

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Monday, March 18, 2019
6:15 PM
Basement Conference Room, City Hall, 562 Main Street

PRESENT: Brad Hutchinson, Justine Sterling, Kevin Erb, Robin Peevey, Michael Coleman, and Judith Sullivan

ABSENT: Charlene Marinelli

Denise Gaffey, Director & City Planner, and Emma Schnur, Senior Planner, were present.

The meeting was called to order at 6:15 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

Ms. Sterling MADE a MOTION to approve the minutes from November 27, 2018. Ms. Sullivan SECONDED the MOTION. All members voted in favor. None were opposed.

II. APPLICATION FOR CERTIFICATES OF APPROPRIATENESS

Application for Certificate of Appropriateness: Jim Turner, 503-509 Main Street (public hearing)

Jim Turner and other members of the Turner family were present to describe the application for signage and façade modifications for the Rising Eagle Publick House at 503-509 Main Street. This new establishment to downtown Melrose will be modeled after a 1775 public house. The Applicant proposes to replace the existing awning on the first floor with a new manual retractable fabric awning system that is less rigid. Fixed fabric awnings will be added to the five windows on the second floor. All of the awnings will be made from the same black and white striped fabric.

A new wood planked door will replace the existing door on the left side of the storefront and will act as the main entrance. The existing satin black aluminum door towards the center of the storefront will remain but it will receive new panic egress hardware so it can be used as an emergency door. Aluminum mullions will be mechanically fastened to both sides of the storefront windows to give a historic look. A member asked if the mullion would be permanent, and the Applicant explained that the mullions can be removed in the future without damaging the glass.

The signage will be painted onto the existing steel beam above the awnings on the first floor. "Rising Eagle" will be painted on the middle of the steel beam in 15" white capitalized letters. "Est. 2018" will be painted to the left and "Publick House" will be painted to the right of "Rising Eagle" in 6" gold capitalized letters. The font for both letter sizes will be Copperplate Gothic. The Applicant believes that the size of the sign has been scaled to meet the City's requirements.

According to the Applicant, the current lack of light against the building makes it look empty. In order to make the façade look less dark, the existing lights will be removed and two types of spotlights in satin

black will be affixed to the brick above the first floor. Six double-headed spotlights will light up the signage while six can lights will wash the building. In addition, a new copper lantern will be mounted to the steel beam above the wood planked door, signifying the main entrance to the restaurant.

Plans to repurpose the existing Stearns & Hill sign were discussed. The Applicant intends to remove the existing "Stearns & Hill Inc." sign from the building and reinstall it in the second floor function space, though they will not know if this will be possible until after they have started construction. They will attempt to preserve the leaded glass from the current sign and install other leaded glass previously displaced by the Stearns & Hill sign, but may have to install a different glass if they encounter problems with the leaded glass. Though the new awnings will normally cover this glass, light will still shine through and the glass will be visible when the awnings are retracted, such as when there is strong wind.

Mr. Coleman explained that he was impressed by the level of detail in the proposed plans, and he wanted to insure that unforeseeable budget issues would not lead to important details being cut, like the wood planked door. The Applicant responded that none of the exterior details will be sacrificed. If they need to save money for whatever reason, they will modify the interior design as appropriate.

Ms. Sullivan inquired if the corbel under the second floor windows would be remaining since it appears to be same material as the steel beam on the plans. According to the Applicant, that was a mistake by the architects and the existing corbel and other features of the brick façade will remain.

Mr. Coleman MADE a MOTION to issue a Certificate of Appropriateness for the signage and façade modifications at 503-509 Main Street as described in the application. Ms. Sullivan SECONDED the MOTION. All members voted in favor. None were opposed.

III. OTHER

Ms. Sullivan inquired about the status of the downtown historic district expansion. Members expressed continued desire to pursue this initiative. Ms. Schnur indicated that she has been doing some research.

The meeting adjourned at 6:54 PM.