



City of Medford

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

MEETING DATE: May 18, 2015

MEETING LOCATION: Medford City Hall, Rm. 201

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

MINUTES PREPARED BY: Frederick Soule

The meeting was called to order at 6:02 pm.

1. **Previous Minutes:** The Minutes from the April 13 meeting were reviewed. CS motioned that the minutes be approved, CB seconded. The vote was 3 in favor, 0 opposed. Motion passed.

2. **2 Woburn Street:**

The property is located in the Marm Simonds Historic District. The Owners of the property, Robert & Aimee Smith, were present to review the application for a Certificate of Appropriateness. Photographs of the property and images of similar fences were presented.

- The application is for a white, wooden picket fence to be installed along the front and side of the property along the Woburn St.
- The fence will be 4 ft tall and will be located about 15 back from Woburn St.
- The fence will be painted cedar with 1 x 3 cedar pickets, white color.

FS made a motion that the application be approved as submitted, CB seconded; the vote was 3 in favor, 0 opposed, motion passed.

3. **21 Touro Avenue.**

The property is owned by Tufts University, which plans to put the property up for sale. Robert Chihade and Barbara Rubel from Tufts University were present to discuss the property.

- The following residents were present:
 - Doug Carr
 - Claire Dempsey
 - James Kossuth
 - Ryan Hayward
- CB noted that he had discussed the property with Paul Mochi the building inspector and confirmed that the lot is zoned for multi family use, the lot is large enough to be subdivided, and that the existing house on the property is subject to the Demolition Delay ordinance, but

could be demolished and two multi-family houses built on the property. CB also noted that the existing house could be relocated on the property and a second house could be built next to it.

- Doug Carr recommended that language put in the purchase and sale agreement to include a design review for the property. Mr. Chihade noted that he was open to this idea, but would like to review a draft of the proposed language before moving ahead with it.
- Claire Dempsey noted that her preference would be for the house and property be preserved and that language be put in the purchase and sale prohibiting demolition or sub-division of the property. Mr. Chihade noted that the university would likely be opposed to these types of limitations.
- CB noted that an option would be to designate the house as a Single House Historic District. CB noted that there is a regulatory process that must be followed for this designation, and requested that a Form B be prepared for the property, as the first part of this process.
- CB noted that another option would be to place a preservation easement on the property. Mr. Chihade noted that the university would likely be opposed to this type of limitation.

CB made a motion that the HDC prepare a draft of proposed language that will be forwarded to Tufts University for their review. The draft will include language to be put in the purchase and sale agreement prohibiting the complete demolition of the existing house, and require design review by the Historic District Commission for alterations to the existing house and any proposed buildings on the property, including future sub-divisions of the property. The design review will include review of driveways, parking spaces, fencing, walkways and architectural design of any proposed buildings. FS seconded, the vote was 3 in favor, 0 opposed; motion passed.

4. 34A Governors Ave:

- The property is located in the Hillside Avenue Historic District.
- The Owners of the property, Anthony and Bernadette DeVirgilio, their Builder, Jennifer Kierce, and Manuel Tavares their architect were present. A new 2,800 SF single family residence is proposed for the property. Revised architectural plans were reviewed.
- The following residents were present:
 - Doug Carr
 - Claire Dempsey
 - James Kossuth
 - Ryan Hayward
- The Owners noted that the revised design of the house is still a "modern" design intentionally meant to evoke a new and different look for the district. The siding shown was "EIFS" exterior insulation finish system, the windows will be clad, the roof will be flat with black membrane roofing, an overhang at the eaves was added, the garage will be at the level of Governors Ave.
- The Owners noted that a structural engineer had looked at the retaining wall and verbally confirmed that the construction will not impact the existing retaining wall. Testing and exploratory work at the site is ongoing to determine the soil and site conditions.
- The general comments were summarized as follows:
 - The height of the proposed design and it's relation to the neighborhood is a concern. The architect was requested to provide a "context" drawing showing the house in relation to the neighboring properties, including the houses behind the property on Grandview Ave and adjacent properties on Governors Ave.
 - The Owner noted that the EIFS siding was not a final decision and other siding options will be considered, possibly prefinished "Hardiboard".
 - Some residents noted that a "modern" design is not inappropriate in the district, and could add interest to the area.
 - The roof outline and shape, including eaves and overhangs, will be revisited by the architect, and adjusted in a future design.

- The applicants noted that they were willing to respond to the comments and revise the design for review at a future HDC meeting, but were concerned with potential delays and wanted some direction from the Commission in order to move forward.

FS made a motion that the proposed foundation plan for the property be approved so that a foundation permit for the project could be obtained, with a stipulation that the Applicant submit a current foundation/site plan to the HDC showing the building location on the lot; with the understanding that the architectural design above the foundation will be addressed at a future meeting(s), CS seconded. The vote was 3 in favor, 0 opposed, motion passed.

5. Community Preservation Act:

FS made a motion that the HDC support the adoption of the Community Preservation Act for Medford, CB seconded. The vote was 3 in favor, 0 opposed; motion passed.

The meeting adjourned at 7:10 pm. The next meeting is June 8 at 6:00 pm.