



City of Medford

HISTORICAL COMMISSION HISTORIC DISTRICT COMMISSION

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

December 21, 2018

Adam L. Hurtubise, City Clerk
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

Re: **67 Magoun Avenue, Determination of Significance**

Dear Sir,

The Medford Historical Commission has received an application to demolish the carriage house located at 67 Magoun Avenue in Medford. The application was filed at our meeting on Monday, November 12, 2018. In accordance with the Revised Ordinances of the City of Medford, section 48-78(d), a public meeting was held on Monday, December 10, 2018 in Room 201 of Medford City Hall to determine if the aforementioned property is *significant*.

Per Section 48-78, a *significant* building means that any building, 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.

Commissioners voted 4-0 that the building is *significant* by definition based on the documentation and research contained within the Massachusetts Historical Commission Form B prepared by John Clemson, a consultant and architectural historian. The form is attached to this letter for reference. The Commissioners have based their determination on the following facts:

1. The carriage house and dwelling each possess significant architectural merit. Built as a utilitarian building, the unique features of this carriage house include: “*a central gable with double leaf hayloft doors and loading crane; two offset garage doors, wooden sash, wooden clapboards and an elaborate hipped cupola with paired, arched vents caps the roof.*” The residence was erected in the elaborate Queen Anne Style. The fact that both buildings survive in close association as an ensemble make them worthy of retention.
2. The scale of this structure is abnormal but matches the adjacent dwelling. In the MHC form, Clemson again notes: “*such a large barn is unusual in East Medford; although there are several*

extant carriage houses, they are generally relatively smaller. This side-gable barn is roughly two-and-a-half stories tall...” The adjacent residence is double the massing of any other dwelling. The pair again are important as an individual resource.

3. The quantity of this particular resource is uncommon and diminishing. A query into Massachusetts State and National Register programs resulted in few documented outbuildings and carriage houses across the Commonwealth. Their scarcity is equally matched in this community; few carriage houses survive as either storage buildings or converted into garages.
4. The building is an integral part of the adjacent streetscape. Magoun Avenue was developed in the latter half of the nineteenth century. Occurring during a time of great growth, the architectural styles present are predominantly Victorian in nature. This building acts as a central keystone, being the largest and most ambitious example of those built between Spring and Park Streets.
5. The building reflects the broader social history of the neighborhood and the City at large. The land was once owned by notable shipbuilder Thatcher Magoun. His heirs began to develop this half of East Medford in the later part of the nineteenth century. The building was put up as a speculative venture which failed. It was purchased by Israella Angell, a large landowner in Medford. The building was leased out in 1910 as a private hospital, known as the Medford Hospital. The complex was run by Dr. Charlotte Abbie Rollins for more than four decades. It continued as a nursing home as late as 1977. Both as a hospital and nursing complex, the building provided valuable services to the broader community.
6. Last, three written comments/letters received by the Commission advocated for a finding of significance. Each of these documents was read aloud then entered into the record. They are available upon request.

In accordance with Regulations set forth in Section 48-78 (e) the Historic Commission will hold a public meeting on Monday, January 14, 2019 at 7 p.m. in Room 201 Medford City Hall to hear public commentary and to determine if demolition of the building located at 67 Magoun Avenue will be detrimental to the historical, cultural, or architectural heritage or resources of the city.

Within 21 days from the close of said meeting, we will issue our formal written determination.

If you have any questions in regards to this determination, please do not hesitate to contact me at once.

Sincerely,



Ryan D. Hayward
Chairman of the Medford Historic Commission

Copy to: Applicant of Record (via email)
Building Commissioner, Building Department (via email)