

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

March 3, 2020

Memorial Building

7:30 pm, Conference Room 2

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

Staff Present: Jennifer Doherty, Historic Preservation Planner

Guests: Bruno Trindade

Documents:

- Agenda
- Draft minutes of February 4, 2020
- Application for Historic District Commission Review 2020-001
- Updated rendering for signage at 417 Waverley Street provided by Trindade
- Photographs of 613 Pleasant Street taken by Silva

Acting Chair Finstein called the meeting to order at 7:32 pm.

- 1. Field made a motion to approve the minutes of February 4, 2020; Grenham second, 7-0-1 in favor (Greeley not present at the subject meeting; Kubat arrived after the vote).**

- 2. Public Hearing – Application for Historic District Commission Review 2020-001, 417 Waverley Street (H. H. Richardson Depot Historic District) Continued from February 4, 2020**

Acting Chair Finstein reopened the public hearing at 7:34 pm.

Trindade presented an updated rendering of his proposed roof sign. He noted that he wants the sign and lighting to be in keeping with the design of the building. While at their February meeting the Commission had discussed using hidden LED lights, Trindade prefers the look of gooseneck lamps, similar to those on the Bank of America ATM in the luggage house on the property. He will be working with Inspectional Services to develop a mounting mechanism for the sign that meets their requirements. He currently has a 2'x15' temporary banner sign up, for which he received a temporary sign permit.

Ferrari noted that while his temporary sign is 2'x15', the proposed roof sign is 3'x12'. Trindade stated that he is trying to mimic the Horton's sign that was mounted on the roof and that was seen in 1980s photographs of the property. He is unsure of the size but will go with what is required by the sign bylaw. Doherty noted that the sign bylaw allows for signs of 30 square feet, so while the 2'x15' sign would meet those requirements, the 3'x12' would not. Trindade stated that he will go with the 2'x15' size.

Ferrari noted that the logo on the sign in the new rendering differs from the logo in the rendering presented at the February 4, 2020 public hearing. Trindade stated that the logo in the new rendering is just for illustration purposes; he will use the logo in the February 4, 2020 rendering.

Ferrari expressed concern about the changed lighting scheme, noting that the gooseneck lights are much more of a presence on the roof and the sign than the hidden LED lighting that was discussed at the previous public hearing.

Bernstein asked some questions for clarification, such as the placement of the sign, its angle, height above the roofline, and the colors. Trindade noted that his designer had modeled the font for the sign from a 19th century map of South Framingham.

Greeley expressed a preference for the gooseneck lights as opposed to modern lighting. Trindade noted that he had concerns about the sharpness of LED lights and that he has seen the gooseneck style lighting on other historic buildings.

Ferrari and Finstein noted that while they generally approved of most of the pieces of the signage presented by Trindade, it was difficult to make a decision without seeing a fully designed plan for the signs. Greeley suggested that if Commission members did not feel they could approve the signs as presented, they could approve the signs with final details to be worked out in conjunction with one of the Commission members. Field suggested Trindade could work with Ferrari or Kubat to design the final sign elements.

Acting Chair Finstein closed the public hearing at 8:15 pm.

Ferrari made a motion to approve the conceptual signage design presented at the March 3, 2020 public hearing, to include the logo presented at the February 4, 2020 public hearing, and subject to final design of dimensions, lighting, and placement, which are to be prepared with and approved by FHDC member Julie Ferrari; Field second, 7-0-0 in favor (voting members Acting Chair Finstein, Bernstein, Ferrari, Field, Grenham, Kubat, and Nowell were present at both public hearings).

3. Violations

Acting Chair Finstein noted that the Commission sent a letter to the property owner of 613 Pleasant Street, expressing concern about the building's condition and inquiring about his plans for the building. Field stated that it appeared the property owner was letting the building fall apart. Greeley noted that the Commission will have jurisdiction over any new construction on the site. Acting Chair Finstein noted that the Commission cannot force action on the building, but might speak with the City Councilor for the district to get their thoughts. Silva suggested that the Attorney General's Abandoned Property Initiative might be an option for the building, as it helped lead to the preservation of the Peter & Sarah Claves House.

Acting Chair Finstein and Greeley will speak with the City Councilor for the district, while Doherty will follow up with Inspectional Services to see what support they can offer.

4. New Business

Doherty presented information on 703 Central Street, a project proposed under the Historic Re-Use Bylaw that has generated a significant amount of neighbor opposition. Commission members expressed concern about the project and about the bylaw's lack of a size limitation on new additions. There was some general discussion about the project such as a height variance needed and whether the units would be apartments or condominiums. Commission members expressed interest in supporting changes to the Historic Re-Use Bylaw to prevent similar projects from coming forward.

Field made a motion to adjourn; Greeley second, all in favor. Meeting adjourned at 9:02 pm.

Minutes submitted by Jennifer Doherty, Historic Preservation Planner