



City of Medford

HISTORICAL COMMISSION &
HISTORIC DISTRICT COMMISSION

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

Via Electronic Mail and Fax

January 13, 2025

Adam L. Hurtubise, City Clerk
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155
(781) 605-4735

Re: Determination of Significance – 140 Summer Street

Dear Sir,

The Medford Historical Commission (the “Commission”) has received an application concerning the demolition of the Dwelling House and Carriage House at 140 Summer Street, Medford, MA. The application was filed at the Commission’s regular meeting on Monday, January 13, 2025. Pursuant to Section 48-78(d) of the Revised Ordinances of the City of Medford, a public meeting was held on Monday, January 13, 2025 at 7 PM via Zoom to determine if the aforementioned property was to be found to be *significant* under Medford’s Demolition Delay Ordinance.

As set forth in Section 48-78, a significant building is any structure, or a portion thereof, which is not within a local historic district subject to regulation under the provisions of MGLA c. 40C, but which:

1. Has been listed in or is the subject of a pending application for listing in the National Register of Historic Places; or
2. Has been listed in the Massachusetts Register of Historic Places; or
3. Was built within 75 years or older and which is determined by the commission to be a significant building as provided by subsection 48-78(d) either because:
 - a. It is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the city or the commonwealth; or
 - b. It is historically or architecturally important in terms of period, style, method of building construction, or association with an important architect or builder, either by itself or in the context of a group of buildings.

At the January 13, 2025 meeting, the Commission made the determination that the Dwelling House and Carriage House located at 140 Summer Street is a *significant building* under Section 48-78 of the Demolition Delay Ordinance. The Commission’s determination (passed by a 5-0 vote), was based on the documentation and research contained in the attached Massachusetts Historical Commission (“MHC”) form B prepared by John Clemson, the Commission’s consultant in architectural history. The facts supporting the finding are as follows:

1. The Dwelling House and Carriage House each possess architectural merit. The residence is a parlor bypass form in an Italianate style. The accessory building survives in close association. Their degree of preservation makes them worthy of retention.
2. The buildings maintain a high degree of integrity through its historic fabric. Both have wood siding. They maintain their original massing and although windows and doors have been changed, their arrangement is largely the same. The same can be said for the Carriage House. It is unusual that such features remain unaltered on buildings of this vintage, making this example rare among others of its kind.
3. The building is a rare and diminishing resource. There are less than 3,000 pre-1900 resources city-wide. There are even fewer pre-1875 buildings. The Commission reviews the retention of these resources as a top priority. The loss of this resource would result in the loss of visible history.

Based on the information available to it, the Commission has found the Dwelling House and Carriage House to be historically significant under Section 48-78(d) under criteria a and b set forth in the determination of “significant building”

in Section 48-77 of the Demolition Delay Ordinance, as it has important associations with the broad architectural and social history of the City of Medford. It is architecturally important in terms of period and style, both by itself and in the context of buildings in the Medford Square South neighborhood in which it was erected. These factors, viewed in combination, provide ample support for a finding of significance.

In accordance with section 48-78 (e) of the Revised Ordinances of the City of Medford, **the Medford Historical Commission will hold a public hearing on Monday, February 10, 2025 at 7pm via Zoom** to determine if the demolition of 140 Summer Street would be detrimental to the historical, cultural, or architectural heritage or resources of the City of Medford. Within 21 days from the close of the meeting on February 10, the Commission will issue a formal written determination as to whether the Dwelling House and Carriage House at 140 Summer Street should be “preferably preserved” and thus the demolition delay provided for in Section 48-78(h) of the Revised Ordinances.

Additional information regarding the meeting, including online link, will be filed with the legal notice and upcoming agenda which will be submitted as required by open meeting rules and regulations.

Any questions regarding this determination and the hearing to be conducted on 140 Summer Street on February 10, 2025 may be directed to the Chair of the Historical Commission at HistoricalCommission@Medford-MA.gov.

Sincerely,

A handwritten signature in black ink, reading "Jennifer M. Keenan". The signature is fluid and cursive, with a long horizontal flourish at the end.

Jennifer M. Keenan
Chair, Medford Historical Commission

CC: Applicants of Record
Building Department/Building Commissioner