



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

April 11, 2022 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:01 pm.
Digital Meeting statement read by J. Keenan, Chair, at beginning of meeting.

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

Determination of Significance:

- **69 Jerome Street** – J. Keenan reviewed the meaning of historical significance. Commission members discussed the Form B and the merits of the building including its association with historically important local architect/builder Moses Mann and its unique extant cornice trim and other details. Developer Sid Gehlot and project architect Yael Getz Schoen were present during the meeting and commented upon their desire to replicate the existing architectural detailing and ornamentation on the proposed redevelopment. P. Miller asked for clarification on the scope of demolition and it was confirmed that the entire second floor would be re-built and the roof level raised. **Motion:** to find historically significant. **Approved:** 4-0.

Receive Demolition Applications:

- **52 Allston Street** – Partial demolition in order to achieve a full height second floor and partial third floor and add on to the rear of the house. **Motion:** to accept the demolition application. **Approved:** 4-0.
- **130 Boston Avenue** – Partial demolition for full replacement of siding and sill, renovation of front and back porches, interior, roof and waterproofing. P. Miller noted that he felt that the wording of the application was vague. R. Hayward confirmed that the project was a full interior and exterior gut renovation. **Motion:** to accept the demolition application. **Approved:** 2-1.
- **146 Summer Street** – Partial demolition in order to raise the roofline and build rear and left side additions. **Motion:** to accept the demolition application. **Approved:** 4-0.
- **232 Fulton Street** – Partial demolition in order to raise the roofline and build second floor addition and habitable attic space. **Motion:** to accept the demolition application. **Approved:** 4-0.
- **Motion:** to expend \$1500.00 to create three Form B's (\$500.00 each) for 52 Allston Street, 146 Summer Street and 232 Fulton Street. **Approved:** 4-0.

- **Site Plan Review for 4060 Mystic Valley Parkway:** The Office of Development, Planning & Sustainability has requested that the Historical Commission provide comments for RISE Together's development proposal for 4054 & 4060 Mystic Valley Parkway, currently occupied by the building containing Bertucci's Pizza. The existing building is proposed to be razed to create space to build a new eight (8) story laboratory facility. It was noted that D. Carr will recuse from providing comments as he is currently an employee of the project's architectural firm. P. Miller to start a draft of the letter and circulate it to the remainder of the Commissioners.
- **Motion:** to expend \$500.00 to create a Form B for the WEEI building at 4068 Mystic Valley Parkway which is an abutter to the aforementioned RISE Together redevelopment proposal. Expenditure to be contingent upon receiving adequate funding for the next fiscal year. **Approved:** 4-0.

Update on New Member Search: Kit Nichols, new applicant for the vacant commissioner opening, attended the meeting. A meeting will be set up for the Commission to conduct an interview with Kit. J. Keenan stated that she believes that the mayor's office has other applications for HC review.

Demolition Delay Updates:

- **15 Hadley Place:** No new update.
- **75 South Street:** On March 22, 2022, P. Miller emailed a sketch to the development team which confirmed that the Historical Commission did **not** request that the street frontage of the proposed building be increased. K. Desmond, counsel for development team, replied on the same day that this information would be forwarded to her client. No further communication about the project has been received by the Commission at the time of this writing.
- **104 Harvard Avenue:** No new update.
- **109 Forest Street:** No new update. 109 has been sold.
- **33 Third Street:** The demolition delay subcommittee met via Zoom with Chung Lee, resident owner, and her architect, Dominic Valente, on April 4, 2022. The subcommittee offered a sketch to serve as an alternative which would keep a portion of the existing house intact and allow the development team design flexibility to achieve its goals. A few days later Ms. Lee informed the Commission that she would not be offering alternative designs and would be waiting out the 18 month demolition delay.
- **78 Cotting Street:** The demolition delay subcommittee met via Zoom with owners Dan Bradley and Sophie Ricks and their architect, David Whitney, on April 6, 2022. Ideas on mitigating the demolition were exchanged and a follow up meeting tentatively scheduled for April 14, 2022.
- **17 Edward Street:** The demolition delay subcommittee members have exchanged emails and R. Hayward will forward the ideas to the owner.

Update on Permit Review Sub-committee: On-going. R. Hayward solicited ideas on possible building types on which to waive review, citing the high number of permits for roof tear-offs/second floor additions.

Update on CPA Projects:

- **Oak Grove trees:** No new update. J. Keenan will contact CPC to see if the funds for this effort can be re-allocated.
- **Thomas Brooks Park:** J. Keenan reported that a site walk with the project archaeologist occurred the previous week and that a call for volunteers for the dig, which is scheduled for May 2022, will go out soon. The Pomp's Wall restoration project was awarded to mason Richard McGrath. A new request for bids will go out soon for the stone wall restoration project. Richard McGrath indicated that he may be interested in submitting on that portion of the work as well.

Survey Project Update: Winter Hill survey substantially complete and should be closed out before the end of the FY. Brickyard-Mystic Park survey to be rolled over into the next FY. Fulton Heights area survey received \$17,500.00 matching grant from Mass Historical and to commence in the next FY in tandem with the Brickyard area survey. Future overall survey work program to be determined with consideration of targeting specific areas or building types.

CPC Funding Priorities: D. Carr again requested discussion of priorities or ideas list for next round of project funding and feedback on the CPA process. There is a CPC meeting to be held on April 12. J. Keenan suggested a possible set of criteria be introduced that might enable private homes to receive CPC funding. D. Carr mentioned the steeple restorations of two local landmark churches be considered as possible CPC grant recipients (R. Hayward noted that the steeples could possibly house cell phone equipment as a funding resource). J. Keenan suggested that Phase 2 work for Thomas Brooks park be on the list and R. Hayward recommended specific items for Thomas Brooks Park such as having the property formally surveyed and tree and brush thinning. K. Nichols suggested public path right of ways ownership be assessed and possibly put forth as a potential recipient. Area survey work and Mystic Valley bikeway extensions were mentioned but those would most likely be deemed ineligible or covered by other resources.

Local Historic District Updates: It was noted that 78 Cotting Street and 10 Manning Street were on this week's agenda for the HDC. There was little support from the Commissioners for a LHD for 78 Cotting Street, citing the possible harm to the owner of imposing a retroactive LHD on the property, timeline to enact such a measure, and lack of city council support for the previous 16 Foster Court LHD proposal.

On-line Meetings: D. Carr inquired about the desire to be able to continue the benefits of on-line or hybrid meetings and about the presence and/or lack of facilities at city hall. D. MacDougall confirmed that the mayor has extended remote meetings into July 2022 and that an internal city deadline exists for determining how best to technically accomplish hybrid meetings.

Approval of Meeting Minutes:

Motion: to approve the March 14, 2022 MHC meeting minutes. **Approved:** 4-0.

Motion: To adjourn at 8:43 pm. **Approved:** 4-0.

Next Meeting: May 9, 2022 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate.