

**DRAFT ONLY -- SUBJECT TO REVIEW AND APPROVAL  
BY HISTORICAL COMMISSION**



## City of Medford

HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION

City Hall – Room 308  
85 George P. Hassett Drive  
Medford, Massachusetts 02155

### **March 10, 2014 Historical Commission Meeting Minutes**

Room 201, Medford City Hall - Meeting called to order at 7:05pm

Members present: James Kossuth, Ryan Hayward, Suanna Crowley, Gretchen Pineo, Doug Carr.

Absent: Claire Dempsey

Minutes from February meeting reviewed. **Minutes approved, 5-0**

#### **114 South Street**

Scott Kenworthy (Proponent), developer of 114 South Street (the divided lot next to the historic Curtis House “Grandfather’s House”) made a brief presentation of the project. Proponent is looking to repeat a house type he has successfully built before around greater Boston. Proponent is looking to build a 2-1/2 story side-by-side duplex. There was lots of detailed discussion about site layout & building design. Commission made it clear that they were looking to make the new house the best house possible that was respectful of the neighborhood and the historic context of the adjacent Curtis House, which is on the National Register of Historic Places.

Specific requests for proponent to consider:

- S. Crowley asked that care be taken during the excavation of the new site for any archaeological artifacts.
- Review alternate locations of the house – possibly pushed forward with parking in the rear or pushed further back to screen parking on front.
- Look at parking driveway on the sides of the property instead of the front.
- A few public comments expressed a strong negative view of the parking in the front of the building (Note that subsequent research by several parties indicate that parking in the front yard is not allowed by right in the GR district).
- Consider moving the Curtis House Historic plaque on the empty lot to the Curtis House property.
- House design: add a real porch roof with columns and balustrades at the front entry (a metal canopy was shown on the drawings)
- House design: upgrade the front entry doors and lighting fixtures from the utilitarian ones shown on the drawings.
- House design: Proponent confirmed that the house material will be fiber cement siding, not vinyl siding.
- Proponents requested any ideas for the house or site plan be forwarded by any interested party in the next 2 weeks.

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- Proponents agreed to attend the next Historic Commission Meeting on 4/14/14.

**23 Tucker Street**

John McAveaney (proponent) proposing to do a tear-down of the property and build six houses in its stead. J. Kossuth explained the demo delay process. Mr. McAveaney intends to put in a Demo Permit, which can be done with the blessing of the current owner, if the proponent so desires.

**65 Prescott & 204 Winthrop Street** – nothing to report.

**Cradock Bridge** – granite blocks move. Riverside project \$ to be targeted to re-use the blocks as part of the design effort along the Mystic River.

**134 Jerome** – Form B done, no Demo application submitted yet.

**Mystic Ave – Section 106 Review** – no issues. R. Hayward to send letter stating as much.

**Budget for FY15** – J. Kossuth reviewed summary of expenditures and encumbrances. Approx. \$3,500 for year (end of June). A few subscriptions will be included in the expenditures. Discussion about inventorying the Medford Police Station and Fire Station (both potential tear-downs in the next few years), plus City Hall.

**Woods Bridge** – Interpretive sign location at base of reconstructed bridge. Sub-Committee to meet.

**Document Management Subcommittee**

G. Pineo updated MHC on process improvements to record-keeping. Naming convention agreed to for files: year – month – date – what it is. Overarching gmail address:  
[medfordhistoricalcommission@gmail.com](mailto:medfordhistoricalcommission@gmail.com).

**Medford Historic Commission Web site status**

G. Pineo updated MHC on Web site. We own 3 domain names. We are going to consolidate to the site: [www.medfordhistoricalcommission.org](http://www.medfordhistoricalcommission.org).

**163 Riverside Ave**

Form B may need to be prepared for property. R. Hayward summarized building history. Probable rehab by owners. J. Kossuth to ask J. Clemson to prepare Form B.

**Medford Hillside Survey**

No update.

**West Medford Survey**

No update. MHC to review forms and draft survey materials.

**Royall House**

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Drawings and letter about Accessible Bathroom, received for file.

**Community Preservation Act**

Fred Soule and Sharon Guzik to head up effort; D. Carr and G. Pineo to be Commission liaisons.

Museum in the Streets – walking path, upgrade of sidewalks on South Street meeting at 3pm  
3/11/14 at J. Kossuth's house..

**Brooks Estate** – update on Bond. City Council response has been less than enthusiastic. Possible alternate grant Mass Cultural Council Facilities Fund. Community Preservation Act alternative. Recommend that the Brooks Estate make connections with Schools to bring the kids to the Estate, to expand the stakeholder circle in Medford.

**Motion** to adjourn at 9:20pm. Approved, 5-0.

Notes by D. Carr