



# City of Medford

HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION

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

## July 12, 2021 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:04 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

### Determination of Preferably Preserved Status:

- **109 Forest Street** – R. Hayward reviewed the preferably preserved criteria and the findings to date on the property including the determination of significance in 2019. The merits of the house were again discussed by the commissioners including its presence within the streetscape, strong architectural character, detailing and representation of the Colonial Revival style, association with the neighborhood and strong contribution to a future local historic district. Owner, Jamal and Jessica Sanders, who live at the property, attended the meeting, and stated that they had worked diligently with their architect, Dom Valente (not attending), to create what they feel is a compatible design. Mr. Sanders explained that they wish to remove the northerly porch in order to add on to that end of the building to create an additional unit. Jane Marcus of 69 Tainter St, Medford stated that she felt it was “unthinkable to remove the porch and thereby take away the symmetry of the house”. Christos Eliopoulos of 2 Water St, Medford stated that he was not in favor of the addition in that it “completely alters the house”. Ken Krause of 50 Mystic St, Medford stated that he “supported the motion” to grant preferably preserved status to the house. Thomas Callaghan of 22 Ashcroft Rd, Medford stated that he was “against subdividing this historic home”. R. Hayward noted for the record that the Commission had received three emails from community members, all of which were in favor of granting preferably preserved status. **Motion:** to find preferably preserved. **Approved:** 5-0.

### Determinations of Significance:

- **7 Vine Street** – The Form B and merits of the house were discussed including its age, gambrel roof style, heavy timber frame, and alterations over time. Owner Patrick Millane of 35 Glencoe St, Unit 44, Boston, MA attended the meeting. **Motion:** to find significant. **Failed:** 2-3. R. Hayward to coordinate with the owner to document the timber frame.

### **Determinations of Significance (continued):**

- **33 Vine Street** – Owners Abubakr Fakhry of 409 Dudley St, #5, Boston, MA and Taha Abdelnaeem attended the meeting with their architect David Choi of 25 Wellington St, Arlington. The Form B and merits of the house were discussed including well preserved architectural detail and its historical association with Charles W. Brooks. **Motion:** to find significant. **Approved:** 5-0. The owners and architect to work with the demolition delay subcommittee to move the project forward.
- **30 Dearborn Street** – The Form B and merits of the house were discussed including its not uncommon bungalow style and lack of significant historical association. **Motion:** to find *not* significant. **Approved:** 5-0. Letter to be sent with finding of not significant to allow demolition to proceed.

### **Receive Demolition Applications:**

- **70 Stanley Avenue** – Partial demolition to remove roof in order to reconstruct roof to provide greater ceiling height and dormers. Michael Cohen of 902 Chestnut St, Newton, MA and developer for the project, attended the meeting. The demolition application was reviewed. **Motion:** to accept the demolition application and pass on MHC review. **Approved:** 5-0. Letter to be sent to allow demolition to proceed.
- **290 Riverside Avenue** - Total demolition of house only due to oil spill. Demo application reviewed. **Motion:** to accept the demo application. **Approved:** 5-0. **Motion:** to expend \$500.00 for the creation of a Form B. **Approved:** 5-0.

### **Site Plan Review:**

The Office of Planning, Development and Sustainability has requested review comments.

- **23 Sycamore Avenue** - Oxford Properties Group DBA 23 Sycamore Owner (De) LLC to perform partial demolition and interior renovations to be occupied by a research and testing facility. The Historical Commission to review and formulate comments.
- **200 Boston Ave** – D. Carr to finalize letter and submit to OPDS.

**Oak Grove Cemetery Facilities Building:** Steve Grogan, Superintendent and Stacie Clayton, Head of Trustees were present at the meeting. R. Hayward reported that John Clemson could find no information on the building. Steve Grogan confirmed that no information was available. Next steps to check with city offices including city engineer and possibly check with national WPA archives in Washington, DC. **Motion:** to suspend determination of significance for 30 days in order to do more research. **Approved:** 5-0.

### **Demolition Delay Updates:**

- **43 Pleasant Street:** No new update.
- **15 Hadley Place:** No new update.
- **75 South Street:** R. Hayward to provide addresses of successful projects to P. Miller.
- **104 Harvard Street:** No new update.

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

**Discussion of Post Pandemic Hybrid Meetings:** D. MacDougall stated that the City Hall rooms 201 and 207 were already set up for hybrid meetings and best methods of optimizing equal access for remote and in-person attendees under study. Most likely that August MHC meeting to be remote.

**Update on CPA Projects:**

- **Oak Grove trees:** Trees Medford survey due at end of July.
- **Thomas Brooks Park:** Still awaiting procurement approval.

**Survey Project Update:** Winter Hill area survey on-going and to extend into December. S & P Grant in process.

**Local Historic District Updates:**

- HDC to possibly bring Forest St LHD to City Council for further discussion. City is working on comprehensive plan.

**Archival Space:** City engineer to remove old plans. R. Hayward and J. Farrell to study establishment of archival space within City Hall.

**Annual Report:** Completed.

**Approval of Meeting Minutes:**

**Motion:** to approve June 14, 2021 MHC meeting minutes. **Approved:** 5-0.

**Motion:** To adjourn at 9:02 pm. **Approved:** 5-0.

**Next Meeting:** August 9, 2021 either in-person or via Zoom, TBD. Start time 7:00 pm. Denis MacDougall to coordinate.