



# City of Medford

HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION

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

## March 13, 2023 Medford Historical Commission Minutes

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

Members present: Jennifer Keenan, Ryan Hayward, Doug Carr, Jessica Farrell, Kit Nichols and Peter Miller. Absent: Edward Wiest

### Determinations of Preferably Preserved Status:

- **28 Grove Street** – J. Keenan recapped the process to date including the finding and meaning of significance and meaning of preferably preserved status. The commissioners discussed the Form B and attributes of the house including its high level of architectural integrity and neighborhood context. Emails from neighborhood residents David Keir of 25 Grove Street, David Bortone & Barbara Calautti of 41 Grove Street and Daniel Connor of 63 Tyler Avenue were read into the record. Owner Haosheng Zhang was present during the meeting and stated his intent to restore and refresh the house and to add an addition and dormer onto the rear. **Motion:** (RH, KN 2<sup>nd</sup>) to find preferably preserved. **Approved:** 5-0.
- **91 Winchester Street (Carriage House)** – Preferably preserved hearing continued until April 10, 2023 meeting due to lack of required signage at the property. Owner Lee Herringshaw was present at the meeting and asked for clarification.

### Determinations of Significance:

- **1 Clematis Road** – Since the Form B was not made available to the Commissioners by the consultant at the time of the meeting, the commission felt that the most appropriate course of action was to pass on review. **Motion:** (RH, PM 2<sup>nd</sup>) to pass on review and allow the demolition to proceed. **Approved:** 5-0.
- **67 North Street**: The Form A area survey and merits of the building were discussed by the commissioners who felt that it did not rise to the level of significant. **Motion:** (RH, PM 2<sup>nd</sup>) to find significant. **Failed:** 0-5.
- **236 Boston Avenue**: The Form A area survey and merits of the building were discussed by the commissioners who felt that it did not rise to the level of significant. **Motion:** (RH, DC 2<sup>nd</sup>) to find significant. **Failed:** 0-5.
- **222 Boston Avenue**: The Form A area survey and merits of the building were discussed by the commissioners who felt that the building is a good example of a historic warehouse building type and maintained architectural integrity. D. Carr

commented upon the strong campus-like feel of the building in relationship to the other adjacent warehouse structures at 196 & 200 Boston Avenue and 600 Mystic Valley Parkway. Kathleen Desmond, the prospective property buyer's counsel, made a comment about a possible life sciences development proposal which is currently predicated upon a cleared site. **Motion:** (PM, DC 2<sup>nd</sup>) to find significant. **Approved:** 4-1.

#### **Receive Demolition Applications:**

- **12 George Street:** Partial demolition of 2-family house for gut renovation, roof re-frame and window door and deck removal in order to convert to a 3-family residence. **Motion:** (PM, JF 2<sup>nd</sup>) to accept the demolition application. **Approved:** 5-0.
- **28 Winter Street:** Partial demolition of roof, windows, doors, front porch in order to construct a second dwelling unit. **Motion:** (PM, RH 2<sup>nd</sup>) to accept the demolition application. **Approved:** 5-0.
- **17 Green Road:** Partial demolition of roof, windows, doors, front & side porch in order to construct an addition. **Motion:** (RH, KN 2<sup>nd</sup>) to accept the demolition application. **Approved:** 5-0.
- **Form Bs:** **Motion:** (RH, JF 2<sup>nd</sup>) to expend \$1500.00 (\$500.00 each) to create Form B's for 12 George Street, 28 Winter Street and 17 Green Road. **Approved:** 5-0.

#### **Discussion of 2022 Annual Report:**

- J. Keenan and R. Hayward are currently revising the draft report and will distribute to the rest of the commissioners for final comments.

#### **Demolition Delay Updates:**

- **33 Third Street:** Exp. 08/2023. No new update.
- **31 South Street:** Exp. 06/2024. On March 8, 2023 the demolition delay subcommittee emailed comments dated 2/23/2023 on the drawings dated 2/20/2023 to the developer. The developer forwarded the comments to the architect on 3/13/2023.

**Update on Permit Review Sub-committee:** On-going. The quantity of permits has dropped within the last couple of months. J. Keenan has been in touch with Building Commissioner Forte.

#### **Update on CPA Projects:**

- **Thomas Brooks Park:** Tree and brush thinning has happened.
- **MBELT:** D. Carr and J Keenan reported that MBELT access drive design has been revised and that MBELT will have an active summer season.

**Survey Projects Update:** Brickyards area received 3A and 3B survey information from the consultants and will wrap up soon. Fulton Heights area survey to hopefully commence by April 1.

**Site Plan Review for 200 Boston Ave:** There was a zoning code revision for the site and the development proposal re-submitted. The commission to review the development proposal to see if anything has changed and if new comments are needed.

**Approval of Meeting Minutes:** **Motion:** (JF, RH 2nd) to approve the February 13, 2023 MHC meeting minutes. **Approved:** 5-0.

**Motion:** (RH, JF 2nd) to adjourn at 8:25 pm. **Approved:** 5-0.

**Next Meeting:** April 10, 2023. Start time 7:00 pm. Denis MacDougall to confirm if the meeting is to be in-person or via Zoom.