



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

June 14, 2024

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Ordinance Creating a South Street Historic District

I respectfully request and recommend that your Honorable Body adopt the enclosed ordinance proposed by the Medford Historical District Commission, in accordance with Massachusetts General Law c. 40C, §3, creating a South Street Historic District. A map of the South Street Historic District, dated November 9, 2023, is also enclosed.

In accordance with the requirements of establishing a historic district:

- an investigation and report was made by the Medford Historic District Commission with the support of a consultant, Skelly Preservation Services, and transmitted to the Community Development Board and the Massachusetts Historical Commission for their respective consideration and recommendations. Both entities have considered and recommend approval of the proposed South Street Historic District. Enclosed is a copy of the Community Development Board Recommendation to Approve the creation of the South Street Local Historic District and the Massachusetts Historical Commission discussed the proposed district at their September 13, 2023 meeting for which they ultimately concluded and incorporated into their minutes that the "...Massachusetts Historical Commission encourages the City of Medford to establish the South Street Local Historic District";
- the Medford Historic District Commission held a public hearing on February 8, 2024 and notices were mailed in accordance to the statute to owners as they appear on the real estate tax list; and
- a final report dated February 20, 2024, with recommendations by the Medford Historic District Commission is also enclosed.

The above ordinance has been reviewed by Attorney Robin Stein at KP Law, P.C. and the recommended changes have been incorporated. Further, the sufficiency of the vote required by the Council would be a two-thirds (2/3) majority.

Medford Historic District Commission Chairperson Christopher Bader will be in attendance to present this proposed ordinance to the Council and answer any questions from the Council.



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

Thank you for your consideration.

Respectfully submitted,

Breanna Lungo-Koehn
Breanna Lungo-Koehn
Mayor

Enclosures (4)

ORDINANCE CREATING A SOUTH STREET HISTORIC DISTRICT

The City of Medford hereby amends the City's Ordinances, as set forth below to create the following Historic District pursuant to Mass. General Laws, c. 40C:

- 1) That the South Street Historic District is and shall hereby be created, with the boundaries of the said South Street Historic District being as shown on the map entitled "South Street Historic District", prepared by the City of Medford Historic District Commission, dated November 9, 2023, a copy of which is on file with the City Clerk and is to be recorded at the Middlesex South District Registry of Deeds.
- 2) That Medford Municipal Code, sections 48-51 and 48-52, be amended as follows with language to be deleted in strikethrough and language to be added in bold and underlined:

- **Sec. 48-51. - Establishment.**

(a) Under the authority of MGL, c. 40C, § 3, there is hereby established a Hillside Avenue Historic District ~~and the, a~~ Marm Simonds Historic District, **and a South Street Historic District**, bounded as respectively shown on the maps entitled "Hillside Avenue Historic District", ~~and "Marm Simonds Historic District"~~, **and "South Street Historic District"**, which are on file in the City Clerk's office and made a part of this article by reference.

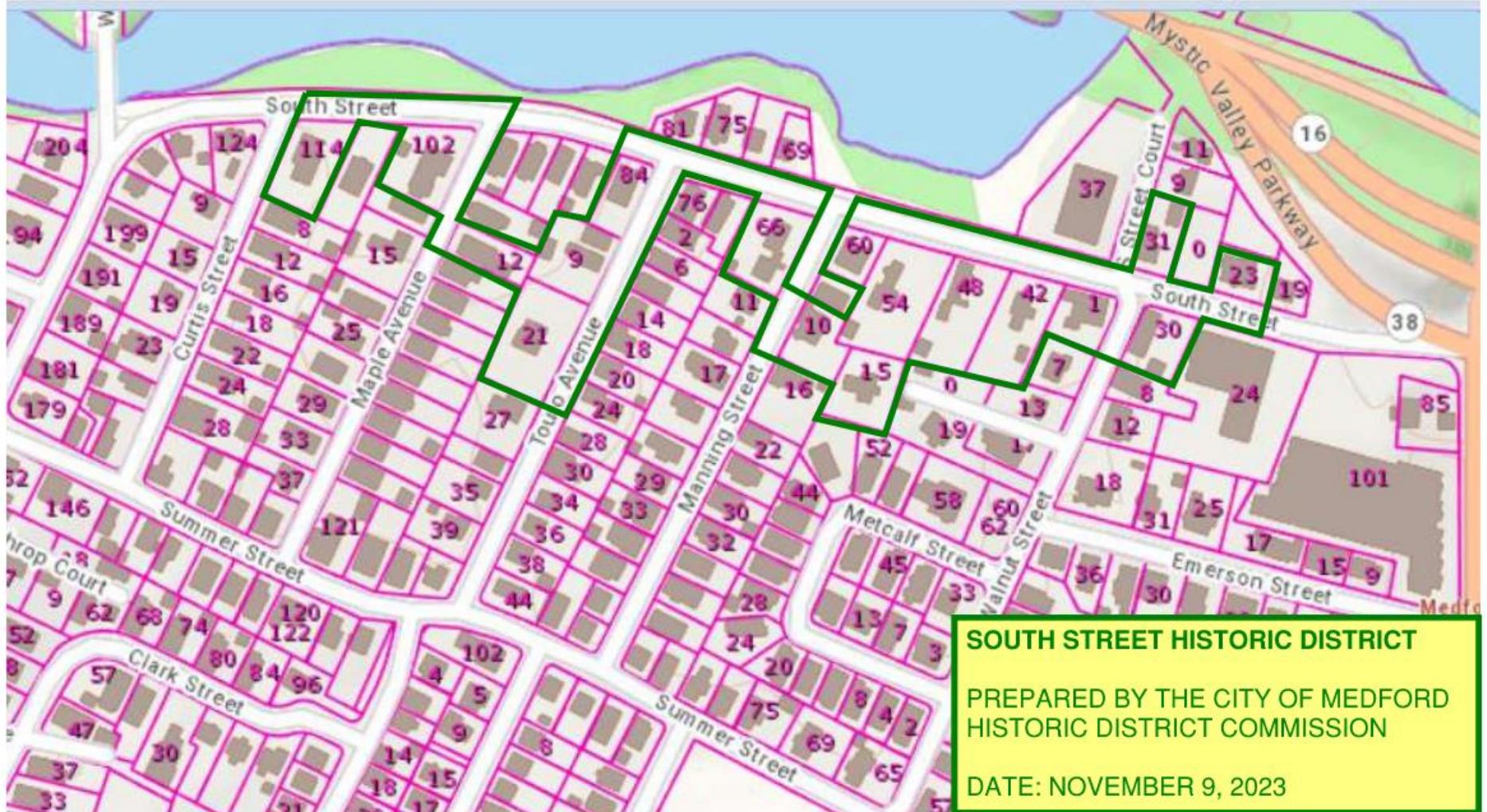
(b) Under the authority of MGL, c. 40C, §§ 4 and 14, c. 40, § 8D and MGL, c. 43, § 5, there is hereby established a Historic District Commission, as a commission of the City.

- **Sec. 48-52. - Function.**

(a) It shall be the function of the Historic District Commission to administer the Hillside Avenue Historic District, ~~and the~~ Marm Simonds Historic District, **and South Street Historic District** consistent with general laws, and any additional historic districts established in accordance with law.

(b) It shall be the function of the Historic District Commission to preserve, promote and develop historical and archaeological assets of the City in accordance with law.

State Law reference— Establishment of historical districts, MGL, c. 40C, § **2** **3**.



SOUTH STREET HISTORIC DISTRICT

PREPARED BY THE CITY OF MEDFORD
HISTORIC DISTRICT COMMISSION

DATE: NOVEMBER 9, 2023



City of Medford

Office of Planning, Development and Sustainability

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

Contact:
(781)393-2480
Fax: (781)393-2342
ocd@medford-ma.gov

To: City Council President Zac Bears and Honorable Members of the City Council

From: Danielle Evans, AICP, Senior Planner, Office of Planning, Development, and Sustainability *on behalf* of the City of Medford Community Development Board

Date: May 23, 2024

RE: Community Development Board Recommendation to Approve the creation of the South Street Local Historic District

At the request of the Medford Historic District Commission and in accordance with [MGL Chapter 40C](#), the matter to consider and make a recommendation to City Council on the creation of the proposed South Street Local Historic District was placed on the April 17, 2024 Community Development Board (CDB) agenda which was posted in accordance with the requirements of Massachusetts Open Meeting Law. In advance of the meeting, the CDB and the public were provided the opportunity to review the [South Street Local Historic District Preliminary Study Report](#) prepared by Skelly Preservation Services in cooperation with the Medford Historic District Commission and dated August 10, 2023.

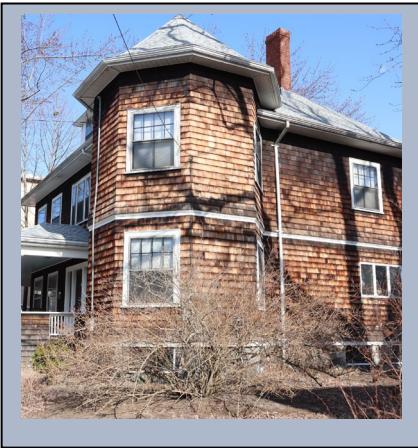
Present at the April 17, 2024 meeting were Vice Chair Emily Hedeman, Clerk Peter Calves, Ari Fishman, Sally Akiki, Pam Maryanski, and Sharad Bajracharya. Chair Jacquie McPherson was absent. Christopher Bader, Chair of the Medford Historic District Commission appeared before the Board and gave a presentation of the proposed new district including a summary of the aforementioned report, providing a background of the process, how the proposed boundaries were determined, and answering clarifying questions from the Board. No members of the public provided comments at the meeting.

After taking into consideration the study report, Chair Bader's presentation, public discussion, and a positive recommendation from PDS staff, Sally Akiki made a motion to recommend to City Council the approval of the South Street Local Historic District. Peter Calves seconded the motion. [The motion to recommend approval passed](#) with five (5) members voting in favor, zero (0) members opposed, and one (1) abstention (Sharad Bajracharya).

cc: Alicia Hunt, Director of Planning, Development, and Sustainability
Jacquie McPherson, AICP, Chair, Community Development Board
Breanna Lungo-Koehn, Mayor
Adam Hurtubise, City Clerk
Christopher Bader, Medford Historic District Commission

South Street Local Historic District Final Study Report

Medford Historic District Commission



February 20, 2024

Project Consultant

Chris Skelly

Skelly Preservation Services

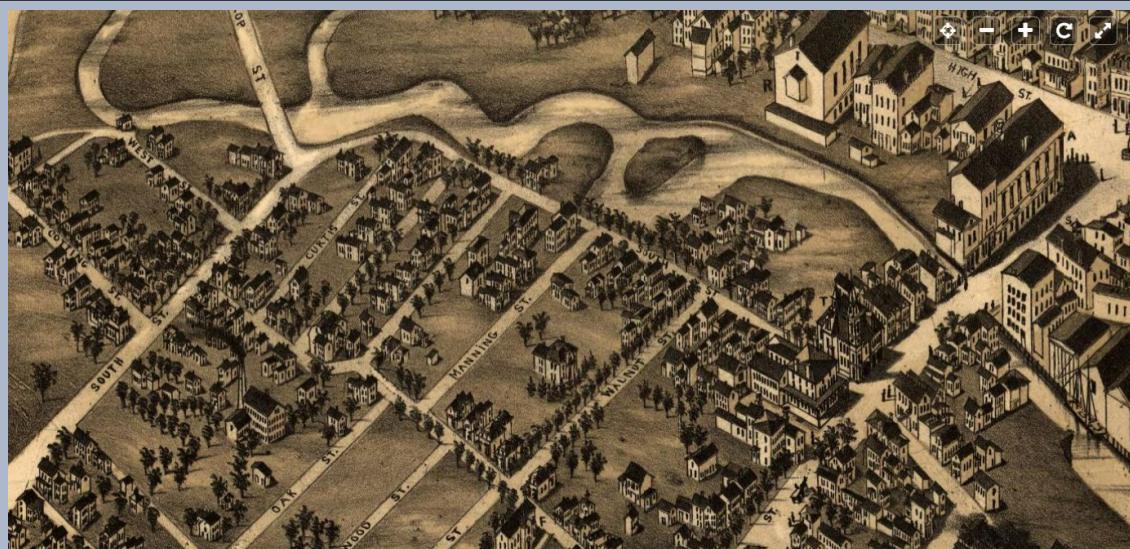
Community Planning and Preservation

www.skellypreservationservices.com

in cooperation with the Medford Historic District Commission

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Medford, MA 1880 Map

Summary Sheet

Contact Information:

Chris Bader, Chairperson
Medford Historic District Commission
cbbader@gmail.com

Historic District Commission/Study Committee:

Christopher Bader, *Chair*
Charlotte Scuderi, *Vice Chair*
Frederick Soule
Joseph Ronayne
Chris Donovan
Melanie Tringali
Joyce Paul

Dates of Public Hearings: November 8, 2023 and February 8, 2024

Date of City Council Vote: Anticipated- April 2, 2024

Total Properties: 17 Properties

Conclusion:

The Medford Historic District Commission voted on February 8, 2024 to recommend that the South Street Local Historic District be established based on the map included within this study report. The Medford Historic District Commission recognizes a local historic district expansion will best protect the many significant properties located in the South Street area.

Introduction

Local Historic Districts

Over 120 cities and towns in Massachusetts have established a local historic district as a means of protecting irreplaceable buildings, villages, neighborhoods and downtowns from demolition and inappropriate alterations. Created through passage of a city ordinance, a local historic district requires that certain projects, when visible from the public way, receive a certificate from a local historic district commission before work progresses.

Local historic districts are one of the oldest and effective forms of protection for historic properties. The first local historic districts in the country were established in Charleston, South Carolina and New Orleans, Louisiana in the 1930s. In Massachusetts, the first local historic districts were established on Beacon Hill and Nantucket in 1955. Today, there are over 200 local historic districts in Massachusetts. Since 1960, most local historic districts in Massachusetts were created under Massachusetts General Law Chapter 40C—the Local Historic Districts Act. This is the case for the local historic districts of Medford.

Under MGL Chapter 40C, local historic districts can vary greatly in size. In Massachusetts, local historic districts can be as small as one property or as large as the entire city or town. The city of Somerville has dozens of single building local historic districts, protecting buildings scattered throughout the city. The town of Nantucket has a local historic district that includes the entire island. Most local historic districts, statewide and nationwide, are smaller in size, protecting whole neighborhoods or downtowns.

It is important to note that local historic districts do not stop change nor do they attempt to freeze a period in time. The purpose of a local historic district is not to thwart growth, but to guide growth, to allow for thoughtful consideration of change by having a locally appointed historic district commission part of the process. New housing, new construction and building additions all occur within local historic districts.

Local Historic Districts in Medford

The Medford Historic District Commission is responsible for administering two local historic districts, the Marm Simonds Local Historic District and the Hillside Local Historic District. The districts contain about thirty properties and were established in 1985. Over the decades, these local historic districts have done a remarkable job at making sure that these exceptional places remain intact.

The Medford Historic District Commission has worked with many homeowners and developers over the years to help them make modifications and additions to the historic properties in these districts that are in keeping with their historic character.

Other areas of Medford have not fared so well. Alterations, demolitions and incompatible development have meant that some areas of Medford are hardly recognizable from even just a few decades ago.

Benefits of Local Historic Districts

The overarching benefit of a local historic district is the community-based review process that protects significant buildings from demolition and inappropriate alteration. Through local historic districts, the unique character of an area can remain, while adapting to change over time. Where demolitions are common, local historic districts have offered residents, homeowners and business owners the opportunity to protect their communities and neighborhoods from destruction. As such they improve the quality of life for residents, providing stability, pride in the neighborhood, a visual sense of the past and peace of mind that the historic environment will remain. The buildings remain part of the community, perhaps continuing as a home, a business, or perhaps adapting to a new use. New construction, such as for housing, can be incorporated into the neighborhood so that the design is compatible with existing historic buildings.

There are many environmental benefits to rehabilitation over demolition. Local historic districts offer additional environmental benefits when they encourage investment in neighborhoods that favor walkability and transit. Added benefits of local historic districts may be economic in nature, such as increased tourism, additional tax revenue and new opportunities for growth.

Establishing Local Historic Districts

Through the local democratic process of city government, local historic districts are established as well as expanded. The key word is local. While cities and towns in Massachusetts must follow the steps outlined in MGL Chapter 40C to establish a local historic district, ultimately, the decision on whether to have or not have a local historic district lies solely with the local community.

This local historic district preliminary study report has been prepared to meet the requirements of MGL Chapter 40C—the Local Historic Districts Act. Under the requirements of the Act, a study report must be prepared and submitted to the Massachusetts Historical Commission and the Planning Board sixty days before a public hearing is held regarding the local historic district.

Local Historic Districts and National Register Districts

There are two kinds of historic districts in Massachusetts and there are substantial differences between these designations. The National Register of Historic Places is a listing of buildings, structures, sites, objects, and districts significant in our nation's history, culture, architecture or archeology and that are worthy of preservation. It is a federal designation from the Secretary of the Interior and the National Park Service.

The city of Medford contains National Register listed individual buildings and national register districts. Examples of national register districts in Medford include the Middlesex Canal Historic and Archaeological District and the Old Ship Street Historic District

Generally, the National Register of Historic Places is an honorary designation. As a result, most of Medford, even including the National Register Districts, is not well protected from alterations and demolitions.

A local historic district, on the other hand, is established locally through a 2/3s affirmative vote of town meeting or city council. It provides a review process for changes to exterior architectural features visible from a public way. This report is focused solely on the establishment of a local historic district.

It is possible for an area to be designated both as a national register district and local historic district. Hillside Avenue includes areas that are both a national register district and a local historic district.

Methodology

The need to better protect the significant historic resources of the South Street area has been recognized for some time. More recently, neighborhood concerns over the potential loss of significant historic resources led to a renewed interest in protecting the area through a local historic district ordinance.

The Medford Historic District Commission began discussing with concerned residents a potential local historic district. Based on the concerns, the Medford Historic District Commission initiated the establishment of a South Street Local Historic District.

A walk of the proposed district area took place in February, 2023 to investigate the historic resources present, their significance and whether a local historic district would be a useful protection strategy. The Historic District Commission recommended the proposed boundary found in this report. More information on how this boundary was chosen is found in the Justification of the Boundaries chapter.

Many of the properties were already documented on MHC Inventory Form Bs. For those that were not, properties were documented on Form Bs by John Clemson in June, 2023.

Direct outreach efforts to property owners were led by a concerned resident of the district.

In accordance with MGL 40C, the Medford Historic District Commission sent out notice by US Mail to all residents and abutters of the proposed historic district. Public Hearings, each with the required 14-day notice, were held on November 8, 2023 and February 8, 2024.

Public comments at the hearings were generally positive, but, in response to homeowner concerns, one 20th century house (6 Manning St.) was removed from the proposed district. The developer of 23 South Street, the Fanny Richardson House (1849), also expressed concerns. Commission members assured him that we would work with him, as we have with homeowners and developers in the past.

On February 8, 2024, the Commission voted to forward the proposed historic district to City Council for approval, which requires a two-thirds vote of City Council, i.e. five of the seven members.

The Commission will submit a Paper for consideration at the April 2 or April 16, 2024 City Council meeting.



Significance

The South Street area, located adjacent to the Mystic River, was at the heart of 19th Century shipbuilding in Medford.

The Mystic River offered adequate depth at high tide and the nearby Middlesex Canal provided access to timber from the north. With these favorable conditions, the shipyards located in Medford grew, constructing 568 vessels, particularly large ships suitable for trade.

As other locations for shipbuilding became more profitable and larger steam powered vessels increased in number, the shipyards began to close during the latter half of the 19th Century. While the shipyards are no longer standing, the early residential homes of the South Street area provide a remaining, visible link to this period in Medford's history. Many of these properties have a connection to the adjacent shipyards, either occupied by those in shipbuilding and/or built by carpenters employed in the yards.

The Paul Curtis House, located at 114 South Street, was listed on the National Register of Historic Places in 1975. Facing the Mystic River, it is an exceptionally well-preserved example of a Greek Revival home. Curtis was a shipwright, arriving in Medford in 1819 to apprentice with Thatcher Magoun. Over his career, 27 vessels were constructed in his nearby Medford shipyard. The earliest property in the district is likely the Bradbury Nichols House, a well-preserved example of the Federal style, dating from circa 1803. Its later 19th Century alterations demonstrate the changing residential design patterns of Greek Revival and Italianate styles.



Bradbury Nichols House located at 1 Walnut Street

William Bradbury was a cooper, an important ancillary occupation to the ship building of the area.

As the South Street area transitioned from a nexus of shipbuilding to a residential neighborhood, new streets were laid out southward, connecting South Street to Summer Street. These 19th Century homes add a layer to the story of South Street and are significant as well. Architectural styles and forms here include Italianate, Queen Anne, Colonial Revival and Four Square.

Many of the properties in the proposed district are exceptionally well preserved. Although some

buildings have been altered with the introduction of artificial siding, replacement windows or removal of architectural trim, the district, as a whole, conveys a distinct era of Medford's history and reflects the industry, occupations and hardworking individuals that were the economic drivers of Medford's growth and success. Nearly every house in the proposed district pre-dates the Civil War, providing a unifying theme of significance.

The establishment of a local historic district in this area seeks to protect these irreplaceable historic resources.

Justification of the Boundaries

Based on the goals of the Medford Historic District Commission, the boundaries of the proposed South Street Local Historic District focus on the early to mid-19th Century properties still extant along the banks of the Mystic River. Many of these properties have associations to the shipbuilding industry on the Mystic River.

While some early 19th Century properties can be found outside of the proposed district, they are dispersed such that a multi-property local historic district boundary would appear disjointed.

To the north, the Mystic River is a logical boundary for the local historic district. Progressing southward away from South Street, the residential buildings on Touro, Maple, Manning and Walnut Streets largely date from the late 19th and early 20th Century. This is also true for several South Street properties excluded from the boundary between Maple and Manning Streets. These later architectural styles differ from those in the proposed local historic district and so were not included in the proposed district.

The Medford Historic District Commission may consider a larger local historic district that would include additional areas as future needs arise. However, at this time, the Commission believes the most prudent and expedient approach to protecting historic resources in Medford is to move forward with the proposed boundary.

Options and Recommendations for the Ordinance

The Local Historic District ordinance for the city of Medford was established in 1985 as part of the establishment of the Marm Simonds and Hillside Avenue Local Historic Districts. It has had minor changes since that time.

As part of this proposed local historic district establishment, recommended changes to the ordinance are minimal.

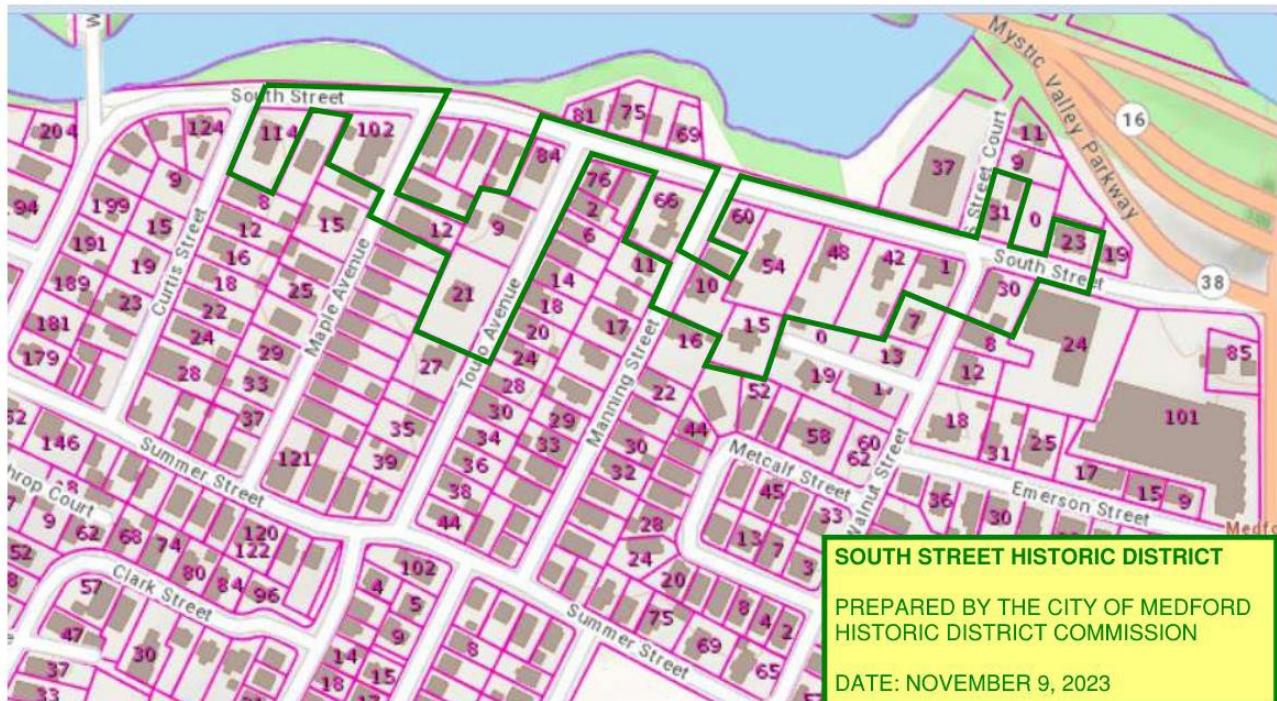
The ordinance will need to be revised to state that under MGL Chapter 40C, Section 3, there is hereby established a Hillside Avenue Historic District, a Marm Simonds Historic District and a *South Street Local Historic District*.

The map referenced as part of the existing ordinance will need to be revised to include the Hillside Avenue Historic District, Marm Simonds Historic District and the *South Street Local Historic District*.

Where the ordinance references that it shall be the function of the historic district commission to administer the two existing local historic districts, language here will need to be revised to include the South Street Local Historic district.

Aside from referencing a new local historic district, no further ordinance recommendations are put forth at this time.

Map of the Proposed District



The Proposed South Street Local Historic District

Appendices

Appendix A

Medford South Street Local Historic District

Property Index for Proposed Local Historic District

[Survey Form Photo](#) [New Photo](#)

Buildings

10 Manning Street

Historic Name: Joseph Manning Foster House

Arch Style/Form: Queen Anne

MHC #: MDF.1539

Date of Construction: 1896-1898



Notes: The Joseph Manning Foster House is a well-preserved example of the Queen Anne style. With its four square hip block and low profile tower, it is unique in its interpretation. The original owner of the house, Joseph Manning Foster, was a salesman with F.E. Foster Co. The property remained in the Foster family until 1988.

12 Maple Avenue

Historic Name: Capt Redman House

Arch Style/Form: Greek Revival

MHC #: MDF.60

Date of Construction: 1845-1855



Notes: The Redman House still retains much of its characteristic Greek Revival style. St. Croix Redman was a successful and well-connected master mariner and ship captain. The house was likely constructed shortly after acquisition of the lot by Redman in 1845.

23 South Street

Historic Name: Richardson-Hayes House

Arch Style/Form: Greek Revival

MHC #: MDF.173

Date of Construction: c. 1849



Notes: The Richardson-Hayes House still retains much of its characteristic Greek Revival style and form, such as its pediments on the side elevations. According to the MHC Inventory Form, Fanny Richardson acquired the property in 1843. However, it is unclear if the building was present or constructed upon acquisition.

30 South Street

Historic Name: Manning-Foster House

Arch Style/Form: Italianate

MHC #: MDF.175

Date of Construction: prior to 1855



Notes: The Manning-Foster House still retains much of its characteristic Italianate form, such as its notable deep eaves. Joseph Manning owned extensive land on the south side of South Street including this lot. While the house is noted on the 1855 map as owned by Joseph Manning, he apparently did not reside at this location. Manning was in the wholesale grocery business and later the lumber business. The property was sold to his lumber business partner, FE Foster, in 1856.

31 South Street

Historic Name: Luther and Elizabeth Turner House

Arch Style/Form: Italianate

MHC #: MDF.174

Date of Construction: c 1852



Notes: The Luther and Elizabeth Turner House retains characteristics of the Italianate style such as its low pitched gable overhanging roof. According to the MHC Inventory Form, the Turner House was likely built by Erastus Fowler in 1851, a carpenter and ship joiner. In 1857, Fowler sold the property to Luther Turner, a carpenter, ship joiner and shipwright.

42 South Street

Historic Name: Butters-Rogers House

Arch Style/Form: Queen Anne

MHC #: MDF.177

Date of Construction: 1874-1880



Notes: The Butters-Rogers House retains characteristics of the Queen Anne style such as its interesting skirted window hoods. In 1874, Ann Butters, a widow of trader Albert Butters, purchased the property. By 1880, Anne Butter's daughter and son-in-law, Anna Rogers and Albert Rogers, resided here. Albert Rogers was a grocer.

48 South Street

Historic Name: George and Sarah Fuller House

Arch Style/Form: Greek Revival

MHC #: MDF.178

Date of Construction: prior to 1851



Notes: The George and Sarah Fuller House is an exceptionally well-preserved example of the Greek Revival style. According to the MHC Inventory Form, Fuller acquired the property in 1818 from William Buckman, George Fuller was a prominent shipwright, building 29 ships at his nearby shipyard.

54 South Street

Historic Name: Goodwin House

Arch Style/Form: Greek Revival

MHC #: MDF.179

Date of Construction: pre-1855



Notes: The George T. Goodwin House, is a well-preserved example of the Greek Revival style. According to the MHC Inventory Form, it is likely that the house was built for his own use. George Torrey Goodwin was a surveyor, carpenter and ship joiner.

60 South Street

Historic Name: John Hughes Duplex

Arch Style/Form: Colonial Revival

MHC #: MDF.1852

Date of Construction: C 1912



Notes: The John Hughes Duplex, is a well-preserved example of the early 20th Century residential construction that took place in the neighborhood. According to the MHC Inventory Form, John Hughes was a railroad foreman, occupying half of the duplex with his wife. His son and family occupied the remaining unit.

66 South Street

Historic Name: Riley-Hemphill House

Arch Style/Form: Greek Revival

MHC #: MDF.1853

Date of Construction: prior to 1855



Notes: The Riley-Hemphill House, still retains much of its characteristic Greek Revival style and form. According to the MHC Inventory Form, Hugh Riley was a slate dealer and resided here with his family. The building was sold in 1864. Starting in about 1873, Amos Hemphill begun subdividing the property for residential lots.

84 South Street

Historic Name: James-Ciardini House

Arch Style/Form: Undefined

MHC #: MDF.1878

Date of Construction: 1830-1840 or e



Notes: The James-Ciardini, House may include a mid 19th Century structure. Further investigation is needed to determine if the current structure dates from 1830-1840 or the early 1920s. Milton James and Joseph James were residing at the property in 1840. Both were lumber merchants. A building permit was issued in 1921 for an addition, suggesting that the current structure includes 19th Century portions. John Anthony Ciardini resided here as a child. Ciardini is noted as an American poet, translator and etymologist.

102 South Street

Historic Name: Jotham Stetson House

Arch Style/Form: Greek Revival

MHC #: MDF.59

Date of Construction: c 1822



Notes: The Jonathon Stetson House still retains much of its characteristic Greek Revival style and form, including porch columns, enclosed pediments and main entry. According to the MHC Inventory Form, Jotham Stetson, was a prominent Medford ship carpenter and builder. He is the likely builder of the house and its early occupant.

114 South Street

Historic Name: Paul Curtis House (Grandfather's House)

Arch Style/Form: Greek Revival

MHC #: MDF.51

Date of Construction: c 1839



Notes: The Paul Curtis hosue is an exceptionally well-preserved example of the temple-front form of the Greek Revival style. This property was listed on the National Register of Historic Places in 1975. Curtis was a shipwright, arriving in Medford in 1819 to apprentice with Thatcher Magoun. Over his career, 27 vessels were constructed in his nearby Medford shipyard.

11 Touro Avenue

Historic Name: Stetson House and O'Brien Store

Arch Style/Form: Greek Revival

MHC #: MDF.1857

Date of Construction: c 1840



Notes: The Stetson House and O'Brien Store still retains the form of a Greek Revival side gable residential building from the 19th Century. According to the MHC Inventory Form, John Stetson was a shipwright or ship carpenter. During the first half of the 20th Century, a subsequent owner operated a grocery store here.

21 Touro Avenue

Historic Name: King Gates House

Arch Style/Form: Greek Revival

MHC #: MDF.54

Date of Construction: 1839



Notes: The King-Gates House is sited on a prominent location, setback on a large lot, providing context for the appearance of the 19th Century neighborhood prior to the denser turn of the century development pattern. According to the MHC Inventory Form, the likely builder is John King, a master mariner.

1 Walnut Street

Historic Name: Bradbury Nichols House

Arch Style/Form: Federal

MHC #: MDF.176

Date of Construction: C 1803



Notes: One of the earliest surviving properties in the area, the Bradbury Nichols House is a well-preserved example of Federal style. The later 19th Century Greek Revival and Italianate alterations provide additional insight into changing architectural preferences and are significant features to the building. William Bradbury was a cooper, an important ancillary occupation to the ship building of the area.

15 Walnut Street

Historic Name: Louisa Richardson House

Arch Style/Form: Federal

MHC #: MDF.1548

Date of Construction: R 1830



Notes: According to the MHC Inventory Form, the Louisa Richardson House dates from the Federal period and was likely moved to this site in the late 19th Century. At that time, exterior changes were made that provided a contemporary appearance. These later Victorian alterations are significant architectural features, adding to the storyline of the neighborhood.

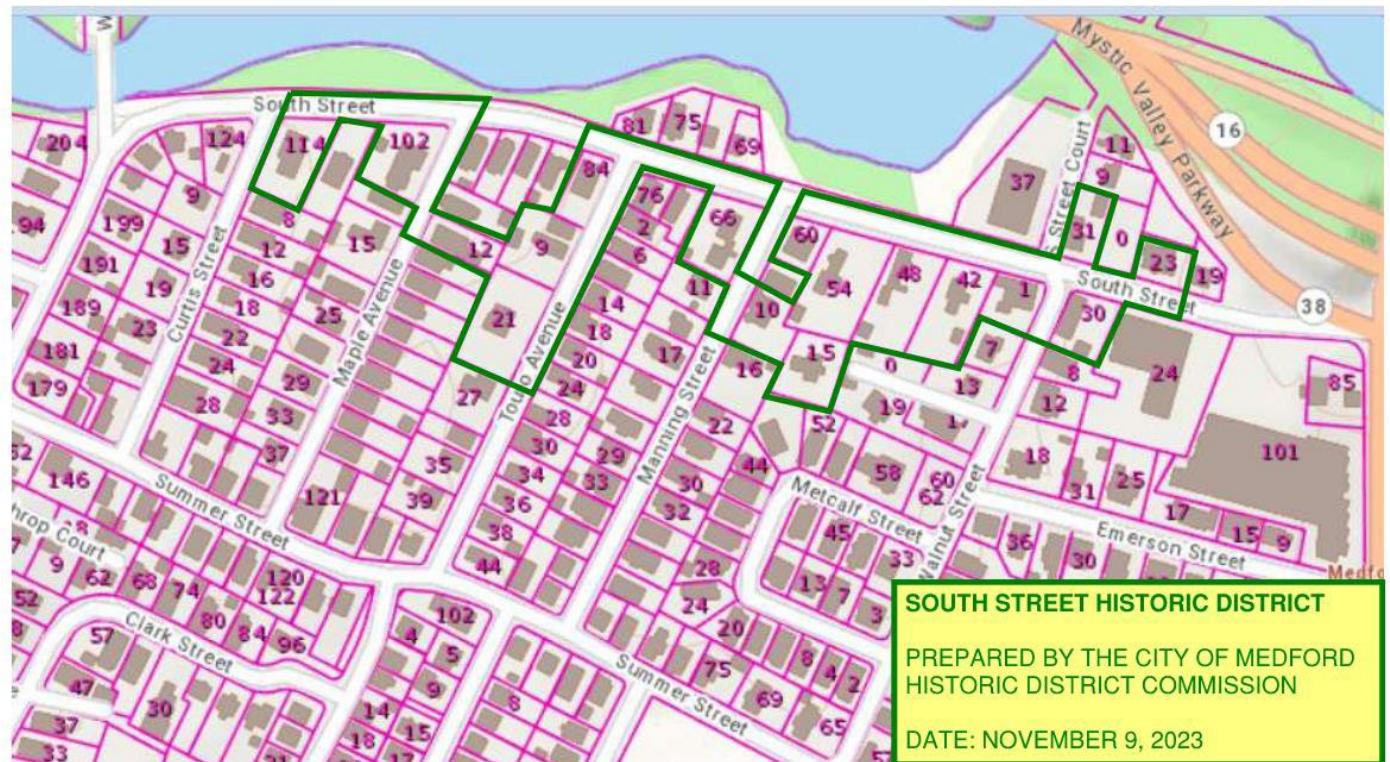
Total: 17

Appendix B

Digital Images

for the
Proposed South Street
Local Historic District
Medford, MA

**Local Historic District
Final Study Report**

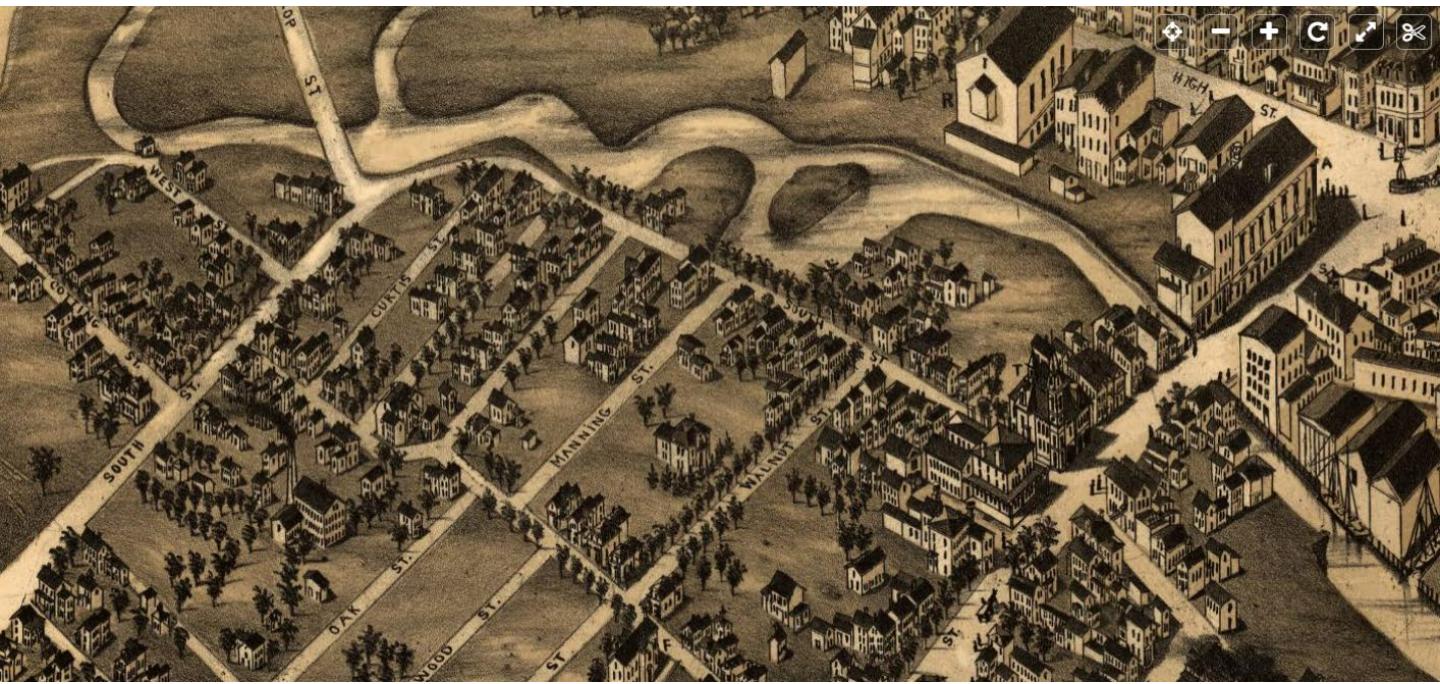


SOUTH STREET HISTORIC DISTRICT

PREPARED BY THE CITY OF MEDFORD
HISTORIC DISTRICT COMMISSION

DATE: NOVEMBER 9, 2023

Map of the Proposed South Street Local Historic District



Medford, MA Map, Library of Congress Webpage



12 Maple Avenue
Captain Redman House, 1845



**114 South Street
Paul Curtis House, 1839
(Grandfather's House)**



**48 South Street
George Fuller House, 1851**



**21 Touro Avenue
Captain John King House, 1839**



**11 Touro Avenue
John Stetson House, 1840**



**1 Walnut Street
William Bradbury House, 1803**

Appendix C

Existing Ordinance

**Local Historic District
Medford, MA**

ARTICLE III. - HISTORIC DISTRICT COMMISSION^[3]

Footnotes:

--- (3) ---

State Law reference— *Historic districts act, M.G.L.A. c. 40C, § 3.*

Sec. 48-51. - Establishment.

- (a) Under the authority of M.G.L.A. c. 40C, [§ 3](#), there is hereby established a Hillside Avenue Historic District and the Marm Simonds Historic District, bounded as respectively shown on the map entitled "Hillside Avenue Historic District" and "Marm Simonds Historic District" which are on file in the city clerk's office and made a part of this article by reference.
- (b) Under the authority of M.G.L.A. c. 40C, §§ 4 and 14, c. 40, § 8D and M.G.L.A. c. 43, [§ 5](#), there is hereby established a historic district commission, as a commission of the city.

(Ord. No. 489, § 1, 10-15-1985)

Sec. 48-52. - Function.

- (a) It shall be the function of the historic district commission to administer the Hillside Avenue Historic District and Marm Simonds Historic District consistent with general laws, and any additional historic districts established in accordance with law.
- (b) It shall be the function of the historic district commission to preserve, promote and develop historical or archaeological assets of the city in accordance with law.

(Ord. No. 489, § 2, 10-15-1985)

State Law reference— Establishment of historical districts, M.G.L.A. c. 40C, [§ 2](#).

Sec. 48-53. - Number of commissioners; appointing authority; term.

- (a) The historic district commission shall consist of five members and two alternates appointed by the mayor for terms of three years.
- (b) If additional historic districts are established by the city council, provision is hereby made for an increase in membership on the historic district commission to include residents of the additional districts. The maximum number of historic district commission members added in this manner shall be two commissioners and one alternate. Additional commissioners and alternates shall be appointed by the mayor in the same manner as the original appointments to the historic district commission.
- (c) In case of absence, inability to act or unwillingness to act because of self-interest on the part of a member of the historic district commission, his place shall be taken by an alternate member designated by the chairman.

(Ord. No. 489, § 3, 10-15-1985)

Sec. 48-54. - Duties and responsibilities.

It shall be the duty and responsibility of the historic district commission to:

- (1) Issue certificates of appropriateness, certificates of nonapplicability and certificates of hardship with respect to construction or alteration of buildings and structures within the historic district when such construction or alteration affects exterior architectural features. Such certificates shall be issued as prescribed in M.G.L.A. c. 40C, [§ 6](#).
- (2) Consider factors as prescribed in M.G.L.A. c. 40C, § 7, in passing upon matters before it.
- (3) Issue such certificates, make such recommendations, keep such records and have such powers, functions and duties as are prescribed in M.G.L.A. c. 40C, § 10, except that officers and employees necessary for the proper administration of the historic district

commission shall be appointed and removed by the mayor in accordance with M.G.L.A. c. 43, § 105. All gifts shall be subject to approval of the mayor and city council.

- (4) Call and conduct meetings and to hold such public hearings as are prescribed in M.G.L.A. c. 40C, § 11.
- (5) Conduct researches for places of historic value; to coordinate the activities of unofficial bodies organized for similar purposes; to advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work; and to make such recommendations as are described in M.G.L.A. c. 40C, § 8D.
- (6) Propose from time to time to the mayor as it deems appropriate, the establishment in accordance with the provisions of this article and M.G.L.A. c. 40C, § 3, of additional historic districts and changes in historic districts.
- (7) Cooperate with and advise the planning board, the office of community development and other city agencies in matters involving historic sites and buildings.
- (8) Advise owners of historic buildings in the city on problems of preservation.
- (9) Perform such other duties as may be prescribed under state law.

(Ord. No. 489, § 4, 10-15-1985)

Sec. 48-55. - Exclusions from review.

The authority of the historic district commission shall not extend to a review of the following:

- (1) Temporary structures or signs; subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the historic district commission may reasonably specify.
- (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.
- (3) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
- (4) The color of paint.
- (5) The color of materials used on roofs.
- (6) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and, if illuminated, is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than 12 square feet in area, consisting of letters painted on wood without a symbol or trademark and, if illuminated, is illuminated only indirectly; or either of them.
- (7) Reconstruction of a building, structure or exterior architectural feature which has been damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original.

(Ord. No. 489, § 5, 10-15-1985)

Sec. 48-56. - Rules and regulations.

The historic district commission, under the authority of M.G.L.A. c. 40C, shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of M.G.L.A. c. 40C and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business.

(Ord. No. 489, § 6, 10-15-1985)

Sec. 48-57. - Maintenance and repair.

Nothing in this article shall be construed to prevent the ordinary maintenance and repair of buildings, structures or grounds within the district, nor prevent actions by duly authorized public officers as described in M.G.L.A. c. 40C, § 9.

(Ord. No. 489, § 7, 10-15-1985)

Sec. 48-58. - Appeals.

Any applicant aggrieved by a determination of the historic district commission may file a written request with the historic district commission for review by a person or persons of competence and experience in such matters designated by the Metropolitan Area Planning Council as prescribed in M.G.L.A. c. 40C, § 12 and may further appeal such determination to the county superior court as prescribed in M.G.L.A. c. 40C, § 12A.

(Ord. No. 489, § 8, 10-15-1985)

Secs. 48-59—48-75. - Reserved.