

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Tuesday, December 13, 2022
7:00 PM
Cassidy Conference Room
City Hall, 562 Main Street

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

ABSENT: Liz Ryan

Denise Gaffey, Director & City Planner, & Lori Massa, Senior Planner, were present.

The meeting was called to order at 7:00 PM by Mr. Hutchinson.

I. APPROVAL OF MINUTES

Ms. Toghil made a motion to approve the meeting minutes from November 1, 2022, as written. Mr. Erb seconded the motion. All voted in favor of approving the minutes. None were opposed.

II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

585 Main Street, Coolidge at Melrose Apartments, Nicholas Liucci (Public Hearing)

Nicholas Liucci, Applicant, submitted a written request to continue the case to a meeting in January to have time to respond to the Commission's concerns about the initial proposal that was reviewed on November 1, 2022.

Mr. Coleman made a motion to continue the case to January 10, 2023. Mr. Erb seconded the motion. All voted in favor of continuing the case. None were opposed.

Documents: Written continuance request dated December 5, 2022

667-669 Main Street, signage for Molly's Bookstore, Andrea Iriarte Dent (Public Hearing)

Applicant and Molly's Bookstore owner, Andrea Iriarte Dent, appeared to present the case. She chose the Victorian colors of gold and blue for the proposed sign for her bookstore that will be above the front doors. There are two sizes for the sign for the Commission to consider, 80x24" and 120x36". Ms. Dent prefers the larger size. She will use the existing gooseneck lights on the building to illuminate the sign. There will also be small decals at the bottom of the storefront windows in the shape of the store's logo.

The Commission discussed how there is a sign band that was built into the design of the building with brick patterns; although, this space is relatively small. Ms. Dent wanted to cover the triangular pattern that sticks up above the existing sign on the building for the previous business.

It was discovered that the triangular pattern is the top of a diamond pattern that is in the middle of the sign band. The building was originally constructed to have two tenants each having a sign above their storefront. With only one tenant the sign is proposed to be above the door and the diamond detail is covered.

The Commission found covering the diamond to be acceptable considering that it would not be destroyed and could be revealed for a future use.

Members felt that the larger sign overpowered the storefront and did not match the pattern of signs down the street. They found that a sign in between the two sizes was appropriate. The sign's height could be up to the triangular point of the brick pattern to just cover it at the top and down to the mortar above the soldier course at the bottom. The width would be proportional to this height. The Commission members estimated that it would be approximately 9.5 feet long. They requested that Ms. Dent submit the final plans to staff to ensure that the sign is within these parameters.

They liked the colors and the thickness of the sign which appears to be made of carved wood.

No one from the public appeared for the case.

Mr. Coleman made a motion to approve the request for a Certificate of Appropriateness with the specifications discussed. Mr. Erb seconded the motion. All voted in favor. None were opposed.

Documents: Application for a Certificate of Appropriateness
Proposed Renderings

497 Main Street, restore windows (excluding storefront system), Melrose YMCA (Public Hearing)

Katelyn Papadopoulos, Applicant & Branch Executive Director of Melrose YMCA, Alison Hardy, Owner of Window Woman of New England, and Fjoreta Sulaj, Project Manager of SV Design, appeared to present the case. The building's windows, which are thought to be original to the building, will be restored as they are poor condition in two phases – phase 1 includes the first, excluding the storefront windows, and second floors and phase 2 includes the third floor. The sash and the frames will be restored and the broken glass and rotten wood will be replaced. The color of the windows will be the same as the existing. They will be installing interior storm windows that will be left in year-round; however, they can be removed if needed. They asked if the HDC thought that the window frames that were painted as part of the mural on the side of the building should be repainted in the same way or if they should be the same color as the rest of the building.

The Commission was pleased that the YMCA windows will be restored as opposed to being replaced as was previously proposed. Members felt comfortable with the information presented and only had a few questions. They asked if the application included approval for both phases of the project and it does. They asked if the mullions on the storm windows will align with the

mullions on the windows and they will. They felt that the window frame paint was incidental to the design of the mural. Also, the mural is temporary, and the windows are not. Therefore, they preferred for the new windows on the side of the building to match the color of the windows on the rest of the building.

No one from the public appeared for the case.

Mr. Coleman made a motion to approve the request for a Certificate of Appropriateness as presented. Mr. Erb seconded the motion. All voted in favor. None were opposed.

Documents: Application for a Certificate of Appropriateness

III. OTHER BUSINESS

Sign for Central Terrace Alley

Ms. Gaffey discussed the installation of a sign on the planter along the sidewalk at Central Terrace Alley to let the public know that the seating and tables in the alley are open for their use. Two schemes were presented for discussion. One was brass and the other acrylic with four shades of red. The cost of the signs has not yet been determined and that will dictate the final material.

Most of the members preferred the brass material. Ms. Toghil preferred the colorful sign as it was more representative of this fun spot in which to hang out. Mr. Curl had the idea to build a frame around the sign so that it could be installed into the ground if possible to look more permanent and elegant. Members liked having the words “City of Melrose” on the sign so that that people know that it is publicly owned space. Staff will take these comments into consideration and the budget in coming up with the final design.

The meeting adjourned at 8:10 PM.