



City of Medford

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

MEETING DATE: October 25, 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. 21 Touro Avenue.

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

- Richard Chihade from Tufts University was present to discuss the property.
- The following applicants were present: John Crupi; Robert Abruzese; John Veneziano, Carl Crupi.
- Proposed front and side elevations of a new single family house dated 10/21/2015 by Colonial Drafting were presented. The elevations had been revised from the drawings presented at the 10/19/15 meeting: a front porch had been added, 3 dormers are shown on the roof, a small roof was added over the garage door. The materials were described as Cedar Impressions siding, asphalt shingles, fiberglass shutters, vinyl windows.
- FS questioned if it was necessary for the abutters of the property to be notified about the proposed changes, CB noted that he felt it was not necessary.
- The applicants noted that variances were required from the Board of Appeals for the subdivision of the property as shown on a proposed subdivision plan.
- The applicants noted that they planned to restore the exterior of the original house as part of the purchase and sale agreement.
- CB noted that he had discussed making the historic original house a Single House Historic District with the Mayor and City Solicitor, and that they were in favor of such a designation. The applicants noted that they were not opposed to the main house being made into an Historic District. FS suggested that the Commission request that the City make the entire property an Historic District, to include the historic original house and the two proposed dwellings; the owner's representative, applicants and members of the commission objected to this idea.

- CS noted that she had discussed the proposed development of the property with some of the abutters, and she noted that no one raised any objections to new houses being built on the property during the discussion, and felt that the abutters she talked with were generally in favor of the proposed sub-division, as long as the original house was preserved.
- CS made a motion that the proposed 10/21/15 plans be approved as submitted, CB seconded. The vote was two in favor (CS, CB), two opposed (FS, NS); the motion did not pass.
- CS made a motion that the proposed plans for the sub-division dwellings be approved with the following adjustments provided:
 1. Fiber cement siding, with prefinished paint.
 2. More detail to be developed for the front porch, including a skirt board, trim around the columns, a hanging light, composite railings with details to match photographs shown.
 3. 1 x 4 trim around the windows on all elevations, with "historic sill", painted.
 4. No shutters.
 5. An historic type bed molding at the soffit/frieze board.
 6. A carriage-house type overhead door with windows, vinyl material.
 7. A small shed roof over the garage door, with decorative brackets at each side.
 8. Architectural roof shingles.
 NS seconded. The vote was 4 in favor, 0 opposed; motion passed.

2. **298 High Street:** The property is located in the Marm Simonds Historic District. The owners Christopher and Deborah Bader, noted that they would like to amend a previous application for a Certificate of Applicability to allow the east side porch to be rebuilt, and a new trellis/fence be provided similar to photographs that were presented.

- FS made a motion to allow the following:
 1. Rebuild the east side entry porch to one of two options: look similar to historic photographs of the original side entry to the property, or match the existing newer porch on the rear elevation.
 2. Provide a solid cedar fence, unpainted, as well as a cedar trellis, unpainted, along the rear and side property lines, similar to photos presented.
 CS seconded. The vote was 3 in favor, 0 opposed, 1 abstained (CB), motion passed.

The meeting adjourned at 7:00 pm. The next meeting is November 9 at 6:00 pm.