

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Tuesday, September 10, 2024
7:00 PM
Cassidy Conference Room
City Hall, 562 Main Street

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

ABSENT: Michael Coleman, Chair

Lori Massa, Senior Planner, was present.

The meeting was called to order at 7:05 PM by Acting Chair Curl.

I. Approval of Minutes

Ms. Toghill made a motion to approve the July 9, 2024 meeting minutes. Mr. Erb seconded the motion. All voted in favor. None were opposed.

II. Applications for Certificate of Appropriateness

523 Main Street, Planted Organic Café (Public Hearing)

Zack Pietrantonio, Business Owner, appeared to present the case for signage for a new business at 523 Main Street, Planted Organic Café. Mr. Pietrantonio presented the sign design submitted with the application dated 8/23/2024. No one from the public appeared to speak about the case.

Of the three designs options presented the Commissioners preferred Option B since they found it appropriately filled the white space and the letters were large and easy to read; however, they found all three options acceptable and left up the final choice up to the Applicant to think more about the coordination of the sign with the business's brand.

Members discussed and had specific suggestions to give more depth and definition to the sign, which applies to all three design options, and agreed that Mr. Pietrantonio should submit a revised sign design to be reviewed by member Robert Tullis. On that basis, Mr. Tullis made a motion to approve the walls sign with the following conditions:

- There shall be a border around the sign that is 1 to 3 inches in face width and projects 0.5 inches from the face of the sign
- The border can be any color in the logo except for black since the sign band is black and it is preferable for the boarder to be distinguished from the band
- The sign cannot hang above or below the sign band on the building

Ms. Toghill seconded the motion and the members delegated review of the revised sign plan to Robert Tullis. Mr. Pietrantonio will submit a revised sign plan to OPCD and staff will forward said plan to Mr. Tullis for his review and approval prior to issuing a Certificate of Appropriateness.

Documents: Application for Certificate of Appropriateness

III. Other

An update was given that several of the HDC members went to the First Baptist Church to see the condition of the stone tower since the church had experience water damage to an interior space below the tower. A representative affiliated with the church brought the issue to their attention. The church hired a structural engineer to investigate alternatives to repair the tower. The original architectural plans for the church were provided to the Commissioners. They offered ideas to the church representative about the possible causes of water penetrating the building. There was a flap from deterioration in the rubber roofing next to the tower, which may be the way that water got into the building. Near the flap is a metal ventilation duct in the northeast corner of the tower that used to penetrate up vertically through the tower's lower roof, which creates a passageway of warm, humid air, leading to a very cold place, with no outlet and water would be drawn to this location. If the duct is no longer providing ventilation, it could be removed entirely, or at least at level 3, to concentrate the roofing forensics, roofing repair, and masonry re-pointing in this area. It did not appear that the tower was in disrepair.

The meeting adjourned at 7:26PM