

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Tuesday, October 1, 2019
6:15 PM
Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Justine Sterling, Robin Peevey, Michael Coleman, Kevin Erb, Charlene Marinelli and Judith Sullivan

ABSENT: Brad Hutchinson

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

The meeting was called to order at 6:16 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

Ms. Sullivan MADE a MOTION to approve the minutes from August 27, 2019. Mr. Erb SECONDED the MOTION. All members voted in favor. None were opposed.

II. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

First Baptist Church, 561 Main Street (public hearing)

Representatives from the First Baptist Church, Melrose Energy Commission, Resonant Energy, and Boston Solar were present to describe the solar array proposed for the First Baptist Church at 561 Main Street. Lori Timmerman from the Melrose Energy Commission described the work that the commission has been doing to help the owners of large businesses and nonprofits add rooftop solar.

Madeleine Barr of Resonant Energy explained that the proposed project will help the City achieve climate goals and it will directly benefit the First Baptist Church. The proposed 15.5kw solar array will produce 17,550kwh of electricity, which is half of the church's total electricity use. This will save the First Baptist Church approximately \$30,000 in energy costs during the solar array's lifetime. Mr. Erb asked what a typical lifetime is and Ms. Barr responded that it is at least 25 years. There is a linear warranty on the array which guarantees that it will be operating at 80% performance after 25 years. Through the Power Purchase Agreement between the First Baptist Church and Resonant Energy, the First Baptist Church pays nothing for the array installation and then they pay for discounted energy.

The array will consist of 50 black solar photovoltaic (PV) modules that will be installed on the southern side of the First Baptist Church's roof annex facing Upham Street. The mounting system that will be used to affix the array to the roof is also black so it blends in with the roof's asphalt shingles. With the mounting system, the PV modules will sit about four inches from the roof. A snow fence with a black anodized rail will be installed along the edge of the roof where the array is to be located. This is particularly important because there is a walkway adjacent to this side of the annex building. In addition, two inverters and a PV load center will be installed on the flat portion of the roof between the annex and

the main church building, behind the parapet wall. Ms. Sullivan commented that the solar array is nonobtrusive and that she is excited about this project.

The First Baptist Church will also need to install an MA SMART meter and utility disconnect that can be easily accessed by first responders and the utility company. They will be mounted to the exterior wall of the church between the staircase and ramp off the driveway on Upham Street.

Mr. Coleman MADE a MOTION to issue the Certificate of Appropriateness for the solar array proposed for 561 Main Street as described in the application. Mr. Erb SECONDED the MOTION. All members voted in favor. None were opposed.

David Keefe, 3-5 East Foster Street (public hearing)

David Keefe was present to describe the minor façade modifications proposed for the Exquisite Hair Design building 3-5 East Foster Street. He explained that the wood gutter on both sides of the gable along the front of the building has rotted and he would like to replace it with about 100 feet of aluminum gutter. The gutters on the other sides of the building have already been replaced with aluminum. The wood fascia boards have also rotted and he would like to replace them in-kind with wood. He will paint the new materials the same color as the building. Members inquired if any other wood fixtures on the building have also rotted and the Applicant said that they seem to be in good condition.

The Applicant explained that he wants to use aluminum gutters because they do not really make wood gutters anymore. Ms. Sullivan responded that she just had some wood gutters replaced on her house but agreed that they are hard to find. Members liked that the Applicant is replacing some materials in kind and proposing a durable material for the gutters. Steve Trulli, a member of the public, asked why the Applicant is replacing the fascia boards with wood instead of with a composite like AZEK. Ms. Sullivan said that she would like to see as much wood as possible. Members explained that if any other items need to be replaced during the course of making these façade upgrades, such as the brackets, the Applicant is required to replace those items in-kind.

Ms. Sullivan MADE a MOTION to issue the Certificate of Appropriateness for the minor façade modifications proposed for 3-5 East Foster Street as described in the application. Mr. Coleman SECONDED the MOTION. All members voted in favor. None were opposed.

Eleonora Minichiello, 6 West Emerson Street (public hearing)

Eleonora Minichiello and her contractor were present to describe the minor façade modifications proposed for the Salon International building at 6 West Emerson Street. She explained that she has been in business in Melrose for 30 years. Since she recently refinanced, she decided to use some of the money to repair the building. The work has already started because she was not aware that she needed this Historic District Commission's permission for the upgrades. Approval from the Historic District Commission is needed because a change in materials has been proposed.

The Applicant will be replacing approximately 300 feet of fascia boards, soffits, and bed moulding along the roofline of the building. The existing knotted pine fascia boards and soffits will be replaced with a composite wood product. The wood bed moulding will be replaced in-kind with new wood. All of these items will be painted white to match the existing trim. The Applicant mentioned that she would like to use a burgundy paint color to paint the outer window frames. Members said that they prefer the all-white trim,

though paint color in this instance is not within the Historic District Commission's jurisdiction. The Applicant will likely be returning to the Historic District Commission with her plans to replace the roof.

Ms. Sterling MADE a MOTION to issue the Certificate of Appropriateness for the minor façade modifications proposed for 6 West Emerson Street as described in the application. Ms. Peevey SECONDED the MOTION. All members voted in favor. None were opposed.

Steve Trulli, 535 Main Street (public hearing)

Steve Trulli was present to describe the installation of new windows and the façade modifications proposed for the Plaza Barbershop storefront at 535 Main Street. He explained that this project will update the last set of windows on the first floor of the building; the other storefronts have been updated over the last year after receiving approval from the Historic District Commission.

The Applicant intends to remove the existing windows and replace them with the new thermal windows that have gone into the building's other three storefronts. This will require removing the awning because there will be no way to secure it once the new windows have gone in. The black boards with gold trim below the windows will also be replaced. The Applicant will not be touching the door as that would require him to submit the plan for approval to the Architectural Access Board, as he did for the adjacent storefront at 531 Main Street where Madison Avenue has moved into.

Mr. Erb MADE a MOTION to issue the Certificate of Appropriateness for the installation of new windows and the façade modifications proposed for 535 Main Street as described in the application. Mr. Coleman SECONDED the MOTION. All members voted in favor. None were opposed.

III. OTHER

Members voted to continue the hearing for 12-16 Essex Street since the Historic District initially voted to continue the hearing to December 3, 2019 at the first public hearing for the case on September 10, 2019. Ms. Sullivan MADE a MOTION to continue the hearing to December 3, 2019. Ms. Marinelli SECONDED the MOTION. All members voted in favor. None were opposed.

The group discussed the need to create a regular monthly meeting time for the Historic District Commission so members can plan for meetings farther in advance. The second Tuesday of the month seemed to work best with meetings being held at either 6:15 PM or 7:00 PM. Members agreed to hold the first meeting at this time on Tuesday, November 12 at 6:15 PM unless there are no Certificate of Appropriateness applications to review.

The meeting adjourned at 7:03 PM.