

Acton Historic District Commission  
Meeting Minutes of March 22, 2011

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Meeting was called to order at 7:30 PM by Chair, Kathy Acerbo-Bachman.

Also present were Pam Lynn, Anita Rogers, David Honn, Ron Rose, David Barrat and Mike Gowing, BoS liaison.

TOWN CLERK, ACTON

There were no citizens' concerns.

7:35 Minutes of February 22, 2011 approved as amended.

David Hale owner of property at 12 School Street has yet to file an appeal of the February 22, 2011 decision not to approve his application to replace windows at 12 School Street with the Metropolitan Area Planning Commission. He has 20 days after the decision to file and pay a \$1,500 filing fee. HDC will file a letter noting the violation and the time line for remedy.

There has been no appeal from the February 22, 2011 decision to not approve the application to replace windows at 445 Main Street. There are five more days remaining to file an appeal.

WAVE update. A large plan of the Yellow House for the HDC to share during discussion. Town counsel reversed his position on the granting of more than one extension for a Certificate of Appropriateness. It is possible to extend the C. of A. beyond a year. If HDC wants they can give any number of extensions if merited. The extension is at the HDC's discretion. The current WAVE issue is signage and lighting on and around the Yellow House.

South Acton Train Station meeting on previous Friday. The meeting was cordial. Again the MBTA was parroting the sentiments they expressed in prior meetings during the fall and winter. The T wants a site plan from the HDC relative to the north side of the proposed station. The T needs it for pricing out the work. They want to determination what issues will arise. One issue is the moving of the landscaping 10' north into the parking areas and the number of parking spaces that will be lost. The drop off points can be landscaped with pavers and foliage. The shrubs will have to be hardy. Recommend the use of one species of plant to run the length of the platform. The planting should have branches or leaves that would affect train tracks. A chain link fence will run the length of the tracks in each direction to the bridge in the east and to Martin Street in the west. We can plant vines on the fence. Some bike lockers to go on the south side of the station to balance those on the north side. The rail trail terminates on the south side. There may be an opportunity to share the expense for the bike lockers, landscaping and parking with the rail trail project. One objective is to hide much of the structure with landscaping. MG Better to get closer to the overhang for the handicapped access. This has been moved westward. RR Construction exit to parking lot is still very narrow. KAB The deadline for the site plan is due this week for estimates. AR will join the DH and RR at the next meeting on 3/25. The exterior material may include steel frame and other types of cladding. Rhinezink requires a back up for support. Corrugated metal siding is a possibility. It can weather but would not look the same as Rhinezink. The material would include small steel members.

SATSAC liked this. It does not look as industrial as other suggested types of cladding. Galvanized material will rust eventually. Once the windows are installed there is relatively little area to be covered, approximately 2,500 square feet. The T has proposed the use of steel framing with cross bracing. The structure will be uninsulated.

8:00 WAVE Attending were Mike Rosenfeld (MR) and Mathias Rosenfeld (Math.). There are two issues for discussion. One is the Yellow House signage and lighting and the 2<sup>nd</sup> is the granting of an extension for the CoA for Phase II.

Reference is made to Map #052, Drawing No. A 4.01 of the Yellow House showing the proposed signage placement and lighting. DH The ladder signs are too similar geometrically to windows. Consider the use of free-standing signs away from the building. Need to be readable, in the right place and must comply with zoning. There can't be another sign on the building with same content. Building identification signs might be an exception.

Concerns about locations of the signs 2' off the vertical edge. The signs need to be close to the entrance.

Reference to tenant A- The site sign identifies the building. Consider the use of perpendicular or projecting signs for visibility. Free standing signs must be 30' away from the sidewalk. Refer to Scott Mutch for questions regarding distance. RR favors free standing signs. DH also favors free standing signs. PL finds the signs as depicted in the plan to cluttered. KAB favors free standing signs. TF all the ladder signs need to have elements affixed in some way that suggests quality. DH Use standoffs with studs so it looks like a part of the building.

Second issue-Lighting: Math. The door at eastern end of building is for exit only. It is an out swinging door. The original entrance was rotted and rebuilt. Looks different because there is more detail. Door was painted white.

Rather than use concealed lighting, use gooseneck or porch lighting with onion shape. Use onion lights on the outside doors and use interior lights in the retail areas on timers. Use goosenecks lights over ladder signs. Math. We are considering using L.E.D. strips. This is something new. DH What is the intent? For efficiency. AR The lighting needs to have a soft glow. Prefers the use of gooseneck lighting. RR has no problem with contemporary lighting along with old buildings. Would like to see pools of light as opposed to sheets of light. Sheets of light have a starkness. Avoid L.E.D. s. Use large internal light sources with pattern fenestration. Can integrate the door with L.E.D.s and goosenecks. Math. Porch lighting is best accomplished with strip lighting. It bounces out. Propose the use fluorescent strip on the porch. DH Have a small gooseneck light over the signs. PL Make the porch light more intense. Math. LED lights are intense but very expensive. Citizen response from Mike Kreuze from the Board of Health. Appeared to support Math. Finds the lighting very subjective.

MR in summarizing: Referring to the porch-signs should be perpendicular, projecting or free standing. Will discuss this with Scott Mutch to see what is permitted; use standoffs with ladder signs; allow for ease of change. Lights should be small and integrated. Inner porch lighting should be intense.

Leave out most lighting for the exit door. Use low wattage lighting to indicate exit only-not an entrance way. Integrate minimum concealed light on the left front of the building. Leave perpendicular or projecting signs for tenant A with integrated LED or equal. Make signs flat against the building if allowed. Note that the tenant A wants some flexibility with signs. AR No objection. DB agrees as do RR DH and PL. Use little strip lighting. MR We are in agreement with this conversation.

KAB Regarding the past interpretations regarding the CoA extension for 1 year, KAB called town counsel, "Nina" concerning the 1-year rule for extensions. HDC can extend for additional periods of 1 year in length. This is not automatic. It must have justification for doing this. We must have another meeting to discuss the details. AR and DB are in favor in principle. RR saw the aftermath, had misgivings about what had happened and abstained.

DH The plan is in place, wants stability with respect to the other buildings not yet included in the current construction. Needs insurance that the other old buildings are protected from deterioration. MR This is a 10 year project. The white barn should not be rebuilt. We need further discussion about the barn and the brown house which is in much worse shape than the Yellow House was. The cost to rebuild the barn will be exorbitant. The brown house is not worth saving. Tarps are up over the brown house and the white barn to protect them from moisture. We have to move into the next phase. This discussion will be continued to April 26. PL can't make that meeting. AR will be the new liaison for the WAVE project.

Assigned projects discussed: Margo's II sign at 260 Arlington Street to be discussed next time. 53 School Street Certificate of Non-applicability. 49 School Street, Jonathan McPhee at River and School Street is in bad shape. It is empty. AR assigned to this. Application for 250 Arlington Street not submitted. Applications for 1102, 1103 and 1104 in progress.

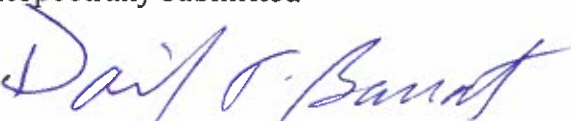
Asa Parlin house-

RR is assigned the red house on Main Street between Woodbury Lane and Newtown Road concerning replacement windows.

The West Acton Fire Station replacement of rotted out pedestrian door. Emergency door Accept 2<sup>nd</sup> floor door as installed voted unanimously to issue a CoA.

Meeting adjourned at 9:27PM.

Respectfully submitted



David Barrat, Secretary