit a feasibility analysis for repairs rather than demolition. Please submit a copy of the above requested information and a copy of the information submitted to the MHC thus far to the West Boylston Historical Commission for their review and comment. The MHC looks forward to continued consultation on this project.

These comments are offered to assist in compliance with Massachusetts General Laws, Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00), and MEPA. Please do not hesitate to contact Ryan Maciej of my staff, should you have any questions.

Sincerely,

Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

cc: Jeffrey Harris, DCR  
MEPA Unit  
West Boylston Historical Commission  
West Boylston Historical Society

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