



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

April 12, 2021 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:03 pm.
Digital Meeting statement read by J. Keenan, Chair, at beginning of meeting.

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

Determination of Preferably Preserved Status:

- **104 Harvard Avenue** – J. Keenan reviewed the preferably preserved criteria and the findings to date on the property. The merits of the house were again discussed by the commissioners including its presence within the streetscape, strong architectural character and detailing and representation of the bungalow style, association with the neighborhood and strong contribution to a future local historic district. Marilyn Davidson of 80 Harvard Ave, questioned why the owner would wish to tear down the house after having worked to fix it up. Owner, Brian Roy of 104 Harvard Avenue, Medford attended the meeting, and stated that he had lived in the house for seven years and enumerated his reasons for wishing to demolish the house including: the existing condition of the house, cost of a renovation, need for a larger house due to working at home, and wish for total freedom in design of a new home. **Motion:** to find preferably preserved. **Approved:** 5-0.

Determinations of Significance:

- **34 Linden Avenue** – John Matthews, owner, and Kathleen Desmond, owner's representative attended the meeting. R. Hayward recused himself from the discussion. The commissioners discussed the building and came to the consensus that although the house has a somewhat interesting past, it did not rise to the level of significant and that the site would be better utilized in a manner more in keeping with the industrially zoned neighborhood. **Motion:** to find significant. **Failed:** 0-4. A letter will be written and passed on to the owner and building department.
- **174 Fulton Street** – Michael Cohen, developer for the project, attended the meeting. The commissioners discussed the merits of the house (another bungalow) and some felt that it did not rise to the level of significance of other similar structures within the community. Commissioner Salerno felt that the house was indeed significant and called for a closer look at other houses within Fulton Heights, as part of a strategy of preservation. Sharon Guzik of 10 Manning Street requested clarification on what

partial demolition signified for this house. The owner described the second story addition and pledged to follow the recommendations previously discussed and agreed upon with the Demolition Delay Subcommittee, including extending the existing brick chimney and preserving the fieldstone foundation. **Motion:** to find significant. **Failed:** 1-4. A letter will be written and passed on to the owner and building department.

- **28 Albion Street** – The commissioners, having previously discussed the project within the Demolition Delay Subcommittee, came to the consensus that the proposed alterations would not significantly impact the house. **Motion:** to pass on full review. **Approved:** 5-0. A letter will be written and passed on to the owner and building department.

Chevalier Theater: Ken Kraus of 50 Mystic Street attended the meeting and described the need for a building sign in order to receive CPC funding. D. Carr opined that the sign (or signs) should be mounted in a public interior space, such as the building lobby and showed an example of a similar sign. Ken Kraus thought that this idea had merit and will discuss the interior mounting option with other CPC members. **Motion:** to support a sign (or signs) to be mounted on the interior of the building. **Approved:** 5-0.

Ken Kraus then explained and showed photographs of some of the decorative interior wall sconce light fixtures which are in need of restoration and repair. He asked for opinions/advice from the commission on methods and materials for replacement of the lamps, translucent luminary covers, disk shaped metal end caps and pineapple finials. The commission felt that using modern methods, such as 3D printing to replace missing elements was appropriate, as long as the look, feel and light quality was consistent with the originals. J. Keenan thought that it would be preferable to use actual metal for the pineapple finials. D. Carr thought that it would be a good opportunity to replace all of the lamps with LEDs for the sake of consistency of light quality and energy efficiency. It was also suggested that the preservation specialist be consulted and that attic stock of the replacement parts be purchased and stored on site. Ken Kraus thanked the commission for its recommendations and will convey them to the Chevalier board.

152 Summer Street: Owner Gina Poppe attended the meeting and showed plans for the renovation of this Italianate house. The commissioners commended the sensitivity of the design of the proposed renovation/addition and voiced their willingness to lend support for the project's zoning approvals process. G. Poppe reported that the building had not been occupied for approximately ten years. Neighbor Sharon Guzik of 10 Manning Street voiced a concern about the reading of the treatment of the entry porch foundation on the drawings and her hope that the historic architectural quality of the building would be maintained. G. Poppe stated that the granite entry porch foundation would be preserved and that the intent was to preserve, restore, or replicate as much of the architectural detail as possible. P. Miller raised a concern about the close proximity of the extant southerly wing of the house to the Winthrop Street sidewalk. A. Salerno countered this and stated that she liked this difference as an example of uniqueness of the original building. G. Poppe stated that one outstanding issue concerned further investigative work by the engineers regarding the depth of the proposed basement which could possibly impact the proposed floor-to-floor heights. D. Carr suggested that there should be a mechanism by which the proposed design be executed in conformance with the proposed design drawings and

stated that a Form B should be ordered for the house. **Motion:** That a letter by the Commission be written in support of the proposed design for a positive zoning finding. **Approved:** 5-0.

7 Vine Street: R. Hayward reported that a gut rehab for the property was imminent which could irrevocably alter the gambrel roofline. **Motion:** to write a letter to the building department stating that the project should warrant full MHC review. **Approved:** 5-0. **Motion:** to expend \$500.00 for the preparation of a Form B. **Approved:** 5-0.

Fire Station Repairs Update: Ames St, Riverside Ave and Salem St stations to be renovated with new roofs, windows, etc. Still no new information from city officials on scope or timetable, though they have been repeatedly invited to attend MHC meetings. “Repairs” vs “Preservation” terms discussed in relationship to CPC grants. D. Carr wondered if there was an architect or project manager involved in the projects and suggested that a letter be written and submitted along with the three Form Bs to the relevant departments (Mayor, Fire, Community Development) inviting them to the May 10, 2021 MHC meeting and informing them of the commission’s intent to vote on significance at that meeting. Letter has been circulated by D. Carr for commissioner review and editing.

Demolition Delay Updates:

- **43 Pleasant Street:** No new update.
- **75 South Street:** No new update on 75 South Street. Kathleen Desmond, owner’s legal counsel, was emailed by J. Keenan and P. Miller on March 9 with suggested design revision scenarios. Kathleen Desmond replied on March 9 thanking the commission for information but no new communications or designs have been received since that date.
- **15 Hadley Place:** The architect for 15 Hadley Place, David O’Sullivan was contacted via email on March 3 by P. Miller. Mr. O’Sullivan replied on March 3 that the project was under review by the owner.
- **202 Middlesex Avenue** – Communications on-going regarding the agreed-upon design revision items from the March 29 Demolition Delay Subcommittee meeting. R. Hayward and P. Miller to draft an email to address the outstanding issue of the front façade central tower panel above the second story windows. **Motion:** The demolition delay subcommittee is empowered to release the 202 Middlesex project upon satisfaction of the sole outstanding issue described above. The Commission approves exploratory demolition to allow the owners to come up with a solution in this location. The drawings and agreed-upon items list to be amended with the Commission approved solution and submitted to the Medford Building Department. Once the drawings and list are uploaded to the building permit site and verified by the Commission, the demolition delay will be lifted **Approved:** 5-0.

Update on Permit Review Sub-committee: J. Keenan attended training for the new on-line permit system. The Historic Commission and other relevant boards have been given access to the system. All commissioners to be given familiarization tasks, so that they may begin to learn the new system.

Update on CPA Projects:

- **Oak Grove trees:** Trees Medford received grant for tree inventory. Await findings and recommendations for replanting.
- **Thomas Brooks Park:** Three RFPs for Fieldstone Wall, Pomp's Wall and Archeological Dig now at procurement for review and then to be put out for bids. Hopefully hear back in June with approval in late summer.
- **Future CPC project:** Cross Street Cemetery inventory of headstones.

New Member Discussion: Jessica Farrell was recommended to the mayor to become our new commissioner. The mayor also had a list of candidates which were interviewed by J. Keenan, D. Carr and P. Miller. After this process, J. Keenan informed the mayor that Jess Farrell was still the MHC's recommended candidate. Now awaiting Jess's final confirmation by the mayor.

Survey Project Update: Received \$18,000.00 grant for Brickyard area survey. MHC to have matching \$18,000.00 grant with mayoral approval. Winter Hill area survey work under way.

Local Historic District Updates:

- Melanie Tringali is new HDC commissioner-elect. Awaiting mayoral confirmation.
- Forest Street LHD survey has been circulated with 81 responses to date. Public meeting to be held via Zoom this Thursday evening, April 15 at 6:00 pm.

Approval of Meeting Minutes:

Motion: to approve March 8, 2021 MHC meeting minutes. **Approved:** 4-0.

Motion: To adjourn at 9:30 pm. **Approved:** 5-0.

Next Meeting: May10, 2021 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate.