

CITY OF FRAMINGHAM

FRAMINGHAM HISTORIC DISTRICT COMMISSION

150 CONCORD STREET ▫ MEMORIAL BUILDING ▫ ROOM B-2

FRAMINGHAM, MA 01702-8325

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Minutes of the Framingham Historic District Commission

February 4, 2020

Memorial Building

7:30 pm, Conference Room 2

Members Present: Acting Chair Amy Finstein, Sue Bernstein, Paul Charboneau, Julie Ferrari, Henry Field, Ted Grenham, Jim Kubat, Andrew Mackin, Ken Nowell, Paul Silva

Staff Present: Jennifer Doherty, Historic Preservation Planner

Guests: Bruno Trindade, Devon McGeoghean

Documents:

- Agenda
- Draft minutes of January 7, 2020
- Application for Historic District Commission Review 2020-001

Acting Chair Finstein called the meeting to order at 7:30 pm.

- 1. Bernstein made a motion to approve the minutes of January 7, 2020; Silva second, 6-0-2 in favor (Kubat and Makin not present at the subject meeting; Ferrari and Field arrived after the vote).**
- 2. Public Hearing – Application for Historic District Commission Review 2020-001, 417 Waverley Street (H. H. Richardson Depot Historic District)**

Acting Chair Finstein opened the public hearing at 7:32 pm.

Trindade presented plans to open a Brazilian steakhouse in the depot. He stated that he and his partners have done a lot to restore the interior of the building, bringing in a lot of historic finish materials. He stated that he is seeking approval for machete-shaped door handles and two signs on the roof. He noted that at some point he will be coming for approval of changes to the posts holding the roof up.

There were some general questions about the size and location of the signs. They will be 2' by 15' and placed on the roof of each side elevation; Trindade noted photographs from the 1980s that showed restaurant signs of that size in that location. Kubat noted that it was a historic location for train station signs. Bernstein stated that roof signs are prohibited under the sign bylaw; Trindade will need to go to the Zoning Board of Appeals (ZBA) for final approval.

Trindade stated that he was seeking approval for the location of the signs primarily; if their installation on the roof is approved, he will move forward with the design process. While he has a soft opening planned for February 15, he will use a temporary sign until he receives all his final approvals. Commission members stated that they would need to know the materials of the signs, how they will be installed, lighting, and other details before approving them. There were some suggestions made based on the proposed signage. Mackin suggested removing the exclamation point and website from the sign. Kubat suggested lighting that was hidden and came up from the bottom of the sign, rather than gooseneck lamps.

Kubat made a motion to continue the public hearing on the details of the signs to March 3, 2020 at 7:30 pm; Ferrari second, 7-0-0 in favor (voting members were Acting Chair Finstein, Bernstein, Ferrari, Field, Grenham, Kubat, and Nowell).

Kubat made a motion to approve the door handles as presented in the application; Ferrari second, 7-0-0 in favor (voting members were Acting Chair Finstein, Bernstein, Ferrari, Field, Grenham, Kubat, and Nowell).

Kubat made a motion to approve the size and location of the two roof signs; Grenham second, 7-0-0 in favor (voting members were Acting Chair Finstein, Bernstein, Ferrari, Field, Grenham, Kubat, and Nowell).

3. Violations

Doherty stated that the City received a call from a neighbor of 613 Pleasant Street (John Hemenway House Historic District) regarding the condition of the house. The owner stated that windows were missing and a portion of the house had collapsed. Doherty was not able to visit the site before the meeting to confirm the neighbor's description.

Doherty suggested the Commission view the site, then send a letter to the property owner expressing concern about the condition of the building and asking for any updates on work. There was some discussion about the legality of sending a letter, what if anything the letter should request of the property owner, and what the condition of the house might be.

Kubat made a motion that Silva will take photographs of the subject property and will send them to Acting Chair Finstein and Chair Greeley (not present), who will determine if a letter needs to be sent and what the content of the letter will be; Field second, all in favor 10-0-0.

4. New Business

Doherty noted that the Santander Bank at 39 Edgell Road is for sale, and listed with a local agent. Bernstein stated that the agent is likely familiar with the historic district.

Doherty stated that she received an email from Plymouth Church regarding their signs. While they received approval for a refurbished nursery school sign a few years ago, they would like to change the design. Doherty stated that they would need to submit a new Application for Historic District Commission Review. There was discussion about establishing sign guidelines for the district, to provide property owners with clear guidance ahead of time.

Silva noted that the Historical Commission is reviewing properties for their annual Preservation Achievement Awards; he asked if the Commission might be interested in giving a joint award for the City's work on Village Hall. There was some concern about a City board awarding City departments for their work; no decision was made.

Field made a motion to adjourn; Kubat second, all in favor. Meeting adjourned at 8:44 pm.

Minutes submitted by Jennifer Doherty, Historic Preservation Planner