



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

February 8, 2021 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:02 pm.
Digital Meeting statement read by J. Keenan, Chair, at beginning of meeting.

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

Receive Demolition Applications:

- 104 Harvard Avenue – Total demolition of single family residence and accessory shed in order to build a new house. Owner Brian Roy of 104 Harvard Avenue, Medford attended the meeting. Demo application reviewed. **Motion:** to accept demolition application. **Approved:** 4-0.
- 70 Lawrence Street – Partial demolition of two story residence on a corner lot in order to extend the second floor over the existing front porch and add a shed dormer on the side of the house facing the street. Owner Robert Verdi of 10 Churchill Road, Woburn, MA and member of the owning entity, 58 Stevens LLC, attended the meeting. Demo application reviewed. Ryan Hayward noted that the property had been cited with a permit violation, which may have occurred under the previous ownership. Robert Verdi confirmed that the house was not currently occupied and was currently gutted on the interior. **Motion:** to accept demolition application. **Approved:** 4-0.
- 3960 Mystic Valley Parkway – Total demolition of main building and accessory storage building for potential future property sale. Dawn Varacchi-Ives of 4 Shelly Lane, Ayer, MA and owner's representative for General Electric, attended the meeting. Demo application reviewed. Ryan Hayward noted that the main building was a good example of the Art Deco style. **Motion:** to accept demolition application. **Approved:** 4-0.
- 202 Middlesex Avenue – Partial demolition of existing back porch, windows, chimneys and many interior elements in order to build a two story addition with stairs and bath for a proposed 2-family conversion. Carriage house to be renovated as part of second phase. Derick Snare of 158 Central Avenue, Somerville, MA and architect for the renovation, attended the meeting. Demo application reviewed. **Motion:** to accept demolition application. **Approved:** 4-0. Due to the fact that the house and carriage house had been found significant at the October 19, 2020 Historical Commission meeting: **Motion:** to re-certify significance and proceed to

the Determination of Preferential Preservation stage. **Approved:** 4-0. Letter of Determination of Significance to be updated and filed. Denis MacDougall to purchase advertisement for the public meeting on March 8, 2021.

Form B's: Motion: To authorize \$1500.00 (\$500 each) for the preparation of Form B's for 104 Harvard Avenue, 70 Lawrence Street and 3960 Mystic Valley Parkway. **Approved:** 4-0.

Fire Station Repairs Update: Riverside, Fulton Heights and Park Street stations to be renovated with new roofs, windows, etc. No new information from city officials: **Motion:** to table discussion until receipt of further information. **Approved:** 4-0.

Mass DOT – Middlesex Ave Crosswalk Upgrades Project: R. Hayward, D. Carr and P. Miller reviewed the submission. D. Carr to draft letter for circulation to the members. The sole comment will be to ask what the new crosswalk signs will look like.

New Member Discussion: J. Keenan and R. Hayward have received email inquiries from potential candidates about the vacant Commissioner post. One candidate attended the meeting to observe.

Demolition Delay Updates:

- 120 Jerome Street - Owner, Michael Cohen of 902 Chestnut Street, Newton, MA was present at the meeting. The subcommittee, comprised of R. Hayward, D. Carr and P. Miller have been in dialogue with the development team. R. Hayward shared the façade images of the resultant design. D. Carr lauded the development team's efforts to improve the design and suggested that the process be a template for future demolition delay projects. Mr. Cohen asked several questions and requested that the early stages of the process be streamlined for future projects. The commissioners spoke about the requirements for public involvement in the process. **Motion:** to lift the demolition delay on the project pending the filing of a permit on the Building Department website. **Approved:** 4-0. Mr. Cohen to forward the permit receipt to the commission and a letter to be written by the commission to formally lift the demolition delay.
- 15 Hadley Place - The demolition delay subcommittee met via zoom on February 5, 2021 to discuss potential responses to the development proposal. The subcommittee will forward suggestions to revise the design to the development team. Ideas included incorporating the existing house and/or breaking down the massing to a more residential scale.
- 43 Pleasant Street - No new updates. The subcommittee to forward conceptual pricing info to the owner.
- 75 South Street - The demolition delay subcommittee will forward suggestions to revise the design to the development team. Ideas included re-constructing the massing of the existing house, creating a new design based upon the Greek Revival style which is prevalent in the neighborhood, and revising the design to look like an authentic flat roofed triple decker with stylistic elements patterned on nearby buildings such as 76-78 South Street and 2-4 Touro Ave.
- 1-story buildings - P. Miller raised concern about the need to preserve 1-story buildings in Medford. R. Hayward related that many of these were constructed to allow a second story to be built. Fulton Heights cluster mentioned pending survey.

Update on Permit Review Sub-committee: on-going.

Update on CPA Projects: Oak Grove trees: No update. **Thomas Brooks Park:** J. Keenan met with the city Committee of the Whole, but the committee ran out of time and J. Keenan and D. Carr subsequently met with the City Council. City Council requested clarifications on the archeological dig portion of the proposal and whether the Parks Commission has jurisdiction over the proposed project. J. Keenan to attend the next Parks Commission meeting.

Survey Project Update: Winter Hill area survey work under way. Applications for the Mystic Park and Brickyard area surveys have been filed.

Local Historic District Updates:

- HDC meeting slot has been shifted to Thursdays at 6:00 pm to provide more time for work to be completed.
- Next step for the Forest Street LHD to be a survey of homeowners via Survey Monkey and then a public meeting (date TBD). Cost of survey to be split with MHC.

7 Lauriat Place: Demolition delay lifted last year and the Building Department and other involved parties had been formally notified in a timely manner. A letter to be drafted for the MHC to respond to questionable accusations by the development team.

Chevalier CPC sign: Ken Krause sent email requesting MHC input on sign placement. CPC needs sign posted in order to receive funding. D. Carr suggested that such signs should best be placed in an interior public place within the building, so as not to degrade the historical exterior appearance.

Approval of Meeting Minutes:

Motion: to approve January 11, 2021 MHC meeting Minutes. **Approved:** 4-0.

Motion: To adjourn at 8:23 pm. **Approved:** 4-0.

Next Meeting: March 8, 2021 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate.