

August 11, 2014 Minutes

Present: James Kossuth, Claire Dempsey, Ryan Hayward, Gretchen Pineo

Absent: Doug Carr, Suanna Selby-Crowley

New Business:

- 252 Main Street -- preliminary discussion re building's age
 - Developer of 244 Main St is potentially interested in purchasing the lot next door (252 Main) and developing it similarly to 244 Main. Developer came to Commission meeting to inquire about age of building, was advised to contract with someone to prepare a Form B or historic building study.

- Peace Garden Section 106 review
 - Discussion of Peace Garden siting and design. Gretchen will go to Medford Historical Society with Ryan to see if there are any landscape plans there for the development of the parcel. Doug will draft a response letter indicating Commission's comments re: design, original intent of design (if plans can be found).

- 491-499 Riverside Ave site plan review
 - Former site of the Happy Haddock restaurant (closed in the 1990s); bank is still present on parcel. Plan is for three new restaurants on the lot, with parking in the back; the bank and a concrete pad will be demolished. Commission suggests building be constructed at curb/street level with parking in the back. James will contact ZBA to obtain a site plan.

- Woods Bridge wayside
 - No update - plan is to get bullet points for text/interpretive panel by next meeting.

- CPA subcommittee report
 - No update - Alicia Hunt is getting information from City Solicitor re: involvement of city commissions/commissioners.

- "Historical Significance"
 - What constitutes a significant resource in Medford? In National Register, everything in a district is considered to be contributing unless explicitly called out as non-contributing. We undercut our own process if we say districts are NR eligible but then say certain properties (that have not been called out as non-contributing) are not significant. Resources have to be NR eligible, but not necessarily listed - at the end of survey projects, all NR eligibility recommendations should be sent to Mass Historical Commission to get on

record. Declaring something significant doesn't mean it has to be declared preferably preserved.

- For West Medford survey area, we need to decide if we have enough properties documented and if we could get an eligibility opinion for a reasonable sum of money. A boundary for the district needs to be determined.
- Everyone on the Commission should read the West Medford forms for September meeting, October at the very latest (excluding Marm Simonds and Commerical District forms).

- 244 Main Street consultant's report
 - No documentary history included - wasn't in scope of work.
 - 333 Winthrop documentation will be sent around by James.

- 21 Water Street Form B
 - Has not been updated since interior was viewed.

- Cradock Bridge
 - If we're interested in granite parapet stones, we need to tell Mary at MDOT where to put them by the end of the week.

- Demolition Delay workshop
 - Chris Skelly from MHC is planning a meeting on Friday, Sept 17 to plan a demo delay workshop. James will email him for clarification on purpose and goals of Sept meeting.

- City Council information
 - Councilor Penta is introducing the idea of single house historic districts to protect properties in Medford. Commission discussed whether single building districts is the right answer, or if results could be better achieved through zoning or overlay districts.

- Medford Community Day
 - Sunday, Sept 21, city commissions and non-profit organizations invited to have an informational table. Historical Commission will have a table with historic maps of the city for people to find their homes on, then a large map of the current layout of the city where they can stick a pin in their house/lot.
 - James and Gretchen will be subcommittee, motion for a reasonable budget approved.

- 41 Lincoln Street
 - New owners (as of March) were thinking about doing some demolition; building is pre-1900. Permit was given for partial demolition - James and Ryan will go

talk to building department to understand what the guidelines are and what the expectations are for partial demolition.

- Salem Street Fire Station
 - Work is almost complete and looks ok.

Old Business:

- Medford Square Survey RFP
 - Has gone out, 6-7 inquiries received thus far.
- Hillside Neighborhood Survey
 - Meetings need to be scheduled for the end of Phase 3.