



City of Medford

HISTORICAL COMMISSION

HISTORIC DISTRICT COMMISSION

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

May 8, 2023 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:00 pm. Digital Meeting statement read by Jennifer Keenan at beginning of meeting.

Members present: Jennifer Keenan, Ryan Hayward, Edward Wiest, Doug Carr, Kit Nichols and Peter Miller. Absent: Jessica Farrell and Denis MacDougall. Edward Weist needed to leave the meeting at 8:24 pm.

Determinations of Preferably Preserved Status:

- **91 Winchester Street (Carriage House)** – J. Keenan reviewed the meaning of significance and process to date. The Commissioners reviewed the Form B. R. Hayward spoke about the rarity of the building type in Medford. Owner Lee Herrington was present during the meeting and spoke about the condition of the carriage house, including partially collapsed roof, desire to tear down the “barn” portion of the carriage house and use the existing slab as a patio, and \$13,000.00 demolition expense. Lee Herrington said that she intends to save the attached concrete block “garage” portion of the structure. Building Commissioner William Forte mentioned MGL Chapter 143, Sections 6-10, and said that he would not order a tear down unless the building constituted an imminent danger to the public. R. Hayward said that documentation of the existing structure would be the first order of business, if the “barn” portion of the carriage house was to be found preferably preserved. **Motion:** (RH, KN 2nd) to find the “barn” portion of the carriage house preferably preserved. **Approved:** 4-1.
- **17 Green Road:** The Form B and merits of the building were discussed. The commissioners found that the building’s history as an early part of the development of Medford and retained significant Shingle Style integrity including architectural detailing and materials. Owner Nichole Mucci and project architect Steven Borne of Stoneham, MA were present during the meeting and spoke about the porch needing repair and their desire to construct a sympathetic addition. Contractor Serge Deassis of Medford also spoke about the immediate need for porch repair work. No further public comments were forthcoming. **Motion:** (PM, RH 2nd) to find preferably preserved. **Approved:** 4-0 with one recused.

Determinations of Significance:

- **142 Mystic Avenue:** R. Hayward stated that it was recently discovered that the building was less than 75 years old and therefore did not fall under Historical Commission purview. **Motion:** (RH, EW 2nd) to pass on review due to the structures age. **Approved:** 5-0.

Receive Demolition Application:

- **37 Locust Street:** Total demolition of the office structure and front garage in order to provide space to utilize the lot space. **Motion:** (EW, PM 2nd) to accept the demolition application pending receipt of a site plan within ten days of the May 8, 2023 Historical Commission meeting. **Approved:** 5-0. **Motion:** (RH, DC 2nd) to expend \$500.00 to create a Form B for the property. **Approved:** 5-0.

William Forte, Building Commissioner:

Building Commissioner Forte was invited to attend the meeting and formally introduced himself. He made some general comments about strengthening and streamlining the demolition delay ordinance and process in order to clarify Historical Commission authority. A lively discussion ensued. J. Keenan suggested that the Commission look at ordinances from nearby cities as examples. R. Hayward opined that legal counsel should be consulted regarding possible revisions to the demolition delay ordinance. Building Commissioner Forte to draft potential ordinance revisions for Historical Commission review.

Demolition Delay Updates:

- **33 Third Street:** Exp. 08/2023. No new update.
- **31 South Street:** Exp. 06/2024. The demolition delay subcommittee drafted another round of comments on April 26, 2023 and emailed them to the owner.
- **28 Grove Street:** Exp. 09/2024. The demolition delay subcommittee has been working diligently with owner/architect Housen Zhang via another Zoom meeting and email. The subcommittee feels that the owner has put in a good faith effort to mitigate the demolition. R. Hayward stated that he felt that the proposed design with its fiber cement clapboard siding and corner boards is too different from the existing shingle style design of the house which is prevalent in the neighborhood. Mr. Zhang stated that using fiber cement shingles was cost prohibitive. **Motion:** (EW, DC 2nd) to release the demolition delay pending upload of the agreed upon design and front door specification to the building permit website. **Approved:** 4-1.

Update on Permit Review Sub-committee: On-going.

Vernon Chandler Presentation:

R. Hayward requested that the commissioners attend this event on June 1, 2023.

Update on CPA Projects:

- **Thomas Brooks Park:** Fieldstone wall restoration is substantially complete and the Pomp's Wall restoration is to be completed within the next week. There was a \$3500.00 change order for the sandstone wall caps. There is some question as to what to do about the existing marker or whether it would be appropriate to add another marker, or new interpretive panels. All community stake holders will need

to be involved with these decisions and the proposed Pomp's Wall renaming. K. Nichols to continue the dialogue with the Medford Historical Society. There needs to be a meeting to flush out ideas, hopefully with all of the community stake holders in attendance.

Survey Projects Update: Brickyards area survey in final stages of close out. Fulton Heights area survey has commenced.

Site Plan Review for Proposed 285-295 Middlesex Avenue Redevelopment:

The commissioners to send design review comments, should they have any, to the Office of Planning Development and Sustainability by June 2, 2023.

Approval of Meeting Minutes: **Motion:** (RH, DC 2nd) to approve the April 10, 2023 MHC meeting minutes. **Approved:** 4-0

Motion: to adjourn at 9:27 pm. **Approved:** 4-0.

Next Meeting: June 12, 2023. Start time 7:00 pm. Denis MacDougall to confirm if the meeting is to be in-person or via Zoom.