



City of Medford

HISTORICAL COMMISSION
HISTORIC DISTRICT COMMISSION

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

September 14, 2026 Medford Historical Commission Minutes

Meeting held via Zoom - Meeting called to order at 7:03 pm.

Members present: Jennifer Keenan, Ryan Hayward, Doug Carr, Kit Nichols, Sara Berndt, Luke Beck and Peter Miller. Denis MacDougall also attended the meeting.

15 Maple Park Avenue/Hegner Center

- The Preferably Preserved Hearing on this property has been tabled until the October 5, 2026 Historical Commission meeting because the public signage and notification requirements were not met.

Determinations of Significance: J. Keenan reviewed the meaning of significance.

- 67 Mystic Avenue: Motion: (RH, LB 2nd) to pass on review as the building does not meet the age requirement. Approved: 6-0.
- 71 Mystic Avenue: Motion: (RH, PM 2nd) to find significant. R. Hayward mentioned that this is the last remaining house of this type on the street and thought it worthy of learning more and potential archaeological monitoring along the former Middlesex Canal at the rear of the parcel. Approved: 5-1.
- 73 Mystic Avenue: Motion: (KN, SB 2nd) to pass on review as the building does not meet the age requirement. Approved: 6-0.
- 81 Mystic Avenue: Motion: (RH, KN 2nd) to pass on review as the building does not meet the age requirement. Approved: 6-0.
- 78 Circuit Road: Motion: (RH, LB 2nd) to find significant. R. Hayward spoke about the building's association with important developer George McCormack and welterweight champion James "Dutch" Carr. Failed: 2-4.
- 146 Spring Street: Motion: (RH, SB 2nd) to find significant. R. Hayward spoke about the building's extant architectural detail and association with Richard Gibson. Failed: 1-5.

Determination of Significance:

- **73 Surrey Street: Motion:** (DC, JK 2nd) to find significant. R. Hayward spoke about the curved entry porch and P. Miller spoke about the need for greater clarity on the demolition scope. **Approved:** 6-0.

321 Winthrop Street:

- American Legion Building and a potential future V.A. housing project. The Commission would like to explore options to save the existing house or incorporate it into the design. Possibly a CPC candidate for planning. A survey Form B to be commissioned.

Zoning Update:

- Boston Avenue zoning initiative submitted to the Medford City Council with a vote pending.

Medford High School Section 106 Review:

- Exterior documentation photography for the MHC Form A has commenced.

Cross Street Cemetery Update:

- Ground-penetrating radar (GPR) surveys to start this month at both sites.
- R. Hayward reported that the headstone refurbishment effort is ¾ done. Gate project nearing completion. The team discovered ten additional headstones that were hidden below grade. These will be refurbished and one additional headstone to be reconstructed.

Survey Projects Update:

- R. Hayward attempting to get Mass Historical to weigh in on the Brooks Estate neighborhood survey project.

Demolition Delay Updates:

- **16 Manning Street:** Exp. 1/2027. No new update.
- **41 Mystic Avenue:** Exp. 4/2027. No new update.

Approval of Meeting Minutes: Motion: (DC, RH 2nd) to approve the August 10, 2026 Historical Commission meeting minutes. **Approved:** 4-0 with two abstaining.

Motion: (RH, DC 2nd) to dissolve the meeting at 8:11 pm. **Approved:** 6-0.

Next Meeting: October 5, 2026. Start time 7:00 pm. Denis MacDougall to coordinate.