



# City of Medford

## HISTORIC DISTRICT COMMISSION

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

### MEETING MINUTES

- MEETING DATE:** April 13, 2015
- MEETING LOCATION:** School Committee Conference Room  
Medford High School  
489 Winthrop St, Medford, MA
- MEMBERS PRESENT:** Christopher Bader-Chairperson  
Charlotte Scuderi-Vice Chairperson  
Frederick Soule-Secretary
- MINUTES PREPARED BY:** Frederick Soule

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The meeting was called to order at 6:04 pm. Ryan Hayward of the Historical Commission was also present.

- 1. Previous Minutes:** The Minutes from the March 9 meeting was reviewed. CS motioned that the minutes be approved, CB seconded. The vote was 3 in favor, 0 opposed. Motion passed.
- 2. 34A Governors Ave:**
  - The property is located in the Hillside Avenue Historic District.
  - The Owners of the property, Anthony and Bernadette DeVirgilio, and their Builder, Jennifer Kierce, were present. A new 2,800 SF single family residence is proposed for the property. Schematic Property and Architectural plans were reviewed.
  - The following abutters were present:
    - Naz & Sue Kupelian, 25 Grandview Ave.
    - Terri Susi, 8 Grandview Ave.
    - Michelina Bucchhi, 31 Grandview Ave.
    - Elizabeth & Bernie Faucher, 27 Grandview Ave.
  - The applicants noted that the design of the house is a "modern" design intentionally meant to evoke a new and different look for the district. The siding will be "Hardiplank", the windows will be clad, the roofs will be flat or slightly sloped, the garage will be at the level of Governors Ave, the construction quality will be very high. The design meets the zoning ordinance for height, setbacks, lot size, etc.
  - Each Abutter was given the opportunity to comment on the application.
  - Each Commission member was given the opportunity to comment on the application.
  - The general comments were summarized as follows:
    - ✓ The proposed design is inappropriate for the district.

- ✓ A more traditional design may be more appropriate for the district; the design should be complementary to the district.
- ✓ The height of the proposed design is a concern, it may block views from abutters on Grandview Ave.
- ✓ The proposed design's impact on the existing stone retaining wall behind the property is unknown; a structural engineer should be engaged to review the potential impact from the house construction on the existing retaining wall.
- ✓ Any proposed solar panels on the roof should not be visible from a Public Way; solar panels are not prohibited but are recommended to be out of public sight.
- CB noted that a summary of the general comments would be forwarded to the Applicant for their review and use.
- The applicants noted that they were willing to respond to the comments and revise the design for review at a future HDC meeting.

CB made a motion that the Application be denied, FS seconded, the vote was 3 in favor, 0 opposed, motion passed.

**3. Future Historic Districts:**

CB noted that he had requested to be placed on the Agenda of the Historical Commission in order to coordinate the preparation of Form B's for historic properties in Medford and to work together in proposing future historic districts/properties.

The meeting adjourned at 7:15 pm. The next meeting is May 18 at 6:00 pm.