

MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Tuesday, November 12, 2024
7:00 PM
Cassidy Conference Room
City Hall, 562 Main Street

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

ABSENT: None

Lori Massa, City Planner, was present.

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

I. Approval of Minutes

Mr. Curl made a motion to approve the October 8, 2024 meeting minutes. Ms. Toghill seconded the motion. All voted in favor. None were opposed.

II. Applications for Certificate of Appropriateness

622 Main Street, Theodore Lantzakis (Public Hearing)

Arsen Sheraj, part owner of the property, appeared to present the case for the porch and railing replacement on the multifamily dwelling at 622 Main Street. Mr. Sheraj explained that the porches were in a dilapidated state and would not pass inspection as they were renovating the interior of the building. It was not caught that the porches are visible from the right of way and were already rebuilt. The Building Commissioner informed the owner that a certificate of appropriateness was needed when it was brought to his attention, and he responded by filing the application. Mr. Sheraji reviewed the materials of the porches. The decking is composite, the posts are pressure treated wood, the spindles are aluminum with a black enamel finish.

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

The Commission discussed how the aluminum material is not desirable for the spindles, but the following factors make them acceptable: the porches were already built and the project obtained a building permit, they are not prominently visible from the street, and they do not have a significant impact on the architecture of the building. The commissioners discussed how if the porches were a dark color they would be less noticeable. Mr. Sheraji said that pressure treated wood can be painted in six months once it dries out.

Members reminded the owner that exterior changes on properties in the district need to be reviewed by the Commission before the work is done. They would have requested a low wall in

place of the railing if it had not yet been built like what was previously there. The other porch had a railing made out of crossed boards; which does not meet the building code. They commented that the new porches look like they were built with good craftsmanship.

They went on to discuss the other building on the property along Main Street. No exterior work was done to it as part of the recent renovation. Members requested that if the siding is replaced the façade details, which appear to have been covered in vinyl, are uncovered.

Mr. Curl made a motion to grant the Certificate of Appropriateness for the porch replacement with a condition that the exposed wood is painted or stained the same color of the house by August 31, 2025. Mr. Tullis the motion. All voted in favor. None were opposed.

Documents: Application for Certificate of Appropriateness

The meeting adjourned at 7:45 PM.