



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

September 16, 2026

Laurel Siegel, City Clerk
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155
(781) 605-4735

Re: Determination of Significance – 73 Surrey Street

Dear Madam Clerk,

The Medford Historical Commission (the “Commission”) has received an application concerning the proposed demolition of the dwelling house located at 73 Surrey Street, Medford, MA. The application was filed at the Commission’s regular meeting on Monday, August 10, 2026. Pursuant to Section 48-78(d) of the Revised Ordinances of the City of Medford, a public meeting was held on Monday, September 14, 2026, 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 September 14, 2026 meeting, the Commission made the determination that 73 Surrey Street is a *significant building* under Section 48-78 of the Demolition Delay Ordinance. The Commission’s determination (passed by a 6-0 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 Commission also reviewed the expanded narrative for the Wellington Neighborhood in which the premises is located. The facts supporting the finding are as follows:

1. 73 Surrey Street is representative of the first major wave of development that occurred in the neighborhood. East Medford experienced substantial growth during the early twentieth century following the introduction of streetcar service along the Fellsway. The Walker Brothers were among the important real-estate developers responsible for this transformation. This dwelling, constructed during that period of intense development, contributes to our understanding of the neighborhood’s transformation from largely open land to a residential streetcar suburb.
2. 73 Surrey Street is a representative example of period and architectural character of the neighborhood. Constructed circa 1920, this residence exhibits architectural features characteristic of a modest early twentieth century residence. Its relationship to the street, overall massing, fenestration, porch, and other surviving

architectural details are consistent with the surrounding residential streetscape. Particularly notable are the elliptical arches incorporated into the porch supports, which provide a distinctive architectural feature and contribute to the visual character of the property and the streetscape.

3. 73 Surrey Street retains sufficient historic integrity to convey its period and architectural character. Despite the installation of vinyl siding and other later alterations, the building retains its overall original form and massing, as well as the historic placement of windows, doors, and principal architectural elements. The surviving porch and its distinctive arched supports remain legible. The cumulative efforts of these retained features allows the building's original design and its relationship to the surrounding neighborhood to remain readily discernable.
4. 73 Surrey Street is an integral component of the historic streetscape. The house is part of a cohesive group of early twentieth-century residences that collectively illustrate the neighborhood's principal period of residential development. Its scale, siting, massing, and architectural character contribute to the continuity and legibility of Surrey Street and the surrounding neighborhood. The loss of the building would remove an identifiable example of this period and diminish the ability of the streetscape to convey the historic character of the neighborhood.

Based on the information available to it, the Commission has found 73 Surrey Street 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 East Medford 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, October 5, 2026 at 7pm via Zoom** to determine if the demolition of 73 Surrey 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 October 5, 2026, the Commission will issue a formal written determination as to whether 73 Surrey 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 73 Surrey Street may be directed to the Chair of the Historical Commission at HistoricalCommission@Medford-MA.gov.

Sincerely,



Jennifer M. Keenan
Chair, Medford Historical Commission

CC: Applicants of Record
Building Department/Building Commissioner