

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Tuesday, December 14, 2021
7:00 PM
Remote

PRESENT: Michael Coleman, Richard Curl, Kevin Erb, Brad Hutchinson, Justine Sterling, Lindsay Toghil

ABSENT: Liz Ryan

Lori Massa, Senior Planner, was present.

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

An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021, 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. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Melrose YMCA to install new vinyl windows (excluding the storefront systems) at 497 Main Street (Public Hearing)

Kathleen Walsh, Katelyn Papadopoulos and Brandon Lamarre from the YMCA and Bob Mansour, Contractor, appeared to present the proposal. They would like to replace all of the windows in the building except for the storefront systems on the first floor. The existing windows are wood and are original to the building. They would like to replace them with Stanek Windows that are the same shape as the existing windows. The material will be vinyl that is brown on the exterior and white on the interior. They said that the existing windows are not safe. A pane of glass from one of the windows came out and shattered on the sidewalk. The rotted wood around the windows will be replaced. The windows will be double paned and energy efficient.

Members asked questions about the proposed replacement windows, insulation, and installation planned. They asked if refurbishing the windows was explored. The YMCA staff have hired a local company to replace panes of glass when needed but they would like to install new windows because they have limited funds and this is the most cost effective and energy efficient solution. Members said that refurbishment is often not as expensive as you may think and without having investigated other options, it is impossible to know if this is the most cost effective solution. The argon gas is effective in new windows for energy efficiency; however, members felt that insulating around windows and other methods of refurbishing windows works too. There is urgency around the safety of the windows; however, the window that fell out happened a while ago and no windows have failed since.

The YMCA building is a significant building in the District and preserving this asset is important. Nicer windows contribute to the appearance of the building, enhance the value of the property, and contribute to the overall quality of the Historic District. Vinyl windows will not look the same as wood windows. The Commissioners said that they are not outright denying the proposed windows; however, without the comparison to other options it is difficult to evaluate this proposal. They said that it would be helpful to have quotes but that there is level of trust in what the applicants report back. Commission members offered to submit a list of window restoration companies for the Y to contact. Ms. Walsh stated that she would appreciate a list of companies so they could obtain bids.

No one appeared to speak during the public hearing portion of the meeting.

Mr. Curl MADE a MOTION to continue the case to January 4, 2021 at 7pm. Mr. Erb SECONDED the MOTION. All members voted in favor of the continuance. None were opposed.

Documents: Application for a Certificate of Appropriateness
 Pictures of the existing windows
 Stanek Windows Proposal and Specifications dated 11/15/2021

Glenn Crowell to replace roof shingles, brackets, 3 windows, gutters and deteriorated trim at 500-504 Main Street (Public Hearing)

Glenn Crowell, contractor, appeared to present the proposal. He said that the slate shingles on the roof are over 100 years old and are falling off the building. He would like to replace the slate with a GAF Slateline Designer Lifetime Shingle in antique gray that has the look of slate but is asphalt. To replace the slate in kind is very expensive and he thinks that the texture of the asphalt will help to hold snow so that it does not slide so easily from the roof. The plan is to replace the shingles on the top of the mansard roof and two sides in the winter and the last two sides in the spring.

Members asked why the slate is not being reused. Mr. Crowell said that there are two kinds of slate and the one on the roof is very brittle. It breaks when handled. Mr. Crowell stated that replacement with new slate would be brutally expensive.

The Commissioners asked Mr. Crowell to get more information on the cost of replacing just the sides of the mansard roof with slate. All sides of the roof are visible and are an important element of the building. It was noted that this building and the YMCA across from it are one of the few buildings remaining in the district with slate roofs and it is the purpose of the HDC to encourage the preservation of important building features.

In terms of the snow consideration, the sides of the mansard are almost vertical and snow would not stick to this surface anyway. Snow guards would prevent sheets of snows from falling off of the roof. Mr. Crowell said that they are already installed.

The HDC suggested a compromise approach might be good in this instance. They approved the proposed asphalt product for the top of the roof only, which has limited visibility from the street. They did not approve this product for the sides of the roof. Rather, they encouraged the applicant to evaluate other options, including replacement slate, to present to the HDC at a future meeting.

They approved of the proposed Andersen Architectural Specialty Windows proposed for the alleyway and back of the building. They are wood windows with an extruded aluminum that has a painted finish. Two

of the windows in the alley were already replaced with this product. The windows will be curved on the top to match the arch of the openings including the larger one in the alley.

They approved the plan to replace rotted scrolls with wood ones that would be replicated as shown in the pictures presented.

They approved the plan to replace the fascia in-kind and the gutters and downspouts as presented. The covered gutters on the window bays will be replaced with black aluminum gutters to match the existing on other parts of the building. There will be two new downspouts. The downspout on the left will go to the building next door. The downspout on the right will go into a lower gutter, which eventually leads to a drain in the ground.

No one appeared to speak during the public hearing portion of the meeting.

Mr. Coleman MADE a MOTION to approve the asphalt shingle roof material (GAF Slateline Designer Lifetime Shingle) for the top of the mansard roof only in the antique gray color, and the windows, gutters/downspouts, fascia and scroll replacement for 500-504 Main Street as described in the application and discussed above; and to continue the case to discuss the roof material for the sides of the mansard to January 4, 2021. Mr. Curl SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: Application for a Certificate of Appropriateness
 Project description dated Nov 22, 2021
 Proposal of Work dated October 18, 2021
 Roof Shingle Sample
 Gutter and Downspout Diagram
 Photos of windows, gutters & roof
 Window Specifications
 Scroll Restoration Images and Wood Worker Consultant

II. OTHER

The Commissioners discussed crafting language to provide to applicants so that they understand the expectations of the review. Refurbishment or replacement in kind is generally preferred and these options need to be explored and presented for the HDC to fully evaluate projects that come before them in a timely fashion.

The meeting adjourned at 8:45 PM.