



City of Medford

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

MEETING DATE: July 13, 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 6:00 pm.

1. **Previous Minutes:** The Minutes from the March June8 and the revised minutes from May 18 meeting were reviewed. CS motioned that the minutes be approved, CB seconded. The vote was 3 in favor, 0 opposed. Motion passed.
2. **31 Hillside Ave.**
 - The property is located in the Hillside Avenue Historic District.
 - Applicant Rendall Howell was present.
 - Application for Certificate of Appropriateness for replacement roofing material to be Landmark Woodscape asphalt shingles by Certainteed Corporation.
 - CB made a motion to approve the application as submitted, FS seconded. Vote was 3 in favor, 0 opposed, motion passed.
3. **8 Whitman Road.**
 - The property is located in the Marm Simonds Historic District.
 - Applicant Andrew Griswold was present, with Jamie Morin from Renewal by Andersen.
 - Application for Certificate of Appropriateness for one replacement casement window. The replacement window will be a clad double casement window by Renewal by Andersen, to fit the existing rough opening of a deteriorated kitchen window which will be removed.
 - FS made a motion to approve the application as submitted, CS seconded. Vote was 3 in favor, 0 opposed, motion passed.
4. **34A Governors Ave:**
 - The property is located in the Hillside Avenue Historic District.
 - An application for a Certificate of Appropriateness for a new residence on the property was reviewed.

- The Owners of the property and Applicant, Anthony and Bernadette DeVirgilio, were present. Also present were Peter Sandorse, Jeff Heger and Matt Langis of Phoenix Architects.
- A revised plan dated 7/1/15 of an approx. 2,800 SF single family residence was reviewed. Schematic Property and Architectural plans showing the house in relation to the abutting properties were presented.
- The following residents were present: Claire Dempsey and Ryan Hayward of the Historical Commission.
- The applicants noted that the design of the house was revised to reflect the previous concerns of the HDC and abutters. The revised design features bay windows, a roof cornice, a stone chimney, with overall massing similar to houses in the historic district. Siding will be "Hardiplank", the windows will be clad in black with "Azec" trim, the roofs will be flat and not feature HVAC or other equipment, the garage will be slightly above the level of Governors Ave. The design meets the zoning ordinance for height, setbacks, lot size, etc.
- Everyone present 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 unique but not inappropriate for the district, the scale and massing of the property relating to the abutting properties has been considered in the revised design.
 - ✓ The height of the proposed design was discussed, it will not block views from abutters on Grandview Ave. based on the drawings submitted.
 - ✓ A structural engineer has been engaged to review the impact of the house construction on the existing retaining wall; the current site demolition work is at the limit of what can be safely removed and additional ledge removal will not be performed.

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

5. **21 Touro Avenue.**

The property is owned by Tufts University, which plans to put the property up for sale.

- Barbara Rubel from Tufts University was present to discuss the property.
- The following residents were present: Claire Dempsey and Ryan Hayward of the Historical Commission.
- Barbara Rubel noted that the university wants to preserve the house, however it is now surplus property and is for sale.
- CB noted that it might be possible to place a preservation easement on the property, limiting alterations and demolitions, or to create a Single House Historic District featuring the property. CB suggested that language be put in the deed 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.

CB made a motion to review the property issues with the City Solicitor, Mark Rumley and obtain an estimate from a lawyer or preservation specialist to prepare a conservation easement document for the property, FS seconded. The vote was 3 in favor, 0 opposed, motion passed.

6. **298 High Street:** The property is located in the Marm Simonds Historic District. The owner Christopher Bader noted that the roofing and chimney flashing work was complete.

The meeting adjourned at 6:55 pm. The next meeting is August 10 at 6:00 pm.