



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

January 11, 2021 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:01 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. Denis MacDougall also present. Absent: Ben Johnson

Determination of Preferably Preserved Status:

- 15 Hadley Place – Owner, Frank Capone, and his architect David O’Sullivan, of O’Sullivan Architects, Reading, MA, were present at the meeting and wish to raze the existing 3-story residence in order to construct a multi-dwelling residential structure. J. Keenan reviewed the process to date and outlined the preferably preserved criteria. The existing building’s merits were discussed by the commissioners including the building’s size and fitness as a dwelling, Queen Anne style and association with the East Medford ship building neighborhood. Mr. O’Sullivan summarized the development team’s view that the building was not appropriate for re-use and lacked architectural significance compared to another nearby house in the neighborhood which is also owned by Mr. Capone. Sharon Guzik of 10 Manning St stated that she felt that the subject building had intrinsic value and could be renovated. Cindy Grieco of 11 Hadley Place, an abutting property, asked how many units were proposed to be developed on the site. Mr. Capone stated that his current development proposal has 10 dwelling units. Note that the development proposal had not been seen by the historic commission at the time of the meeting. Leonard Hanley of 102 Park Street voiced his concern that the proposed development might look like some other recent developments in surrounding areas and adjacent streets which he felt did not fit into the neighborhood. Mr. Capone stated that he grew up in Medford near the subject property and wanted to do a good project. **Motion:** to find preferably preserved. **Approved:** 5-0. Mr. Capone to forward the current development proposal to the MHC and the demolition delay subcommittee will convene to discuss next steps.
- 73-75 South Street – Owner, Kelly Morrissey, and her representative, attorney Kathleen Desmond, were present at the meeting and wish to completely demolish the 3-family residence in order to build a new 3-family dwelling. J. Keenan reiterated the process to date and outlined the preferably preserved criteria. The commissioners discussed the building’s merits, including the potential South Street

local historic district, the building's age and rareness, and the property's strong association with Medford's historic shipbuilding industry. Kathleen Desmond spoke about the potential financial hardship for the owner of attempting to repair the existing stone foundation, which she said is in poor condition. Jim Sheehan of Caruso & McGovern Construction, the owner's contractor, urged the historic commission to review the project structural engineering report which purportedly summarizes the foundation issues. The owner's architect, Jacob Levine of 36 Hamilton Street, spoke briefly about his aspirations for the new design, which he feels will fit well into the neighborhood. Note that neither the development proposal nor the structural report had not been reviewed by the historic commission at the time of the meeting. Sharon Guzik, of 10 Manning Street, reiterated her concerns about the special qualities of the neighborhood of the neighborhood and the denigration of the character of South Street by recent developments. Patrizia Rinko, a nearby resident of South St, voiced her concerns about parking, wildlife, and environmental protection of the river during the construction period. It was confirmed by the development team that the project would need to go through the ConCom approvals process. **Motion:** to find preferably preserved. **Approved:** 5-0.

Determination of Significance:

- 403 Riverside Avenue - Total demolition of single family dwelling in order to combine the property with a portion of the adjacent vacant lot for possible new development. Kathleen Desmond, the owner's attorney mentioned the building's non-conforming use within the industrial zone. George Bergeron, owner's representative, was present during the meeting but did not speak. The commissioners discussed the building and felt that although it was of an age worthy of consideration, it did not rise to the level of preferably preserved status. **Motion:** to find preferably preserved. **Failed:** 0-5. Appropriate paperwork to be forwarded to the owner and demolition may proceed.

Annual Report:

Draft of the historical commission annual report for 2020 to be circulated to the commissioners for review tomorrow.

Election of 2021 Officers:

It was noted that Ben Johnson will be retiring from the historic commission and that a new commission secretary is needed. Jennifer Keenan and Ryan Hayward were nominated to continue in their roles as commission chair and vice chair, respectively. Peter Miller was nominated to replace Ben Johnson as commission secretary. **Motion:** to approve the new slate of officers as listed above. **Approved:** 6-0. R. Hayward to contact Betsy Holland as a candidate for the open commissioner position. The standing subcommittee memberships were briefly discussed and are to be continue with current members.

Update on 23 and 31 South Street: J. Keenan informed the commission that the Broadway Capital, Inc. development proposal may be tabled for the present. It was noted that Mr. Kenworthy may be trying to sell one of the parcels.

Update on Permit Review Sub-committee: on-going, no update.

Demolition Delay Updates:

- 120 Jerome Street - Owner, Michael Cohen of 902 Chestnut Street, Newton, MA and his architect, Tim Burke were present at the meeting. The subcommittee, comprised of R. Hayward, D. Carr and P. Miller have been in dialogue with the development team and have offered suggestions, sketches and mark-ups to the drawings. During the meeting Mr. Cohen and Mr. Burke stated that they were able to incorporate the commission's comments except for preserving the main front gable. A few potential alternative solutions were discussed and the commissioners requested that the development team respond with sketches or drawings for review.
- 43 Pleasant Street – The subcommittee has initiated a dialogue with the owners and has emailed them sketches showing a possible solution which keeps the front portion of the house but allows the demolition of the rear wing in order to build a large new addition. The owner has responded with a request for comparable pricing for such a project. The subcommittee doesn't feel that it would be appropriate to provide specific cost numbers but may try to provide more general cost information.

Update on 202 Middlesex Avenue: This project may be coming back. The commission has received a new set of drawings from a different owner.

Update on CPA Projects: **Oak Grove trees:** No update. **Thomas Brooks Park:** Next step is to come before the Medford Committee of the Whole. J. Keenan to attend and answer questions.

Survey Project Update: Winter Hill area survey work under way. No update on Brickyard are survey.

Local Historic District Updates:

- Chris Bader, Historic District Commission chairman, wanted to attend this meeting and discuss LHD matters, but there was not time as the agenda was too full. MHC and HDC meetings need to be separated into exclusive Zoom calls, so that HDC has sufficient time to conduct their meetings, alternatively the HDC may need a different meeting time slot, which does not directly precede and overlap the MHC meeting.
- It was noted that not much progress on the Forest Street LHD has been made by the HDC.

Meeting Dates for 2021: The meeting dates have been scheduled: Feb 8, Mar 8, Apr 12, May 10, Jun 14, Jul 12, Aug 9, Sep13, Oct 18, Nov 8, Dec 13. A. Salerno reported that the 2021 calendar events have been posted on Facebook. A. Salerno noted that some 2020 zoom meeting recordings may still be missing from the city website. D. MacDougall to investigate and attempt to rectify.

End of Year 2020 Reimbursements: R. Hayward reported that the bills have been paid.

Approval of Meeting Minutes:

Motion: to approve December 14, 2020 MHC meeting Minutes. **Approved:** 5-0.

Motion: To adjourn at 9:09 pm. **Approved:** 5-0.

Next Meeting: February 8, 2021 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate HDC and MHC Zoom.