



# City of Medford

HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION

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

## July 11, 2022 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:03 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:

- **20 Otis Street (Carriage House)** – 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 the desire to preserve this relatively rare carriage house building type. Owners Tim and Danielle Stark attended the meeting and spoke about the dilapidated interior, weak roof and lack of foundation. It was noted by P. Miller that since the abutting non-conforming house is very close to the property line, a new replacement garage structure might need to be built further into the property than the existing building. Thomas Downing of 24 Otis Street stated that he felt that the carriage house is not historically significant. George Kong of 30 Otis Street said that he had no problem with the demolition. **Motion:** (PM, 2<sup>nd</sup> RH) to find preferably preserved. **Approved:** 5-0.
- **76 Sharon Street** - J. Keenan reviewed the process to date, including the determination of significance. The Form B and merits of the house were discussed including the somewhat rare Stick style. R. Hayward stated that he felt the building did not retain integrity. Jim Patnaud of 60 Arsenal Street, Watertown, builder and owner's representative spoke about his willingness to work with the Commission to create an acceptable design. Elizabeth Downey of 69 Sharon Street spoke from a neighborhood perspective and voiced concerns about recent development patterns which tend to maximize the footprint of new structures and removal of mature trees and other landscape features. Suzie Nacco of 49 Sharon Street also spoke about neighborhood change and lack of affordability due to development. Jim Patnaud confirmed that the building would go up for sale after renovation. Kathy Bull of 27 Monument Street stated that she would like to have the front geometry of the house preserved. **Motion:** (RH, 2<sup>nd</sup> JF) to find preferably preserved. **Approved:** 3-2.

### **Receive Demolition Applications:**

- **80 Canal Street** – Partial demolition of interior walls, rear porch and roof in order to build a 4-family dwelling. **Motion:** (RH, 2<sup>nd</sup> JF) to accept the demolition application. **Approved:** 5-0.

### **Determinations of Significance:**

- **10 Newcomb Street** - J. Keenan reviewed the meaning of a finding of significance. The Form B and the merits of the building were discussed. The Commissioners felt that the building did not rise to the level of significant. **Motion:** (RH, 2<sup>nd</sup> EW) to find historically significant. **Failed:** 0-5.
- **85 Fern Road** - The Form B and the merits of the building were discussed. The Commissioners felt that the building did not rise to the level of significant. **Motion:** (RH, 2<sup>nd</sup> EW) to find historically significant. **Failed:** 0-5. Michael Cohen, project developer, stated willingness to make design changes to help preserve integrity.
- **2-4 Capen Street** - The Form B and the merits of the building were discussed. Adam Dash of 49 Grove Street, Somerville, owner's representative for Tufts University and Gerry Frank, project architect attended the meeting but did not speak. The Commissioners felt that the building did not rise to the level of significant. **Motion:** (RH, 2<sup>nd</sup> EW) to find historically significant. **Failed:** 0-4 with one abstention.
- **50 Winthrop Street** - The Form B and the merits of the building were discussed. Adam Dash of 49 Grove Street, Somerville, owner's representative for Tufts University spoke briefly about the project. The Commissioners felt that the building did not rise to the level of significant. **Motion:** (RH, 2<sup>nd</sup> EW) to find historically significant. **Failed:** 0-4 with one abstention.

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

### **Demolition Delay Updates:**

- **15 Hadley Place:** Exp. 7/2022. No new update.
- **75 South Street:** Exp. 7/2022. No new update.
- **104 Harvard Avenue:** Exp. 10/2022. No new update.
- **33 Third Street:** Exp. 08/2023. No new update.
- **69 Jerome Street** – R. Hayward and P. Miller reviewed the process to date, including minor design revisions and replication of significant architectural detail. The current agreed upon design has been posted on the Historical Commission website for the past month. The demolition delay subcommittee recommended that the current design be accepted. **Motion:** (RH, 2<sup>nd</sup> PM) to lift the demolition delay pending the uploading of the agreed upon design to the building permit website. **Approved:** 5-0.
- **130 Boston Avenue:** Exp. 12/2023. Demolition delay subcommittee meeting scheduled for July 14, 2022.

**Update on Permit Review Sub-committee:** On-going. D. MacDougall reported that a building inspector from Arlington would be filling one day per week on a temporary basis while a new building commissioner is sought.

**Update on CPA Projects:**

- **Thomas Brooks Park:** J. Keenan reported that the archeological dig was very successful with great community involvement and many interesting artifacts now undergoing analysis. Pomp's Wall restoration work awarded. The fieldstone wall restoration work was awarded but awaiting contract execution.

**Survey Projects Update:** On going. Winter Hill - almost wrapped up, consultant payment for last phase to be finalized. Brickyard – extended through September. Fulton Heights – bid to go out.

**City Budget Meetings:** On going. Public education effort needed to communicate the pro-neighborhood/pro-development stance and the different roles of HDC vs HC. The demo delay statute is under review and the commission may be asked to appear before the city committee as a whole.

**Local Historic District Update:** No new update. R. Hayward suggested this topic be removed from the agenda until HDC vs HC roles are clarified.

**Approval of Meeting Minutes:**

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

**Motion:** To adjourn at 8:55 pm. **Approved:** 5-0.

**Next Meeting:** August 8, 2022 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate. Open meetings to be extended.