MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Thursday, May 31, 2018
6:15 PM
Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Michael Coleman, Brad Hutchinson, Charlene Marinelli, and Justine Sterling

ABSENT: Judith Sullivan

Denise Gaffey, Planning Director, was present.

The meeting was called to order at 6:20 PM by Mr. Hutchinson.

In accordance with the Open Meeting Law, Mr. Hutchinson 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 December 19, 2017. Ms. Marinelli SECONDED the MOTION. All members voted in favor. None were opposed.

II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application for Certificate of Appropriateness: Shelley Stiles & Neil Davies, 18 Winthrop Street (public hearing)

The Applicants were present to explain their application to replace an existing rear deck on their single family home. The proposal includes installing new decking using Azek material, mahogany in color from the vintage collection and new white vinyl railings, trim and lattice to match the existing in design. The Applicants confirmed that Ted Cummings will be doing the work. The members concurred that the proposal looks good

Mr. Coleman made a motion to issue a Certificate of Appropriateness for the rear deck replacement at 18 Winthrop Street as described in the application. Ms. Sterling SECONDED the MOTION. All members voted in favor. None were opposed.

Application for Certificate of Appropriateness: Melrose Bank, 630 Main Street (public hearing)

Vice President Jim Oosterman was present to explain the application. The bank proposes to strip the existing shingle roof at 630 Main Street and install new shingles. Ms. Gaffey produced a board by the shingle manufacturer, Timberline HD, illustrating the architectural shingle proposed and the charcoal color selected, which was brought to the Planning Department by the contractor. The Contractor explained that the existing shingle material is no longer manufactured but the proposed material is very similar. There is no other work being proposed.

Ms. Marinelli made a motion to issue a Certificate of Appropriateness for the shingle roof replacement at 630 Main Street as described in the application. Mr. Coleman SECONDED the MOTION. All members voted in favor. None were opposed.

III. OTHER

Request to the Architectural Access Board, Steve Trulli, 531 Main Street

The Commission discussed modifications to the Eastman Building at 531 Main Street at the request of owner, Steve Trulli. Mr. Trulli is contemplating carving the existing hardware store into two commercial spaces, each with their own entry. He hired an architect, Curl Simitis, to create plans for potential accessible entrances to the storefront. Mr. Simitis created an Existing Ground Level Plan and three Concept Plans dated 27 April 2018.

The Commission members agreed that all three compliance Concepts presented make modifications to the existing storefront that significantly compromise the historic façade of the Eastman Building. They encouraged an alternative compliance option that does not alter the existing storefront on this prominent building, which is located in the heart of our Downtown Historic District. The members supported a request to the Architectural Access Board for consideration of a compliance alternative that does not alter the existing storefront.

The meeting adjourned at 7:30 PM.