

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Tuesday, May 12, 2020
7:00 PM
Remote

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

ABSENT: None

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

The meeting was called to order at 7:15 PM by Mr. Hutchinson.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Melrose Historic District Commission was conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting was found on the City of Melrose's website. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings in real time. An audio or video recording, transcript, or other comprehensive record of proceedings was posted on the mmtv3.org website as soon as possible after the meeting. Meeting access information was found at the following link and the plans could be requested by emailing the Senior Planner: www.cityofmelrose.org/remote-meetings.

I. MINUTES

Ms. Sullivan MADE a MOTION to approve the minutes from January 14, 2020. Mr. Coleman SECONDED the MOTION. All members voted in favor. None were opposed.

II. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Linda O'Koniewski, 536 Main Street (public hearing)

Linda O'Koniewski was present to describe the signage that was installed for Leading Edge Real Estate at 536 Main Street prior to receiving approval from the Historic District Commission. The Applicant explained that Leading Edge Real Estate rebranded after leaving RE/MAX, which is why they modified their exterior building sign. The sign was replaced by refacing the existing surface panel.

The new sign is 90 inches wide and 14 inches high with a dark blue Dibond background. Dibond was also utilized for the letters spelling out "Leading Edge Real Estate." A member inquired if the new sign is used at all Leading Edge Real Estate locations. The Applicant said that all signs are the same with some variations on size. They also have blade signs in some communities.

Ms. Sterling MADE a MOTION to issue the Certificate of Appropriateness for the signage installed at 536 Main 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 was present to describe the new roofing and gutters that have been proposed for the building at 6 West Emerson Street. The Applicant has lived in the house for over 22 years and is unsure when the roof was last replaced. In addition to replacing the asphalt shingles, aluminum gutters will be installed that are painted white to match the trim, which the Historic District Commission had no issues with. In accordance with the Building Code, small roof exhaust vents will need to be installed on each side of the house.

The roof on the house essentially has two parts, a vertical mansard with a hip roof on top. Initially, the Applicant proposed using two different colors of CertainTeed Landmark asphalt shingles for the two parts of the roof, Atlantic Blue for the mansard and black for the hip. The Commission preferred that just one color be used and felt that it would be too much of a transition from the blue color to jet black. They were fine with the Atlantic Blue color for both the mansard and the hip. Ms. Sterling mentioned that she personally would go with a less committal color in case she wanted to sell the house or paint it a new color. The Applicant explained that she has had this paint color on the house for a long time and she will not be changing it (it is a custom color).

Ms. Marinelli MADE a MOTION to issue the Certificate of Appropriateness for the roofing/gutters proposed for 6 West Emerson as described in the application, excluding the black shingles. Ms. Sullivan SECONDED the MOTION. All members voted in favor. None were opposed.

III. DEBRIEF JANUARY 14, 2020 MEETING

The group discussed their last meeting on January 14, 2020 when the majority of the Commission rejected the proposal for the mixed-use building at 12-16 Essex Street. Ms. Sterling explained that she was confused and surprised what happened because there was not a consensus on the case when they usually have one. Ms. Marinelli responded that you have to go by what you feel and ask if the building plays a role in the city's streetscape. Ms. Peevey said that it all seems really subjective and asked about when a building is no longer suited for that space. Mr. Coleman said that he is surprised they usually do not have more disagreement and that it is healthy.

The City Planner explained that she thought it was unfair that there was discussion asserting that the City did not have the right to weigh in on this. Because the Commission rejected the proposal, there has been a 40B filing. This means that the Commission will not be able to comment on how the building gets done and it will lose some of its nicer features.

The meeting adjourned at 8:05 PM.