



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

June 13, 2022 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:02 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:

- **130 Boston Avenue** – J. Keenan reviewed the process to date, including the determination of significance and the meaning of a preferably preserved building. The Form B and merits of the house were discussed including its extant, though damaged ornamentation and other significant architectural features, and its association with Moses Mann who also built many of the adjacent houses and had a workshop two doors down. The owner, James Calvey, attended the meeting via zoom, but did not speak. Kelly Catallo of 43 Otis Street stated that she did not understand why there is a delay on the building which she stated is falling apart. Katy Bull of 27 Monument Street stated that she thinks that the building should be found to be preferably preserved. Judy Kaplan of 90 Boston Avenue stated that she thinks the proposed new dwelling units would not be affordable housing and that the existing wisteria tree is an asset to the neighborhood and should be saved. D. Carr stated for the record that the house had a stop work order initiated by the building department due to illegal demolition. Robert DiMarco, counsel for the owner, stated that the intent was not to demo the building. **Motion:** to find preferably preserved. **Approved:** 4-0 with one recusal.

Receive Demolition Applications:

- **10 Newcomb Street** – Total demolition in order to re-build a new 2-family house. **Motion:** to accept the demolition application. **Approved:** 4-0 with 1 abstention.
- **43 Wright Avenue** – Partial demolition of the roof in order to add livable attic space. **Motion:** to pass on review and allow the project to proceed. **Approved:** 5-0.
- **85 Fern Road** – Partial demolition of the roof in order to add livable attic space. **Motion:** to accept the demolition application. **Approved:** 5-0.
- **50 Winthrop Street** – Total demolition in order to build university housing. **Motion:** to accept the demolition application. **Approved:** 5-0.

- **2-4 Capen Street** – Total demolition in order to build university housing. **Motion:** to accept the demolition application. **Approved:** 5-0.

Determinations of Significance:

- **20 Otis Street** (Carriage House) – J. Keenen reviewed the meaning of a finding of significance. The Form B and the merits of the building were discussed including its apparent good condition and scarcity of type. R. Hayward stated that he thought it could be used as a garage or re-purposed in the future as an auxiliary dwelling unit. Danielle Stark, owner, stated that the interior of the structure was not in good condition. **Motion:** to find historically significant. **Approved:** 5-0.
- **76 Sharon Street** – The Form B and the merits of the building were discussed including being a rare example of the stick style in Medford, unique massing and association with the African American neighborhood and possible future historic district. **Motion:** to find historically significant. **Approved:** 5-0.
- **136 Boston Avenue** – The Form B and the existing house were discussed and the majority of the commissioners felt that not enough of the original house remained in order to maintain integrity and that it did not rise to the level of significance. **Motion:** to find historically significant. **Failed:** 0-4 with 1 recusal.
- **4054 Mystic Valley Parkway** – The Form B and the existing building were discussed and the majority of the commissioners felt that, although the building had an interesting history in the development of the MVP area, it did not rise to the level of significance. **Motion:** to find historically significant. **Failed:** 0-4 with one recusal.

Update on New Member Search: Candidates to be interviewed soon.

Demolition Delay Updates:

- **15 Hadley Place:** Exp. 7/2022. A new design which preserves the existing house was submitted, but according to the owner’s counsel, K. Desmond, is not a finalized design. Ms. Desmond asked if the Commission would entertain lifting the demolition delay, which has only one month left until expiration. **Motion:** to find that the owner has not made a continuing and bonafide effort and to not lift the demolition delay imposed. **Approved:** 3-1 with one abstention.
- **75 South Street:** Exp. 7/2022. No new update.
- **104 Harvard Avenue:** Exp. 10/2022. No new update.
- **109 Forest Street:** Exp. 01/2023. No new update.
- **33 Third Street:** Exp. 08/2023. No new update. Owner to wait out the 18 month demolition delay. J. Keenan noted that the building department was also not approving the permit due to the excessive number of bedrooms within the proposed design.
- **78 Cotting Street:** Exp. 09/2023. David Whitney of 49 Linden St Arlington, owner’s architect, attended the meeting. P. Miller gave an account of the process to date including public and HDC input, design option exchanges between the demo delay subcommittee and the owner & architect and the resulting preferred design was then screen-shared by J. Keenan. The idea of a single house local historic district for 78 Cotting was then discussed and the Commissioners stated that they were unanimously not in favor of creating such an LHD. An email from HDC commissioner Fred Soule stating that he preferred a smaller central front window was read into the record. Mary Ann Adduci commented that the last HDC meeting had tabled the

possible single house LHD discussion for 78 Cotting, and felt that not enough time had elapsed in order to find out if there was public support. Note that Fred Soule's aforementioned email also stated that the LHD had discussed the potential single house LHD with the owner, who was found to be not in favor of it. **Motion:** to lift the demolition delay and allow the project to proceed, contingent upon the final plans being uploaded to the building department website. **Approved:** 4-1.

- **17 Edward Street:** Exp. 09/2023. R. Hayward has written up a summary of existing conditions. **Motion:** to lift the demolition delay and allow the project to proceed, contingent upon the final plans being uploaded to the building department website. **Approved:** 5-0.
- **69 Jerome Street** – On June 2, 2022, the demolition delay subcommittee met with developer Sid Gehlot and project architect Yael Getz Schoen. The proposed design was discussed and found to be satisfactory by the subcommittee members with the exception of revising some of the windows. Awaiting distribution and review of the final design.

Sarah Bradlee Fulton Historic Marker: Laura Duggan of 31 Hickory Ave, reported on the historical marker which is currently stored out of sight behind a fence in the DPW yard. She requested support for relocating the marker to a more visible and accessible site. John Anderson of 102 Brooks St and of the Medford Historical Society voiced his support for this. A photo of the proposed relocation site was shown which is on the north side of Rte. 16 westbound off ramp adjacent to the river and near Mystic Ave intersection. D. MacDougall said that a "finding" may not be required for this location. **Motion:** to write a letter of support for the relocation of the historical marker to the most appropriate location north of the route 16 off ramp adjacent to an accessible sidewalk. **Approved:** 4-0 with one abstention.

Update on Permit Review Sub-committee: On-going. Building Commissioner Paul Mochi has retired and no new replacement has yet been found.

Update on CPA Projects:

- **Thomas Brooks Park:** J. Keenan reported that the first day of the archeological dig went very well with two archeologists and volunteer diggers present. Several interesting artifacts were unearthed. A bid was received for the fieldstone wall restoration and is being reviewed.

Survey Project Update: On going.

City Budget Meetings: On going. The mayor's proposed HC budget of \$38,0000 for the next FY awaiting approval.

Local Historic District Update: The mayor has appointed Joseph Ronayne of 43 Winter Street to serve on the HDC. Note that Mr. Ronayne introduced himself during this evening's Historical Commission meeting. Due to a misunderstanding, it was thought the he'd been appointed to the Historical Commission and only after the meeting was it found out that he had actually been appointed to the Historic District Commission.

Approval of Meeting Minutes:

Motion: to approve the May 9, 2022 MHC meeting minutes. **Approved:** 5-0.

Motion: To adjourn at 9:10 pm. **Approved:** 5-0.

Next Meeting: July 11, 2022 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate.