



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

May 10, 2021 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:07 pm.
Digital Meeting statement read by R. Hayward, Vice-chair, at beginning of meeting.

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

Welcome to New Commission Member: Jessica Farrell has received her formal appointment from the Mayor and been sworn into service by the city clerk. Congratulations Jess, and welcome to the commission!

Fire Stations CPC Request for Support: Nina Nazarian and Fire Chief Frank Gilberti attended the meeting. Ms. Nazarian outlined the need for Historic Commission support in determining significance for the fire substations at 2 Ames Street, 435 Riverside Avenue and 276 Salem Street. The three substations are in need of repair/renovation/restoration for such problems as cracked and leaky windows, leaking roofs and spalling masonry. The Fire Dept would like to be able to have the option of applying for CPA funding to help support the financial viability of this work. D. Carr explained that “basic repairs” are not part of CPA funding, and recommended that the fire department speak with CPC personnel about the proposed scope of work and to become familiar with the Dept. of the Interior’s guidelines on the treatment of historic buildings. Ms. Nazarian also asked about the acceptability of adding solar panels to the roof of one of the substations. R. Hayward said that the Commission would most likely not object to adding solar panels to roofs with the exception of the front facing roofs visible from the public way. P. Miller said that solar panel “shingles” that have the appearance of slate could possibly be acceptable. Ms. Nazarian asked about adding such items as water bubblers to the interior of City Hall. D. Carr opined that adding such items would probably not qualify as restoration.

Determinations of Significance:

- **2 Ames Street (Engine 6 Fire Substation)** – The Form B and merits of the fire substation were discussed including its well preserved architectural detail, significant architect, Michael Dyer, and contribution to community heritage. Fire Chief Gilberti noted that the address of 6 Ames Street listed on the Form B was in error. R. Hayward stated for the record that the Form B would be corrected. Nina Nazarian asked about the FD’s wish to remove the existing roof mounted siren and

pedestal which are not in use and a probable cause of roof leaks. R. Hayward said that the Historic Commission would not object to the removal of the siren and pedestal. **Motion:** to find significant. **Approved:** 5-0.

- **435 Riverside Avenue (Engine 4 Fire Substation)** – The Form B and merits of the fire substation were discussed including its well preserved architectural detail, significant architect, Michael Dyer, association with the significant Peter Tufts house at 350 Riverside Avenue, and contribution to community heritage. Fire Chief Gilberti noted that the address of 441 Riverside Avenue listed on the Form B was in error. R. Hayward stated for the record that the Form B would be corrected. **Motion:** to find significant. **Approved:** 5-0.
- **276 Salem Street (Engine 3 Fire Substation)** – The Form B and merits of the fire substation were discussed including its well preserved architectural detail, significant architect, Charles Dunham, and contribution to community heritage. **Motion:** to find significant. **Approved:** 5-0.

Chevalier Theater: Mike Oliver and Ken Kraus attended the meeting, described the need for the restoration of the central entry portion of the front façade of the building, and shared drawings of the proposed restoration project. In order to receive CPA funding, the Chevalier Theater would need to be determined significant. **Motion:** for the Historic Commission to find the Chevalier Theater significant and to write a letter in support of the façade restoration project. **Approved:** 5-0.

The idea of exterior lighting to highlight the restored front façade of the Chevalier and to provide better sidewalk and entry illumination was discussed. Several ideas were floated including uplighting vs downlighting, neighbor's concerns about light overspill, and hiring a lighting consultant. R. Hayward requested an update on the Chevalier Theater interior light fixture restoration project that was presented at the April 12, 2021 meeting. Ken Kraus explained that several options were under study, including 3D printing in metal or chrome plated nylon and other alternatives. Regarding the CPA funding sign requirement, Ken Krause reported that a wall mounted exterior bronze plaque was under study.

Discussion of Post Pandemic Hybrid Meetings: D. Carr described the merits of continuing remote/hybrid meetings including better meeting accessibility, increased community inclusiveness and time savings for community members. D. MacDougall stated that the meeting rooms were already set up for A/V. There was a general feeling of Commission support for continuing remote/hybrid meetings as post-pandemic changes to the governor's open meeting law may be imminent.

Curtis Tufts School, 437 Main Street: John McLaughlin, Director of Buildings and Grounds for the Medford Public Schools, attended the meeting. Mr. McLaughlin inquired about Historic Commission support in determining significance for the Curtis Tufts School in order to obtain eligibility for CPA funding. In particular, Mr. McLaughlin was interested in restoring the non-ADA accessible main entrance of the building which is in need of repair, but has significant and largely intact architectural detail. The building, which serves special needs students, has an accessible entrance at one end, but no elevator, so that only the ground level is accessible. R. Hayward stated that the building was a WPA project and

suggested that Mr. McLaughlin consult the state archives to see if there are extant blueprints or other historical documentation available. **Motion:** to have a Form B created for the building. **Approved:** 5-0.

Demolition Delay Updates:

- **43 Pleasant Street:** No new update.
- **15 Hadley Place:** No new update.
- **75 South Street:** Kathleen Desmond, owner's legal counsel, was emailed today by P. Miller. Ms. Desmond replied today that the design team was currently looking at Zoning considerations and that it would be a couple of months before they were in a position to have a meaningful discussion with the Commission. R Hayward suggested that it might be in their interest to revise the design prior to seeking Zoning approval. P. Miller to send an email stating that position.
- **202 Middlesex Avenue** – A revised list of items and exterior elevations with the agreed upon solution for the central tower panel were received by the Commission from the Architect of Record, Derick Snare. R. Hayward said that the letter lifting the Demolition Delay would be sent pending the uploading and verification of the complete set of documents to the building department permit website. As of the time of this meeting, R. Hayward reported that only a partial set of documents had been uploaded.
- **104 Harvard Street** – No new update.

Update on Permit Review Sub-committee:

- **30 Dearborn Road:** Upcoming, to be a total demo.
- **2 Temple Street:** Partial submission, needs to follow standard process. D. Carr to write email.

Update on CPA Projects:

- **Oak Grove trees:** No new update.
- **Thomas Brooks Park:** Three RFPs for Fieldstone Wall, Pomp's Wall and Archeological Dig still at procurement for review.
- **Future Cemetery project:** Form B has been drafted.
- **Dugger Park Tennis Courts:** Commission aid requested for determination of significance in order to apply for CPA funding. Possible past involvement by tennis coach active in West Medford community, to be confirmed. **Motion:** to expend \$500.00 to have a Form H created. **Approved:** 5-0.

Survey Project Update: Grant received, no new update.

Local Historic District Updates:

- Received mixed feedback at public meeting from Forest Street neighborhood community members. More of a city-wide approach to lay out a master plan for LHD's to be the next step.

Annual Report: Draft of annual report circulated just prior to today's meeting. Will vote on approval at next month's meeting.

Approval of Meeting Minutes:

Motion: to approve April 12, 2021 MHC meeting minutes. **Approved:** 4-0 with 1 abstention.

Motion: To adjourn at 8:52 pm. **Approved:** 5-0.

Next Meeting: June 14, 2021 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate.