

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Tuesday, October 10, 2023
7:00 PM
Cassidy Conference Room
City Hall, 562 Main Street

PRESENT: Michael Coleman, Richard Curl, Kevin Erb, Lindsay Toghill & Robert Tullis

ABSENT: None

Lori Massa, Senior Planner, was present.

The meeting was called to order at 7:00 PM by Mr. Coleman, Acting Chair.

I. APPROVAL OF MINUTES

Mr. Curl made a motion to approve the April 11, 2023 meeting minutes. Mr. Erb seconded the motion. All voted in favor. None were opposed.

II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

608-612 Main Street, Michael A. Stankavish (Public Hearing)

Michael Stankavish, Owner, appeared to present the case. The signs were installed prior to review by the Commission because Mr. Stankavish was not aware of the need for a building permit and HDC review of the signs. The application for a new standing directional sign for the commercial tenants in the building and to replace the identification signs at each of the tenants' front doors to provide better identification of the building's address and offices located in the building. Each office space is isolated to a portion of the building which is accessible from an exterior door. The proposed door signs are more visible than the existing signs. The only illumination is solar landscape lights for the standing sign.

They appreciated how Mr. Sankavish has improved and maintained the property. He was thoughtful in choosing the colors of the building. The members discussed how the colors of the signs will be consistent with the colors of the building. They found that a standing sign is appropriate considering the form of the building and the site layout with the deep side yard. One member requested that compliance with the Architectural Access Board Regulations for signs is checked, which will be done at the building permit stage. If a change to the signage is needed it will go back to the Commission for review.

Although the Commissioners would have recommended changes to the standing sign in terms of architectural details to be more consistent with the building, such as the angles of the triangle and column form, they did not find these details to be critical in its overall appropriateness.

No one from the public appeared to speak about the case.

The Commission found that the proposal is appropriate. Mr. Tullis made a motion to approve the request for a Certificate of Appropriateness for the signage at 608-612 Main Street as described in the application materials. Mr. Curl seconded the motion. All voted in favor. None were opposed.

Documents: Application Materials for Certificate of Appropriateness

478 Main Street, David Hemming of CT Sign for TB Bank (Public Hearing)

John Morrison, representative from CT Sign, appeared to present the case. The signs will use the existing framing and will be the same size as the existing signs. The signs need to be updated to reflect the revised TD Bank branding. The font and background colors are proposed to change to match the company's updated image.

The Commissioners asked questions about how the holes for the sign on the back of the building, which does not have a backer and the letters and logo will be stud mounted to the façade, will be filled. The answer was satisfactory.

Members discussed the sign lighting. The signs will have exterior lighting from a LED lightbar above them, which is the same width as the signs. If the lights are being replaced they requested that the one light fixture that is shorter than the sign below it be extended to meet the end of the sign. Also, the visibility of the individual light bulbs in the light fixtures should be minimized and the light should be continuous as opposed to appearing as individual dots.

No one from the public appeared to speak about the case.

The Commission found that the proposal only changes the signage on the building slightly and that it is appropriate. Mr. Tullis made a motion to approve the request for a Certificate of Appropriateness for the signage at 478 Main Street as described in the application materials. Mr. Erb seconded the motion. All voted in favor. None were opposed.

Documents: Application Materials for Certificate of Appropriateness

III. OTHER

Update on the City Hall generator project

There will likely be a change in the plan for the protection for the City Hall generator; for which the HDC issued a certificate of appropriateness in 2021. The generator pad has been installed, which members noted is taller than the example photos, but the generator is not yet in. Instead of metal bollards there may be the possibility of using granite pieces or boulders in front of the generator.

Members preferred an alternative to the painted metal bollards. If the protection is granite bollards, they requested that they be square in shape and have a flamed or hammered finish. They also requested that there are no brand labels or stickers on the alley side of the equipment. Mr. Curl offered to be the HDC representative to replace Justine Sterling, who is no longer on the Commission, to review the final details and the members supported him being the representative.

The meeting was adjourned at 8:15 PM.