



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

September 12, 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, Edward Wiest, Jessica Farrell, Kit Nichols and Peter Miller. Denis MacDougall also present. Absent: Doug Carr

Determination of Preferably Preserved Status:

- **80 Canal Street** – J. Keenan reviewed the process to date. The building was automatically found to be significant because it is listed on the National Historic Register. The commissioners discussed the building and its association with the Middlesex Canal Historic and Archaeological District. There was a consensus that although the house was very significant, it had lost integrity due to fire damage and other alterations. **Motion:** (RH, 2nd EW) to find preferably preserved. **Failed:** 0-5. A demolition delay will not be imposed and the project can move ahead.

Votes to Release Demolition Delay:

- **130 Boston Avenue** – R. Hayward reviewed the process to date including the documentation of the existing house, drawing of the existing conditions to reflect the original pre-gut conditions, meetings with James Calvey, contractor for the project, and new drawings done by R. Hayward with suggested design revisions to retain as much integrity of the existing house as possible. The agreed-upon design drawings were reviewed during the meeting and found to be acceptable by the commission and the proponent except for the exclusion of one first floor kitchen window. **Motion:** (PM, 2nd KN) to release the demolition delay pending the upload to the building department permit website of the finalized design drawings with the aforementioned kitchen window removed. **Approved:** 5-0. Mr. Calvey thanked the commissioners for their efforts.
- **20 Otis Street** – P. Miller reviewed the process to date including a meeting at the property with the owners and Commissioners Hayward and Miller and suggested design revisions to mitigate the demolition. The current set of drawings and an MHC sketch were reviewed and discussed. The commission consensus was that several design items should be further studied and put into the drawings including corner board and door trim, eave returns and garage door options. **Motion:** (RH, 2nd EW) to table the demolition delay release vote until the next immediate Historical

Commission public meeting to be held on October 3, 2022. **Approved:** 5-0. This will allow time for the owner to revise the design and provide garage door options. Note that the homeowner, Danielle Starsky, attended the meeting and indicated via the Zoom chat window that this course of action was acceptable.

Determination of Significance:

- **11 Orchard Street** - The Form B and the merits of the building were discussed by the commissioners. The consensus was that the building did not rise to the level of historically significant. Aguimar Desouza, contractor and owner's representative, of 48 7th St., Medford spoke briefly about his desire to upgrade the building. **Motion:** (RH, 2nd KN) to find significant. **Failed:** 0-5. The project can proceed without delay.

Receive Demolition Applications:

- **8 Hamlin Avenue** – Partial demolition to renovate enclosed front porch and full interior gut and exterior finishes in order to flip the property. J. Keenan clarified the 3-step process to the owner, Erlon Sousa, who attended the meeting. **Motion:** (EW, 2nd RH) to accept the demolition application. **Approved:** 5-0. **Motion:** (RH, 2nd JF) to expend \$500.00 to create a Form B for the property. **Approved:** 5-0.
- **16 Foster Court** – Note that J. Keenan recused herself from the discussion on this property. The property was previously found to be historically significant. K. Nichols and P. Miller voiced concerns that a negative precedent could be set by granting a special public hearing for this project. R. Hayward stated that the special hearing be set only in order to meet the specified 30 day deadline. **Motion:** (EW, 2nd JF) To accept the demolition application recognizing that it is filed under protest and subject to the public demolition request hearing for this property be held on October 3, 2022. **Approved:** 4-0.

October 3, 2022 Public Hearing - See 16 Foster Court discussion above. **Motion:** (EW, 2nd KN) to add 20 Otis Street to the meeting agenda. **Approved:** 4-0.

Site Plan Reviews:

- **2-4 Capen Street** - Commissioners to send draft comments to J. Keenan. P. Miller recused. Comment letter due by Oct. 5, 2022.
- **50 Winthrop Street** - Commissioners to send draft comments to J. Keenan. P. Miller recused. Comment letter due by Oct. 5, 2022.

Shiloh Baptist Church of West Medford

Determination of Significance for CPC Application

Clifford Singleton of 75 Grenier St, Bedford, and church representative, described the need for repair and restoration work at the church including old windows, etc. The Form B, merits of the building, and its history were discussed. The church has a unique architectural style and has been an important institution in the community for many years. The commission strongly feels that the church is very significant and deserves CPC support. **Motion:** (RH, 2nd EW) to find significant. **Approved:** 5-0.

Update on New Member Search: Candidate Kit Nichols was appointed by the mayor to fill the vacant commissioner seat. Congratulations Kit, and welcome to the MHC!

Demolition Delay Updates:

- **104 Harvard Avenue:** Exp. 10/2022. No new update.
- **33 Third Street:** Exp. 08/2023. No new update.
- **130 Boston Avenue:** Exp. 12/2023. See discussion above.
- **20 Otis Street:** Exp. 01/2024. See discussion above.

Update on Permit Review Sub-committee: On-going. Still no new building commissioner.

Update on CPA Projects:

- **Thomas Brooks Park:** The recovered artifacts to be classified and selected for preservation. Volunteers needed for the sorting process. Waiting for mason to commence Pomp's Wall restoration work.

Survey Projects Update: Brickyard area survey on-going. Winter Hill – awaiting finance department for grant matching funds. Fulton Heights – evaluating bidder references.

Local Historic District Update: No new update. Item to be removed from future agendas, but can be added to them as needed.

Approval of Meeting Minutes: Added text about J. Keenan recusal from 16 Foster Court proceedings. **Motion:** (EW, 2nd KN) to approve the August 8, 2022 MHC meeting minutes. **Approved:** 5-0.

Motion: (EW, 2nd RH) to adjourn at 8:48 pm. **Approved:** 5-0.

Next Meeting(s): October 3, 2022 hearing (see discussion above) and regular MHC meeting on October 17, 2022 via Zoom. Start time 7:00 pm. Denis MacDougall to coordinate. Open meetings to be extended until March 2023.