



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

February 14, 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.

Determination of Preferably Preserved Status:

- **33 Third Street** – J. Keenan reviewed the process to date including the finding of significance. 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 commission was split on whether or not the house should be found preferably preserved. Owner/resident Chung Lee was present at the meeting and 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 aged mother and extended family. **Motion:** to find preferably preserved. **Approved:** 3-2.

Determinations of Significance:

- **17 Edward Street** – Commission members discussed the Form B and also found the Form A to be compelling, as the house is part of a strong neighborhood development context. Liz Stott, owner, was present during the meeting and stated that she saw opportunities to bring back the house's architectural detail. **Motion:** to find significant. **Approved:** 5-0
- **78 Cotting Street** – The Form B and merits of the house were discussed including its age, the fact that it is a very well preserved early cape style house, unique early agrarian period siting predating later development, and association with notable Medford historical figures including the Adams family. **Motion:** to find significant. **Approved:** 5-0.
- **64 Court Street** – The Form B and the merits of the house were discussed by the commissioners, who felt that the house had been so altered over time that it did not rise to the level of being historically or architecturally significant. **Motion:** to find significant. **Failed:** 0-5.
- **567 Boston Ave (St. Clement Parochial School), 595 Boston Ave (St. Clement RC Elementary School), 0 Warner St (St. Clement Church), 0 Warner St (St.**

Clement Parish School) and 71 Warner St (St. Clement Rectory) – The Form A and merits of the St. Clements campus complex of buildings was discussed. The commissioners agreed that the buildings held a strong place in the history and development of Medford and should be helped to be sensitively redeveloped for the betterment of the community. **Motion:** to find all five (5) buildings in the St Clements campus significant for the purpose of obtaining eligibility for CPA funding. **Approved:** 5-0.

Annual Report:

- R. Hayward has received and incorporated review comments from the commissioners. **Motion:** to approve the draft 2021 Annual Report so that it may be submitted to the city. **Approved:** 6-0.

Draft Memo for Comprehensive Plan Committee:

- The draft memo was discussed and commissioner review comments/suggestions to be received soon. Alicia Hunt, Director of Planning, Development and Sustainability, was present during the meeting and updated the commission on current planning & zoning recodification efforts. Alicia had several suggestions to aid in the crafting of the memo. The commissioners discussed such items as Historic Districts, Form-Based vs Traditional Zoning and Neighborhood Conservation Districts.

Circle the Square:

Circle the Square to be held this year on Saturday, June 18. Several commission members stated their willingness to participate. D. Carr is in possession of materials which were to be used at previous years' events which were cancelled due to the pandemic.

Demolition Delay Updates:

- **15 Hadley Place:** No new update.
- **75 South Street:** No new update, P. Miller to check in with the development team.
- **104 Harvard Street:** No new update.
- **109 Forest Street:** New owner, units are up for sale.
- **17 Manning Street** – The demolition delay subcommittee has worked with the design team to mitigate the demolition and, based upon the latest set of plans, recommends that the project be allowed to proceed. A letter from abutter Sharon Guzik of 10 Manning St was read into the record. Ms. Guzik applauded the design team for working with the commission to mitigate the demolition and improve the design, but stated that she felt that that the proposed design compromises the integrity of the existing house and that it would be more appropriate for the two proposed units to be stacked one over the other on the site in lieu of being arranged in the proposed side-by-side configuration. **Motion:** to lift the demolition delay based upon the set of plans date stamped February 14, 2022. **Approved:** 5-0. Once the approved plans are uploaded to the building permit website, a Historical Commission letter stating that the demolition delay is to be lifted will be filed with the building department.

Update on Permit Review Sub-committee: On-going: a positive working relationship has been established with the building department.

Update on CPA Projects:

- **Oak Grove trees:** No new update.
- **Thomas Brooks Park:** Bid awarded for archaeological dig portion of Phase 1 work. A new round of proposals were received for the Stone Wall Restoration portion of Phase 1, but they were found lacking. A new RFP to be circulated.

Survey Project Update: On-going. Awaiting award of the Fulton Heights survey area work.

Local Historic District Updates: No new update.

Commissioner Opening: J. Keenan met with the Mayor's communication officer regarding potential candidates. No new applications have been received.

Approval of Meeting Minutes:

Motion: to approve the January 10, 2022 MHC meeting minutes. **Approved:** 5-0.

Motion: To adjourn at 9:06 pm. **Approved:** 5-0.

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