



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

March 9, 2026 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:05 pm. Digital meeting statement read by Jennifer Keenan at beginning of meeting.

Members present: Jennifer Keenan, Ryan Hayward, Doug Carr, Kit Nichols, Sara Berndt and Peter Miller. Luke Beck and Denis MacDougall also attended the meeting.

Receive Demolition Application and Determinations of Significance:

- **226 Main Street:** Total demolition in order to construct a new 5-unit residential building. **Motion:** (RH, PM 2nd) to accept the demolition application. **Approved:** 5-0. J. Keenan reviewed the meaning of significance. R. Hayward mentioned that this is a very common house type in Medford. P. Miller and S. Berndt noted the brick front façade. **Motion:** (DC, PM 2nd) to find significant. **Failed:** 0-5.
- **10 Whittemore:** Partial demolition to remove the hip roof above the second floor and add a new half story. **Motion:** (RH, PM 2nd) to accept the demolition application. **Approved:** 5-0. The property owner Kevin Ring of 52 Medford Street, spoke about the project including keeping the massing of the first and second floors but altering the roof shape to create upper floor living space and to create a Net-Zero house with solar panels. **Motion:** (RH, PM 2nd) to find significant. **Failed:** 0-5.

Receive Demolition Applications:

- **1-3 Vassar Street:** Partial demolition of the roof in order to construct two shed dormers. **Motion:** (RH, DC 2nd) to pass on review. **Approved:** 5-0.
- **12-14 Wellesley Street:** Partial demolition of the roof in order to construct two shed dormers. **Motion:** (RH, DC 2nd) to pass on review. **Approved:** 5-0.

Upcoming Potential Demolition Reviews:

- 85 High Street gas station.

Medford High School Section 106 Review:

- Sect 106 review triggered by funding regulations. Form B to be created for the High School and the historical commission to determine significance. R. Hayward mentioned that the HS is the only Brutalist style building in Medford.

Vacant Historical Commission Seats Update:

- Sara Berndt has been sworn in as a new commissioner. Congratulations Sara! Luke Beck's application has been submitted to the city and is awaiting approval.

2025 Historical Commission Annual Report:

- R. Hayward circulated a draft annual report and minor revisions were made by the commission. The commissioners spoke about goals for the upcoming year including re-working or tweaking of the demolition delay ordinance, creation of a list of significant properties, and hiring of a city preservation consultant.

Brooks Estate Archaeological Survey:

- Awaiting completion of city paperwork approvals.

Update on CPA Projects:

- Thomas Brooks Park tree work lowest bidder unqualified. Second lowest bidder likely to be awarded the project. Goal of 20 – 30 trees to be replanted. Lab day to be held at the Medford Public Library on March 30, 2026 for artifact cleaning and sorting. Currently have 12 community volunteers to assist.

Cross Street Cemetery Update:

- **Oak Grove Cemetery:** Received two bids for the headstone refurbishment project. Daedalus Conservation is the bidder likely to be awarded the contract.
- **Medford Square Site:** No new update.

Survey Projects Update:

- Hastings Heights survey project under way.

Medford Square Zoning Initiative:

- D. Carr reported that he and T. Dupont plan to meet with the Historic District Commission this week to discuss zoning approaches to protect historic properties in Medford Square.

Demolition Delay Updates:

- **16 Manning Street:** Exp. 1/2027. No new update.
- **41 Mystic Avenue:** Exp. 4/2027. R. Hayward drawing existing conditions in effort to solicit bids to relocate the house within Medford.
- **36 Mystic Street:** Exp. 8/2028. D. Carr and P. Miller met with the project manager, Vijay Johnson, on March 6, 2026 and provided guidance on demolition mitigation and moving the project forward. Mr. Johnson forwarded for review a proposal for Exterior Renovation & Preservation Specification. The subcommittee made comments and the Proposal was revised accordingly. The finalized version of the Exterior Preservation

Specification, dated March 7, 2026 was uploaded to the Building Department Permit CitizenServe website by Vijay Johnson. **Motion:** (DC, PM 2nd) to lift the demolition delay based upon the aforementioned “36 Mystic St - Exterior Renovation Specification - March 7, 2026-V2.pdf” being uploaded to the CitizenServe website. **Approved:** 5-0.

Approval of Meeting Minutes: **Motion:** (RH, DC 2nd) to approve the February 9, 2026 Historical Commission meeting minutes. **Approved:** 4-0 with one abstention.

Motion: (RH, KN2nd) to dissolve the meeting at 8:15 pm. **Approved:** 5-0.

Next Meeting: April 13, 2026. Start time 7:00 pm. Denis MacDougall to coordinate.