

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Monday, May 1, 2017
6:15 PM
Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Michael Coleman, Charlene Marinelli, Ken McClure, and Justine Sterling

ABSENT: Brad Hutchinson and Judith Sullivan

Erin Zwirko, Assistant Planning Director, was present.

The meeting was called to order at 6:30 PM by Ms. Marinelli.

In accordance with the Open Meeting Law, Ms. Marinelli inquired whether anyone would be making a video or audio recording of the meeting. No one in attendance indicated that they would be making such a recording.

I. MINUTES

Mr. Coleman MADE a MOTION to approve the minutes from January 31, 2017. Mr. McClure SECONDED the MOTION. All members voted in favor. None were opposed.

II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application for Certificate of Appropriateness: Whittemore Hardware, 533 and 535 Main Street (public hearing)

Steve Trulli, owner of Whittemore Hardware, presented the proposal to the Commission. He proposes to replace the existing awnings and minor façade improvements to support the creation of a new storefront at 535 Main Street.

Whittemore Hardware has three existing, retractable awnings. Two of the three awnings will be replaced with solid blue Sunbrella awning fabric in Pacific Blue. The existing valances will be retained and attached to the new awnings. The new tenant will return to the Historic District Commission for signage and awning approval in the future.

The second part of the application is the minor façade improvements, primarily in preparation of leasing the newly created storefront to the new tenant. The black and gold paint on the façade will be touched up where it has faded. The door to the storefront will be rehabilitated. The glass front was painted in the past, but will be replaced in the rehabbed door. The side lights to the door were also painted, and will be replaced. The air conditioning unit was removed previously. Mr. Trulli also explained that the new bathroom necessitates the installation of a vent, which can only be vented out of the front. The vent will be flush to the wall and will be painted black to blend in with the façade.

Mr. Coleman asked if the awning frames will remain. The existing awning frames will be reused.

Mr. McClure asked about the tile inlay in the threshold at the new storefront. The inlay will remain, but Mr. Trulli will try to fix the crack.

Mr. Coleman MADE a MOTION to issue the Certificate of Appropriateness for the project as proposed. Ms. Sterling SECONDED the MOTION. All members voted in favor. None were opposed.

Application for Certificate of Appropriateness: Andersen Windows, on behalf of First Baptist Church, 561 Main Street (public hearing)

Rob MacDonald, a trustee of the First Baptist Church, introduced Greg Arsenault of Andersen Windows. Mr. MacDonald stated that three other churches use the church for services, one of which uses Fellowship Hall. He explained that the windows are beyond their usefulness and have no R value. The First Baptist Church cannot afford to not do anything to improve the condition of Fellowship Hall.

Mr. Arsenault indicated that there would be changes to the face of the church. Fellowship Hall faces Upham Street and the adjacent parking lot behind the original church building. The windows proposed to be replaced at on the second floor only. The first floor windows were replaced at some point in the past, and are wood windows. The replacement windows will match the existing windows in terms of size and number of lights. The proposed replacement windows will have a full divided light. The exterior color is Sandstone. The transom windows will also be replaced, but there are no changes to the mullions.

Mr. Arsenault explained that he has two options for the exterior casings of the proposed replacement windows. The first option is using composite material, such as Azek, for the casing. However, the Azek product only comes in white and would have to be "color-matched" to the Sandstone color offered by Andersen. The second option is to use an aluminum casing, which is an Andersen product, and is offered in Sandstone.

Ms. Sterling asked if the joints of the aluminum would be seen. Mr. Coleman noted that the joints would likely look similar to wood joints. Mr. Arsenault indicated that it would be very similar. Ms. Sterling thought that if joints could be seen, being on the second floor, they would not be as visible as a window on the first floor.

Mr. McClure asked if there is a difference between the first and second floor windows. Mr. Arsenault indicated that the first floor windows are painted wood windows. Mr. Arsenault indicated that the Sandstone color is very similar to the first floor windows, but not an exact match. There cannot be an exact match between the first and second floor windows because the first floor windows are not an Andersen product and the trim has been painted.

Mr. Coleman asked about the divided lights. The full divided light has the interior and exterior grill adhered to the window with a stainless steel spacer in between.

Mr. McClure noted that the question is whether the Commission prefers the first or second option for the exterior window casing. Mr. Coleman thought that the aluminum casing would be fine, especially since it is a second floor installation. Ms. Sterling noted that there would be a different decision if the building were a home. Mr. Coleman noted that the aluminum casing offers an exact match in the color. Mr. McClure noted that the color would weather the same as the window, and regardless of the final decision, the second floor windows will weather differently than the first floor. Ms. Marinelli also pointed out that continually having to repaint the casing would be an expense for the First Baptist Church.

Mr. McClure MADE a MOTION to issue the Certificate of Appropriateness for the project as proposed with the aluminum casing to match the Sandstone color. Mr. Coleman SECONDED the MOTION. All members voted in favor. None were opposed.

Mr. McClure then MADE a MOTION to adjourn the meeting. Mr. Coleman SECONDED the MOTION. All members voted in favor. None were opposed.

The meeting adjourned at 7:00 PM.