



City of Medford

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

MEETING DATE: August 10, 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.

1. **Previous Minutes:** The Minutes from the June 8 meeting were reviewed. CB motioned that the minutes be approved, CS seconded. The vote was 3 in favor, 0 opposed. Motion passed.
2. **21 Touro Avenue.**

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

 - Barbara Rubel and Richard Chihade from Tufts University was present to discuss the property.
 - The following residents were present: James Kossuth and Ryan Hayward of the Historical Commission.
 - Mr. Chihade noted that a potential buyer has emerged, Carl Crupi, and that language has been proposed for the P & S agreement noting that the buyer must agree to not demolish the existing house and must receive approvals from the Board of Appeals for any sub-divisions to the property and from the Historic District Commission for proposed designs for any new residences on the sub-divided property. He noted that the buyer would need to agree to these provisions.
 - James Kossuth noted that his major concern is to prevent the property from being subdivided, as it represents an rare intact property in the City from the 1840's. Mr. Chihade noted that as the owner's representative he could not agree to a prohibition against subdividing the property.
 - CB suggested that the following language be put in the deed:
 - ✓ Prohibit the complete demolition of the existing house.
 - ✓ Require design review by the Historic District Commission for alterations to the existing house and any proposed new buildings on the property, including on future sub-divisions of the property.
 - ✓ The buyer will have no recourse against the City of Medford or the Historic District Commission if the proposed deed language present any hardships to the Owners.

CB made a motion that the proposed deed language be reviewed with the City Solicitor, Mark Rumley, and then forwarded to Richard Chihade, CB seconded. The vote was 4 in favor, 0 opposed, motion passed.

- 3. 298 High Street:** The property is located in the Marm Simonds Historic District. The owner Christopher Bader, noted that he would like to amend his previous application for a Certificate of Applicability to allow the demolition of the alcove inside the existing porch.

FS made a motion to allow the demolition of the alcove inside the existing porch, CS seconded. The vote was 3 in favor, 0 opposed, 1 abstained (CB), motion passed.

- 4. New members for the Historic District Commission:**

Members of the HDC will try and find persons with an interest in joining the Historic District Commission. Suggestions: post a message on the Medford Yahoo group, talk to neighbors in the historic districts and the City.

The meeting adjourned at 6:50 pm. The next meeting is September 14 at 6:00 pm.