



# City of Medford

HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION

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

## November 9, 2020 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:05 pm.  
Digital Meeting statement read by J. Keenan, Chair, at beginning of meeting.

Members present: Ryan Hayward, Doug Carr, Peter Miller, Jennifer Keenan, Abigail Salerno and Edward Wiest. Dennis MacDougall also present. Absent: Ben Johnson

### Receive Demolition Applications:

- 15 Hadley Place – Total demolition of 3-story residence in order to construct a multi-dwelling residential structure. Demo application reviewed. **Motion:** to accept application. **Approved:** 5-0.
- 75 South Street – Total demolition of three-family structure in order to reconstruct a new three-family dwelling. Demo application reviewed. **Motion:** to accept application and allocate \$500.00 for the preparation of a Form B. **Approved:** 5-0.
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### Determinations of Significance

- 120 Jerome Street – Owner, Michael Cohen of 902 Chestnut Street, Newton, MA, was present at the meeting. Owner wishes to remove roof and dormers, add second floor and new roof and dormers. J. Keenan outlined significance determination criteria. Form B was reviewed. Social history of the building was discussed as well as possible contribution to a future West Medford local historic district. **Motion:** to find significant under criteria a. and b. **Approved:** 5-0. J. Keenan explained to Michael Cohen about the next steps in the process and stated the Commission's willingness and availability to communicate with him as the process moves forward.
- 116 Dover Street – Owner, Peggy Bell, not present at Zoom meeting but reportedly watching via live feed. Owner wishes to completely demolish single family home and garage and build a new structure. Form B was discussed and several commissioners felt that the building did not rise to the level of historical or architectural significance. **Motion:** to find significant. **Failed:** 5-0.

### 23 and 31 South Street

An exploratory demolition conversation was held with the commissioners and questions asked by Mikael Vienneau of Broadway Capital Inc. who is a prospective buyer and developer for the properties. Mr. Vienneau's engineer and architect were also present. Mr. Vienneau wishes to totally demolish the two existing structures, currently owned by Mr.

Kenworthy and the Luongo family, in order to build a multi-unit apartment building or condominium on the four parcels. J. Keenan outlined the three-step demolition delay process including demo application receipt, determination of significance and preferably preserved determination. It was found that Form B's already have been prepared for the two properties. Mr. Vienneau thanked the commission for including him in the meeting and asked several process oriented questions which were answered by the commission.

**Update on 202 Middlesex Avenue:** J. Keenan informed the commission that, having withdrawn their application prior to this meeting, the owner decided to re-submit the application. This has caused a delay in the process due to the public notification timeline. The commission will therefore hold its vote to determine preferably preserved status at the December 14th meeting. There may be a site visit planned for the interim.

**Update on Permit Review Sub-committee:** Process has been working well. The Historical Commission continues to receive inquiries about building permit approval delays.

**Demo Delay Updates:** 43 Pleasant Street is the sole property now under demolition delay, No new communication has been received by MHC from the owners of 43 Pleasant Street since the meeting on September 14, 2020.

**Update on CPA Projects: Oak Grove trees:** Trees Medford did not get invited to the CPC to discuss tree inventory, which was not in the original proposal anyway. Possibly a broader proposal is warranted, such as a landscape restoration project involving plantings, grave markers, etc. Commissioners Salerno and Carr to initiate communication with CPC in order to determine next steps. **Thomas Brooks Park:** Process ongoing. Both negative and positive support emails have been received. Phase 1 budget application submitted to CPC for field stone and brick wall restorations and archaeological dig. Awaiting confirmation.

**Survey Project Updates:** Application for Brickyards area to be transmitted soon. Need City of Medford expense account to be initiated for this year's grant for Winter Hill area which was awarded to John Clemson. Fulton Heights area to be the last area to be surveyed.

**Local Historic District Updates:**

- Discussion was held regarding what is the appropriate timing for notification and level of involvement for the City Council on future LHD's and demolition delays. Should demolition delay trigger LHD notification to City Council. D. Carr stressed the importance of the political dimension of LHD's.
- Forest Street Proposed LHD is moving ahead including letter to the homeowners and survey. Special thanks to Sharon Guzik for her hard work and support!
- The demolition delay packet and application to be reviewed and revised for 2021.

**Approval of Meeting Minutes:**

**Motion:** to approve Oct. 19 MHC meeting Minutes. **Approved:** 5-0.

**Motion:** To adjourn at 8:50 pm **Approved:** 5-0.

**Next Meeting:** December 14, 2020 via Zoom. Start time moved to 7:00 pm. Dennis MacDougall to coordinate HDC and MHC Zoom.