



# City of Medford

## HISTORICAL COMMISSION HISTORIC DISTRICT COMMISSION

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

### June 12, 2023 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:02 pm. Digital Meeting statement read by Ryan Hayward at beginning of meeting.

Members present: Ryan Hayward, Doug Carr, Jessica Farrell, Kit Nichols and Peter Miller.

Absent: Jennifer Keenan and Edward Weist. Denis MacDougall attended at the pre-meeting but needed to leave shortly thereafter.

#### **Determination of Significance:**

- **37 Locust Street:** R. Hayward reviewed the meaning of significance. The commissioners discussed the Form B for the property and the consensus was that, although the history of the property was interesting and played a role in the industrial development of Medford, it did not rise to the level of architectural or historical significance. The Form B did not list the property as a possible candidate for the national registry. **Motion:** (PM, KN 2<sup>nd</sup>) to find significant. **Failed:** 0-4.

#### **Receive Demolition Application:**

- **23 Winter Street:** Partial demolition for removal of the roof and rear porch in order to add living space to the third floor and a rear addition for a larger two-unit residence. **Motion:** (KN, JF 2<sup>nd</sup>) to accept the demolition application. **Approved:** 4-0. **Motion:** (JF, PM 2<sup>nd</sup>) to expend \$500.00 to create a Form B for the property. **Approved:** 4-0.

#### **280 Mystic Ave - PDD Review:**

- Planned Development District hearing on June 21, 2023 for zoning amendment for parcels on Mystic Avenue for a Life Sciences Development District proposal. Comments due June 16, 2023.

#### **Medford Housing Authority - Development Proposal for Walkling Court:**

- The Middlesex Canal prism runs beneath the property. Lee Morrisette, Dani Garber-Letitia and Maura Barry-Garland of Dietz & Company Architects and Gabriel Ciccariello of the Medford Housing Authority attended the meeting. Ms. Garber-Letitia summarized the project and spoke about Segment 80 of the Middlesex Canal prism and its relationship to the Walkling Court redevelopment site. P. Miller inquired about the project cost for the Walkling Court redevelopment project and

number of units. Mr. Morrisette responded that the project cost was approximately \$100M for replacement of the existing dwelling units with all new units and included the cost for 98 additional new units. Mr. Ciccariello wrote via the chat window that Medford had received a \$15M grant from Massachusetts DHCD. R. Hayward explained that the state funding grant from DHCD triggers the need for a Project Notification Form (PNF) and supporting materials. **Motion:** (DC, JF 2<sup>nd</sup>) to expend up to \$2,000.00 to create a Form A area survey for the property. **Approved:** 4-0.

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

- **33 Third Street:** Exp. 08/2023. No new update.
- **31 South Street:** Exp. 06/2024. No new update, P. Miller to reach out to the development team.
- **91 Winchester Street (Carriage House):** Exp. 10/2024. R. Hayward has been working with the owner and contractor to determine real the project costs to restore the carriage house roof and to add a dormer.

#### **Update on Permit Review Sub-committee:**

- Letter from KP Law received confirming that the demolition delay by-law is 100% enforceable by the building department. As follow up to last month's discussion with Building Commissioner Forte, R. Hayward to draft language to attempt to streamline the demolition delay process for buildings built before 1900 and for pre-authorization of Form Bs appropriations.

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

- **Thomas Brooks Park:** Fieldstone wall restoration is essentially complete. Thanks to Doug Carr and the CPC for funding the restoration work. Phase 2A of the project to be the design of a memorial to cap the homestead site and to acknowledge the site's enslaved and indigenous peoples and the Brooks family. Phase 2B to be a larger archeological dig, removal of dead wood, signage, crosswalks and site accessibility.

**Survey Projects Update:** Brickyards area survey completed and to be uploaded to the Google drive. Awaiting final payment of John Clemson by the finance department. Fulton Heights area survey is under way.

**Approval of Meeting Minutes:** **Motion:** (DC, KN 2nd) to approve the May 8, 2023 MHC meeting minutes. **Approved:** 3-0 with one abstention. **Motion:** (JF, DC 2nd) to approve the May 11, 2023 special MHC meeting minutes. **Approved:** 4-0.

**Motion:** to adjourn at 8:06 pm. **Approved:** 4-0

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