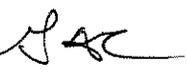


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TOWN OF ACTON
Building Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** April 19, 2005
From: Garry A. Rhodes, Building Commissioner
Subject: Site Plan Special Permit #04/30/04-398 
19 Railroad Street (Foster)

Mr. Gurtler, is before the Board to present plans for the rear addition of the main existing building. The Board originally granted permission for the addition of two new residential buildings. The original plan did not have architectural plans of the addition. The Board conditioned the approval so that when Mr. Gurtler did have plans of the addition he would submit those plans for the Board approval.

I took the liberty of requesting comments of the Historic District Commission. Those comments are attached. Under Acton Zoning Bylaw § 10.4.3.9 the Board must find that the site improvements are related harmoniously to the terrain and the scale and architecture of existing buildings in the village. The proposed buildings and structures shall be compatible with their surroundings with respect to: height, façade facing the street; rhythm of solid surfaces and openings; spacing of buildings or structures; roof slopes; and scale.

March 23, 2005

(By E-Mail)

Board of Selectmen
Town Hall
472 Main Street
Acton, MA 01720

To the Board:

At its meetings on February 7, 2005 and March 21, 2005, the Acton Historic District Commission ("HDC") reviewed initial draft drawings (2/7) and a revised set of drawings (3/21) for a proposed addition to the west side of the historic building at 19 Railroad Street. Building Commissioner Garry Rhodes provided the HDC with the revised set after our March 7th meeting, along with a request that the HDC provide comments to the Board. Mr. Gurtler attended our February 7th meeting and brought the initial drawings. The exterior aspects of the proposed addition are the same in the initial and revised drawings.

At the February meeting, Mr. Gurtler said the Site Plan Special Permit for two multi-unit buildings proposed for the rear part of the property has been approved, and that he also wishes to enlarge the existing building, which in the mid-19th-century was the American House Hotel. He proposes a 12'-wide, full-height addition that would run the length of the west side.

Mr. Gurtler should take this expansion opportunity to return the building closer to its earlier appearance through restoring the siding to clapboard, and using wood instead of synthetic shutters. Mr. Gurtler said, however, that he plans to match the existing details, which is confirmed by the lack of changes to the exterior portion of the revised drawings. The addition should be set back up to 1' or so, especially from the existing front elevation, which would help preserve the scale and proportions of the existing front facade. We also noted that details such as corner boards on the front façade at the point where the addition begins might be used to set the new section off from the old. Also, the drawings show a much higher proportion of wall surface to windows than on the present west elevation. This will give the addition a more modern appearance than the existing building. To cure this, each proposed double window should be converted to two single windows spaced appropriately. Also, the shutters shown on the proposed double windows make no architectural sense, because they would only cover a portion of the windows if the shutters were closed.

On 2/7, we made and reiterate the following design recommendations. The west wall should have more openings, and have single separated windows, rather than double units. If shutters are used, they should be sized properly to the window. The addition should be set back from the south (street) façade, and probably from the north, as well, to help the roof connections in back. Traditional materials are preferable.

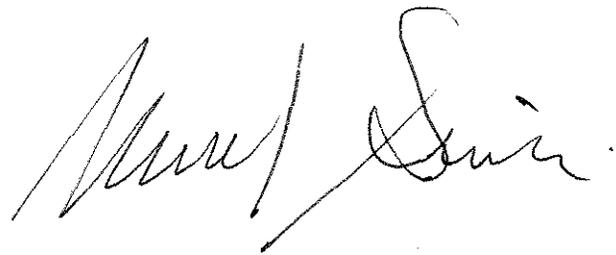
Sincerely,

Brian Bendig,
Historic District Commission

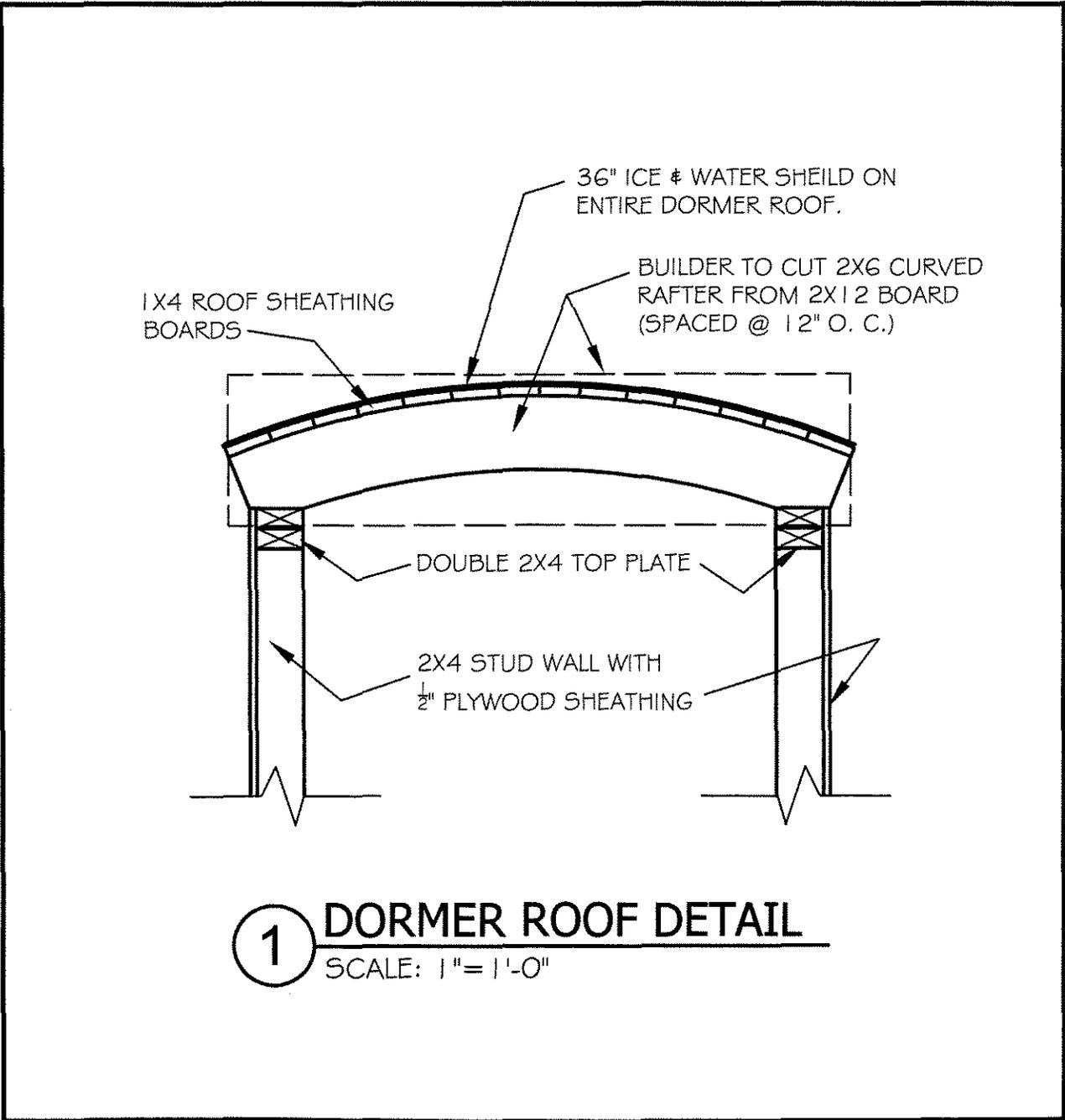
cc: Mike Gurtler
Garry Rhodes, Acton Building Commissioner
Historic District Commission
(All ccs by e-mail)

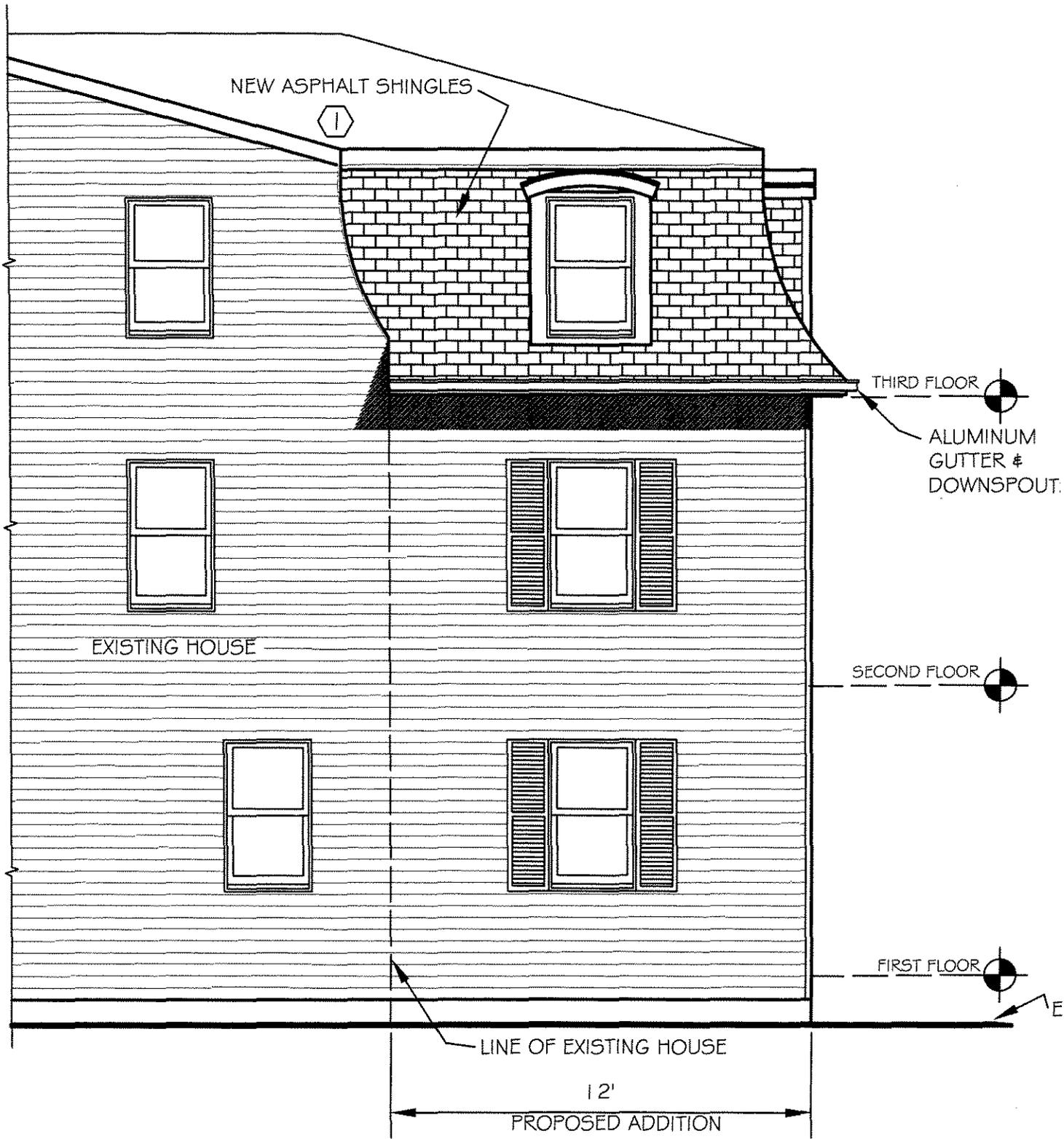
To: Board of Selectmen

In accordance with the conditions of my Site Plan Special Permit application for 19 Railroad St, I am hereby submitting floor plans and elevations of the addition for your review.



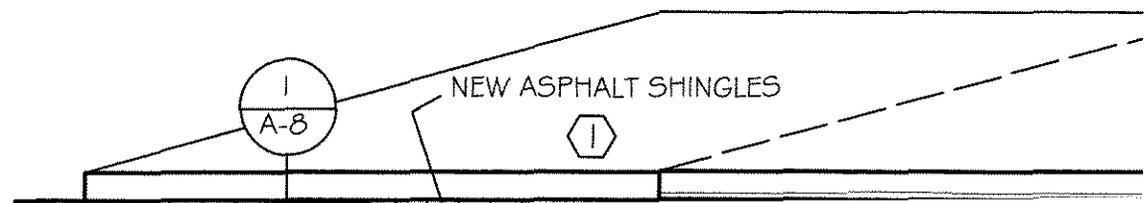
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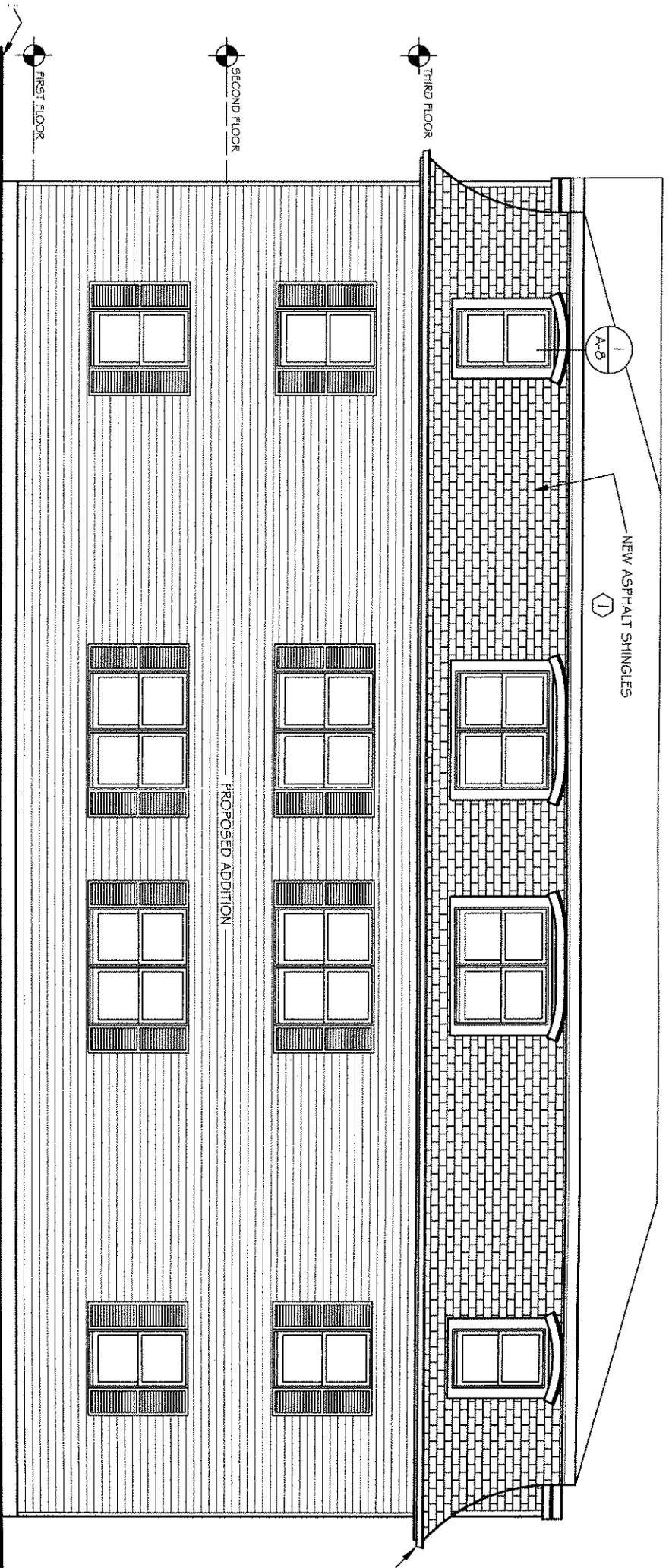




RIGHT ELEVATION

SCALE: 1/4" = 1'-0"





REAR ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"