

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Tuesday, April 9, 2024
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, Chair.

I. Approval of Minutes

Mr. Erb made a motion to approve the March 5, 2024 meeting minutes. Ms. Toghill seconded the motion. All voted in favor. None were opposed.

II. Applications for Certificate of Appropriateness

19 West Foster Street, Ana Donohue for Ana Donohue Interiors (Public Hearing)

Ana Donohue of Ana Donohue Interiors appeared to present the case for the installation of a wall sign for her business. The business is moving from 523 Main Street to 19 West Foster Street and the proposal is to move the existing sign to the new location. The sign is 22 inches by 109 inches and the area where the sign will be going is 37 inches by 205 inches. It will be located above the main entrance to the business and will be attached with French cleat clips, similar to the mounting brackets that are in use currently. There will be no lighting for the sign.

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

The Commission members did not have any issues with the proposed sign. They noted that the sign board above this storefront is in good shape and does not have boards popping up like is occurring on the Main Street side of the building.

Mr. Curl made a motion to approve the request for a Certificate of Appropriateness for the signage at 19 West Foster Street as described in the application materials. Mr. Tullis seconded the motion. All voted in favor. None were opposed.

Documents: Application for Certificate of Appropriateness

III. Other

Mr. Tullis gave an update on two cases for which he was the HDC representative to ensure compliance with the Certificate of Appropriateness conditions.

For 585 Main Street, Coolidge at Melrose Apartments, he met the project team including Austin Audet from Tradesmen of New England, Jeff Ewing from the Apartment Management Group, the Building Manager and Lori Massa, Senior Planner, at the site to discuss the details of the project. The Building Manager had the original architectural plans for the building, which were interesting to review, especially to see the downspout location in the middle of the back of the building where a new line set may be located. There were signs that there was something in this location in the past but it was unclear until looking at the plans. The center line set at the back of the building, if needed in this location because of the run distances, would either go up to the roof or stop just before the top floor with a decorative box at the top to terminate it in an appropriate way. They talked through making the line sets as invisible as possible or putting them in logical locations in context with the symmetry of the building. They also discussed the details of the covers. They can be rounded with 22 degree bends to look like the gutters. They would be metal with a bronze color. There could be two different widths since there are up to three pipes per cover or, if preferred, there could be one width, which would be oversized for some of the line sets. The line sets could not be located inside of the stairways. They submitted a memo from Loureiro which states the section of the building code which does not allow for refrigerant piping within an interior exit stairway. A member said that there are ways to construct the pipe enclosure that would allow for the piping to be located inside; however, they did not insist that the pipes are located inside. The project team was receptive to the feedback at the site visit and was going to submit revised plans.

For 531 Main Street, the signage plan and lighting for Big Fin Poke were revised to reflect the conditions of approval.

The meeting was adjourned at 8:00 PM.