



City of Medford

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

MEETING DATE: March 9, 2015

MEETING LOCATION: Medford City Hall, Rm. 201

MEMBERS PRESENT: Christopher Bader-Chairperson
Charlotte Scuderi-Vice Chairperson
Nino Susi
Frederick Soule-Secretary

MINUTES PREPARED BY: Frederick Soule

The meeting was called to order at 6:00 pm. Ryan Hayward of the Historical Commission was also present.

1. **Previous Minutes:** The Minutes from the December 8, January 12 and February 9 meetings were reviewed. NS motioned that the minutes be approved, CS seconded. The vote was 4 in favor, 0 opposed. Motion passed.
2. **30 Hillside Avenue.** The property is located in the Hillside Avenue Historic District. The Owners, Bryan Spence and Kristen Henn, were present for the review of their Application for a Certificate of Non-Applicability dated 2/11/15.
 - The house was built ca. 1948 and is 1,300 SF on a 7,000+/- SF lot. The members felt the house was not a significant contributing structure to the district.
 - An 16' x 23' addition at the rear of the property is proposed. Architectural drawings by Dan Allen Design Studio dated 24 June 2011 were presented.
 - CB noted that he had visited the site and it was his determination that little if any portions of the proposed addition would be visible from Hillside Ave, or other public ways.
 - The roof of the existing house will be replaced during the project, so the new roofing materials on the original house will be visible. The owners supplied a sample of CertainTeed asphalt roof shingles, Colonial Slate was selected as the color.
 - Siding for addition: The Owners supplied a sample of CertainTeed Monogram siding for the addition, Colonial White color. CB noted that because the addition is at the back of the house and not visible, and the siding matches what is on the house currently, it should be approved.

CS made a motion that a Certificate of Non-Applicability be approved, FS seconded the motion. The vote was 3 in favor, 1 abstained. Motion passed.

3. New members for the Historic District Commission:

- Julie Killian has moved out of Medford, but is still an eligible commissioner until her term expires.
- Members of the HDC will reach out to neighbors and residents of Medford to try and find persons with an interest in joining the Historic District Commission. Other suggestions: post a message on the Medford Yahoo group, talk to neighbors in the historic districts.

5. 298 High Street: The Owner, Chris Bader, was present to give an update on the property:

- The HDC has previously approved repairs to the roof and chimney repairs.
- CB noted that the screen porch on the side of the house been heavily damaged due to snow, and is unsafe at the moment. CB is working on a determination about the extent of porch repairs necessary and will update the commission at a future meeting.

6. 115 South Street:

- CB reviewed a copy of John Clemson's text regarding the significance of the building.
- NS requested the language be added providing more information about the house's architectural and design features.

7. 129 High Street:

- CB reviewed that the house is still under consideration to be designated a single house historic district.
- CB has obtained the minutes of the City Council meeting where single house districts and 129 High St. were discussed.

FS made a motion that CB forward the CC minutes to the owners of the property for their review and comment, and make a request that they attend a future HDC meeting. CS seconded, motion passed.

8. Election of officers for 2015:

NS made a motion that the members be elected for the following positions, FS made a second, motion passed 3 in favor, 0 opposed.

- Chris Bader: Chairperson.
- Charlotte Scuderi: Vide chairperson.
- Frederick Soule: Secretary.

9. 34A Governors Ave:

- The Owners of the property, Anthony and Bernadette DeVirgilio, and the architect, Manuel Tavares, attended the meeting, but were late. A new single family residence is proposed for the property. Preliminary Architectural plans were reviewed.
- CB requested that a Application for a Certificate be prepared and formally submitted to the HD Commission for review at the next meeting.
- Upon receipt of the completed application, the HDC will contact the abutters of the property noting the time and date of the meeting when the application will be reviewed.

The meeting adjourned at 7:05 pm. The next scheduled meeting is April 13 at 6:00 pm.