



# City of Medford

HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION

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

## January 10, 2022 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:05 pm.  
Digital Meeting statement read by J. Keenan, Chair at beginning of meeting.

Members present: Jennifer Keenan, Ryan Hayward, Doug Carr, Edward Wiest, Jessica Farrell and Peter Miller. Denis MacDougall also present. Absent: Abigail Salerno. E. Wiest needed to leave the meeting at 8:50 – see reduced vote counts below.

### Determination of Preferably Preserved Status:

- **160 Forest Street** – J. Keenan reviewed the process to date including the finding of significance and the fact that this project was flagged for review and a stop work order issued by the Medford Building Department. Commission members spoke about the prominent corner location within a potential historic district, the need to avoid setting a precedent that might allow unwarranted demolition on future projects, and doubts about whether the house on its own merits rose to the level of preferably preserved status. Owner/developer Sid Gehlot of the Treetop Group, 100 Tower Office Park, Suite 1, Woburn, MA explained some of the difficulties he encountered on the project which was inherited from another development team and then significant rot discovered. Commissioners stated their concerns that in future projects communication be improved. Phil Santos of 16 Burbank Road commented that the currently halted project has a negative impact on the street and that he hoped the project could move forward. **Motion:** to find preferably preserved. **Failed:** 0-5. A commission letter stating that the demolition delay is to be lifted to be uploaded to the building permit website.

### Receive Demolition Applications:

- **78 Cotting Street** – Partial demolition in order to add new roof lines to create more headroom on the second floor and expand the screened porch. **Motion:** to accept the demolition application. **Approved:** 5-0. R. Hayward confirmed that a Form B already exists for the building.
- **17 Edward Street** – Partial demolition in order to remove the existing second level and construct a new full height second level. **Motion:** to accept the demolition application. **Approved:** 5-0

- **64 Court Street** – Partial demolition to remove the existing roof structure in order to extend/build a full height second floor. **Motion:** to accept the demolition application. **Approved:** 5-0
- **Form Bs** – **Motion:** to appropriate \$1000 for two Form B's (one each for 17 Edward Street and 64 Court Street). **Approved:** 5-0.

#### **Determinations of Significance:**

- **33 Third Street** – The Form B and merits of the house were discussed including the houses' age, importance to the historical Wellington development area, surviving architectural detail and consultant's recommendation that the house be listed on the National Historic Register. The owner was asked by D. Carr to explain why no effort was made to preserve any visible portion of the existing house. Owner/ resident Chung Lee explained that she needed a new 2-family dwelling to have both units all on one level in order to accommodate the needs of her extended family. **Motion:** to find significant. **Approved:** 4-1.
- **28 Chester Avenue** – The Form B and merits of the house were discussed including its age and diminutive size. **Motion:** to find significant. **Failed:** 1-4.
- **93 Wason Street** – The Form B and merits of the house were discussed. The commissioners felt that this particular example of the common bungalow style did not rise to the level of historical or architectural significance. **Motion:** to find significant. **Failed:** 0-5.

#### **Annual Report:**

- R. Hayward circulated the historical commission draft annual report to the commissioners for review. Acceptance of the annual report to be voted on during the Feb 14 meeting.

#### **2022 Meeting Dates, Officers and Subcommittee Assignments:**

- **Motion:** to approve the following meeting 2022 dates: Jan 10, Feb 14, Mar 14, Apr 11, May 9, June 13, July 11, Aug 8, Sept 12, Oct 17, Nov 14 and Dec 12. **Approved:** 5-0.
- Officer and Committee vacancies: Second Vice Chair, Survey and Planning Grant Local Project Coordinator, Archives Committee, Web Site Manager. J. Farrell expressed willingness to take on the S & P Grants and Archiving duties.
- Abigail Salerno will be retiring from the historical commission. The commissioners expressed their heartfelt thanks for Abby's many years of service and huge contribution of time and effort to the commission. Her presence on the commission will be sorely missed. Thank you Abby!
- J. Keenan will reach out to the Mayor to see if there are any currently vetted candidates to fill the vacant commissioner seat.

#### **Fells Cell Towers:**

- R. Hayward received a letter from Mass Historical regarding two cell towers that are proposed to be erected along I-93 near the base of Spot Pond. MHC to review impact.

**Discussion of Historic Preservation Consultant and Need for Community Archiving:**

- Consensus of commissioners that this is beyond the scope of the commission and that a professional should be hired. R. Hayward reported that the volunteers' group within the CPC is working on this issue.

**Demolition Delay Updates:**

- **15 Hadley Place:** No new update.
- **75 South Street:** No new update.
- **104 Harvard Street:** No new update.
- **109 Forest Street:** No new update.
- **17 Manning Street** – The demolition delay subcommittee has been working with the design team to mitigate the demolition and has sent out another round of comments on January 10.

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

**Update on CPA Projects:**

- **Oak Grove trees:** No new update.
- **Thomas Brooks Park:** Bid awarded for archaeological dig portion of Phase 1 work. No proposals were received for the Stone Wall Restoration portion of Phase 1. CPC to reach out to potential bidders.

**Survey Project Update:** Awaiting the last few Winter Hill survey area inventory forms to be submitted by consultant. Need to re-start Brickyard survey area project due to procedural delays. Fulton Heights survey area part of FY 2022, but the actual survey work to be done in 2023.

**Local Historic District Updates:**

- List of priorities needed. R. Hayward suggested that LHD may not always be the best preservation solution, and the city should look at all options including neighborhood conservation areas. J. Keenan voiced concern about the lack of progress and will ask HDC for a status update.

**Approval of Meeting Minutes:**

**Motion:** to approve the December 13, 2021 MHC meeting minutes. **Approved:** 4-0 with one correction noted. The corrected minutes have been uploaded to the MHC google drive.

**Motion:** To adjourn at 9:07 pm. **Approved:** 4-0.

**Next Meeting:** February 14, 2022 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate.