

TV
049

Kristin Alexander

From: Kristin Alexander
Sent: Tuesday, August 17, 2010 11:40 AM
To: 'Isabella Choate'
Cc: Bill Klauer; Lawrence Powers
Subject: RE: 144 Great Road (John Robbins Lottery House) - sign

Belle,

Thank you for the information and anticipating any future questions I might have (because you know I would have some). I appreciate it!

And I just learned from Larry Powers, and by re-reading the SPNEA (Society for the Preservation of New England Antiquities - now Historic New England) restriction, that SPNEA will need to review/approve the sign.

Thanks again. Take care.

Kristin

From: Isabella Choate [mailto:nyala_acton@me.com]
Sent: Tuesday, August 17, 2010 11:03 AM
To: Kristin Alexander
Cc: Bill Klauer
Subject: Re: 144 Great Road (John Robbins Lottery House) - sign

Hi Kristin,

I've attached the section from the National Register website FAQ's. As long as no Federal money is attached they are free to do anything they want with the property including bulldoze it. National Register status conveys no protection unless Federal \$\$'s are being spent.

Questions you did not ask are: SPNEA Preservation Restriction does it impose any limits? I don't believe it does especially where it is a Freestanding sign. They might if the signage were to be attached to the building. Also the Town now holds a PR on the property because of the CPA funding. That requires everything to meet Sec of Interior standards. Again since this is a Freestanding sign not attached to the building it shouldn't be an issue either.

Hope this helps.

Belle

What are the results of listing?

In addition to honorific recognition, listing in the National Register has the following results for historic properties:

- Consideration in planning for Federal, federally licensed, and federally assisted projects: -- Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow

the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal Planning process.

- Eligibility for certain tax provisions -- Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.
- Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and
- Qualification for Federal grants for historic preservation, when funds are available. Owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that no Federal monies are involved.

What are the restrictions, rules, regulations for historic property owners?

From the federal perspective (the National Register of Historic Places is part of the National Park Service), a property owner can do whatever they want with their property as long as there are no federal monies attached to the property. You can find this on our website at:

http://www.nps.gov/history/nr/national_register_fundamentals.htm

However, before this occurs, you can, or the property owner should contact the State Historic Preservation Office (SHPO.) The SHPO is the state agency that oversees historic preservation efforts in their state. There may be state or local preservation laws that they should be aware of before they undertake a project with a historic property.

You can find contact information for the SHPOs at:

<http://www.nps.gov/history/nr/shpolist.htm>

If federal monies are attached to the property then any changes to the property have to allow the Advisory Council on Historic Preservation (www.achp.gov) to comment on the project.

You can also read a copy of the National Register of Historic Places code of federal regulations at:

<http://www.nps.gov/history/nr/regulations.htm>

You can also find general information for owners at:

http://www.nps.gov/history/nr/national_register_fundamentals.htm

On 17 Aug, 2010, at 08:55 AM, Kristin Alexander <kalexander@acton-ma.gov> wrote:

Hi Bill and Belle,

Powers Gallery, 144 Great Road, has applied for a sign special permit from the Planning Board. They want to replace the existing freestanding sign with a larger sign, in a slightly different location (that complies w/the Bylaw), and the new sign will have black background with gold writing. The link to the Planning Board packet (containing the application) is below. I realized this morning that we never sent the application to the Historical Commission as a "FYI" (just in case the Historical

Commission might be interested in commenting since it is in the National Register for Historic Places). The hearing is tonight (of course). So my questions are:

Bill – Do you think the Historical Commission wants to comment on the application?
(FYI - The Planning Department has been the only department/agency with comments, and we do not object to the sign.)

Belle (and Bill) – Does the State or do the National Register rules/guidelines have restrictions on property signage?
(If you're not sure off the top of your head, I'll try to do a little research before the hearing tonight.)

Thank you (as always),

Kristin

From: Kim Gorman
Sent: Friday, August 13, 2010 5:12 PM
To: Planning Board
Cc: 'David'
Subject: 8/17/2010 - Planning Board packet
Importance: High

Here is a link to the view the contents in the 08/17/2010 Planning Board packet –
<https://doc.acton-magov/dsweb/View/Collection-3451/Document-29512>