



City of Medford

HISTORICAL COMMISSION HISTORIC DISTRICT COMMISSION

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

Via Electronic Mail

April 2, 2019

Adam L. Hurtubise, City Clerk
Medford City Hall, Room 103
85 George P. Hassett Drive
Medford, Massachusetts 02155

Re: 104 Winchester Street, Determination of Significance

Dear Sir,

The Medford Historical Commission (the “Commission”) has received an application concerning the proposed demolition of the dwelling house located at 104 Winchester Street, Medford, MA. The application was filed at the Commission’s regular meeting on Monday, February 11, 2019. Pursuant to Section 48-78(d) of the Revised Ordinances of the City of Medford, a public meeting was held on Monday, March 11, 2019, in Room 201 of Medford City Hall 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 its February 11 meeting, the Commission made the determination that 104 Winchester 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 Commission also reviewed associated MHC area forms and an expanded neighborhood narrative for the area of East Medford in which the premises is located. The facts supporting the findings are as follows:

1. 104 Winchester Street is a well preserved survivor of a domestic dwelling from the mid-nineteenth century. Its construction date around 1865 means the building is among a much smaller circle of contemporary buildings. Neil Larson, an architectural historian who worked with the Commission, indicated in his City of Medford Community Wide Survey Plan that resources such as 104 Winchester Street are uncommon and diminishing. As a result, the Commission views efforts to preserve such resources to be a high priority.
2. 104 Winchester Street possesses architectural merit. Located on a corner lot, the dwelling house is an ambitious example of Italianate style architecture. It contains a high degree of integrity by maintaining several original features including: massing, floor plan, windows, doors, trim, roofline and large setbacks which are consistent with its nineteenth century construction. It is noted in the MHC form B that this building is among the few remaining residential buildings in the area.
3. 104 Winchester Street contributes to the broad social and architectural history of Ball Square. Located just off of Broadway, this building is a contributing resource to the predominantly commercial artery that straddles the Medford/Somerville boundary. The building was originally constructed as a residential dwelling for Luther L. Seaver. It later was used by various owners and tenants which directly relate to the development of the surrounding neighborhood.

Based on the information available to it, the Commission has found 104 Winchester Street to be historically significant under Section 48-78(d) under criteria a and b, set forth in the definition of “significant building” in section Section 48-77 of the Demolition Delay Ordinance, as it has important associations with the broad architectural and social history of the City. It is architecturally important in terms of period and style both by itself and in the context of buildings in the area of Winter Hill in which it was erected, as well as in terms of the method of building construction by itself. 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 meeting on Monday, April 8, 2019, at 7 p.m. in Room 201 of Medford City Hall** to hear public comments and to determine if demolition of 104 Winchester Street will 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 of April 8, the Commission will issue a formal written determination as to whether 104 Winchester Street should be “preferably preserved” and thus the demolition delay provided for in Section 48-78(h) of the Revised Ordinances.

Any questions regarding this determination and the hearing to be conducted April 8 may be directed to the Chair of the Historical Commission at HistoricalCommission@Medford-MA.gov.

Sincerely,



Jennifer M. Keenan
Chair of the Medford Historical Commission

Copy to: Applicant of Record
Attorney of Record
Building Commissioner, Building Department