

City of Medford

2026 Zoning Update

Community Development Board Technical meeting
February 18, 2026





Agenda

- Project Scope
- 2025 Process
- Review Proposed Table of Uses
- Review Proposed Dimensional Standards
- Historic Buildings
- Next Steps



Project Scope

**Kick-off:
Joint public hearing**

January-March 2026

Phase A

Topics:

- Medford Square
- Clean-up items requested by City staff

Meetings:

- 2 community meetings
- 4 meetings with City officials (City Council, Planning and Permitting Committee, or Community Development Board meetings)

March-June 2026

Phase B

Topics:

- Tufts Institutional Zoning
- Boston Avenue

Meetings:

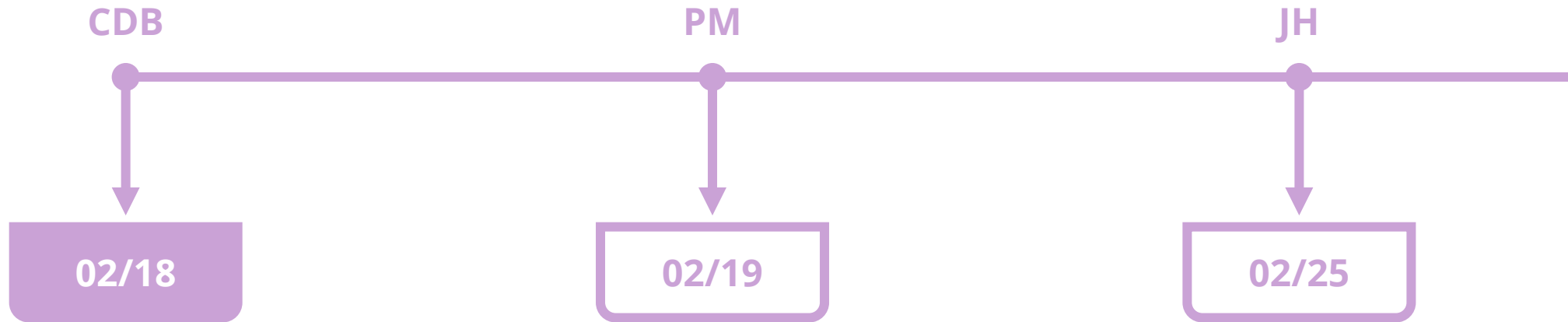
- 2 community meetings
- 4 meetings with City officials (City Council, Planning and Permitting Committee, or Community Development Board meetings)



Project Scope

PHASE A January-March 2026

CDB: Community Development Board
PM: Public Meeting
JH: Joint Hearing



Current Zoning



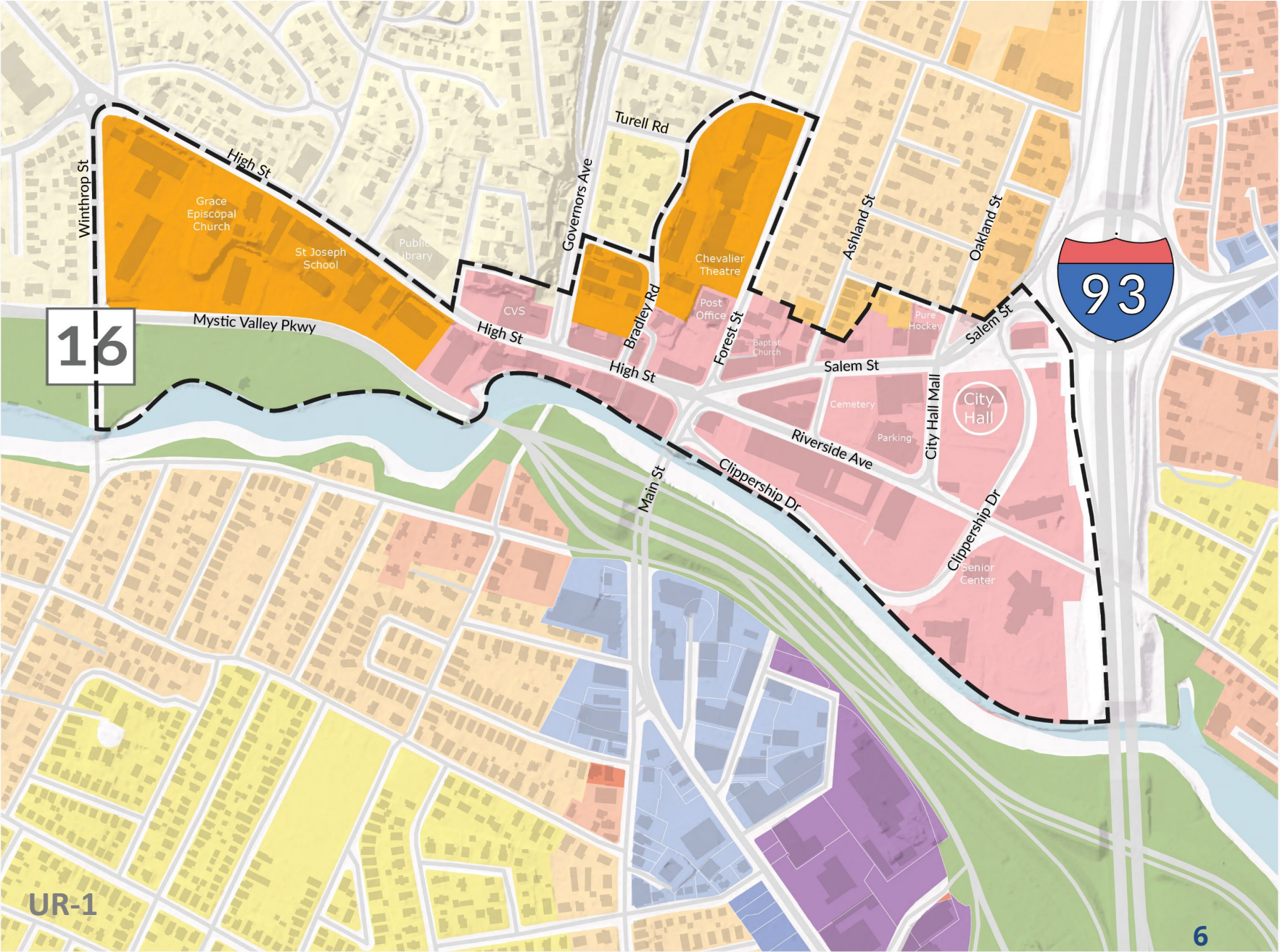


Medford Square Current Zoning



LEGEND

- Commercial 1**
 - Residential Building:
 - 6 stories by right
 - Commercial Building:
 - 4 stories by right
 - Hotel:
 - 15 stories by right
 - Other Permitted Structures:
 - 4 stories by right
- Apartment 2**
 - Residential Building:
 - 6 stories by right
 - Commercial Use:
 - NOT allowed
 - Other Permitted Structures:
 - 15 stories by right
- General Residential**
 - Single-unit Dwelling
 - 2-Units Dwelling
 - ADU



This map was produced in March 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".





Medford Square: Current Zoning

Commercial 1

Height

4 stories (other permitted uses)

6 stories (multifamily or assisted living)

15 stories (hotel)

Apartment 2

Height

2.5 stories (detached single- or two-family)

3 stories (attached single- or two-family)

6 stories (multifamily)

15 stories (other permitted uses)

2025 Process





First Medford Square Map: Planning + Permitting Committee

March 26, 2025

2026 Zoning Update

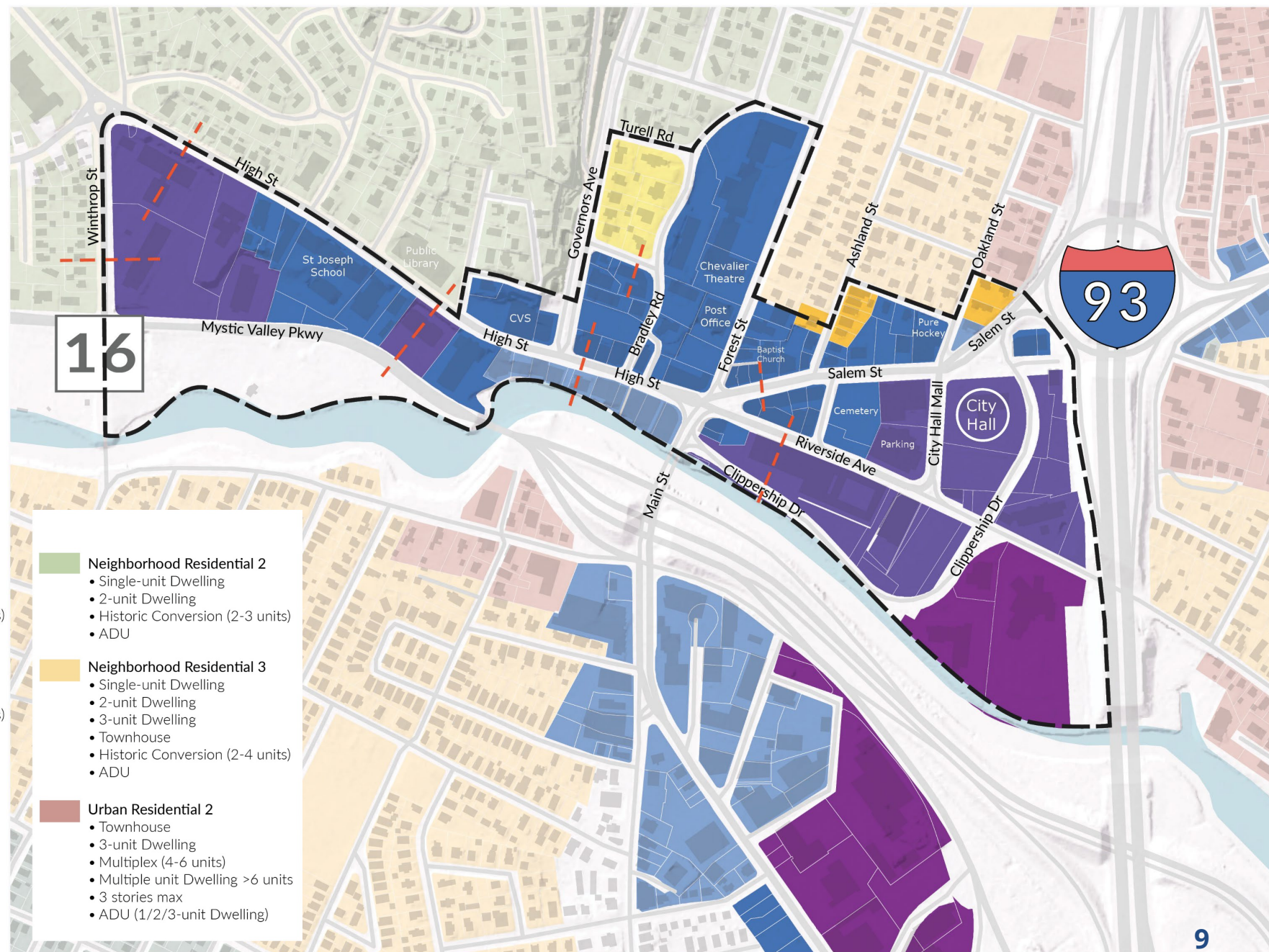


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- ### LEGEND
- Mixed-Use 1:**
Small-Mid Scale.
3stories by right + 1 IZ
 - Mixed-Use 2A**
Mid Scale.
4 stories by right + 2 IZ
 - Mixed-Use 2B**
Mid-High Scale.
6 stories by right + 2 IZ
 - Mixed-Use 3**
Mid-High Scale.
6 stories by right + 6 IZ
 - Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
 - Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)

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 - 3 stories max
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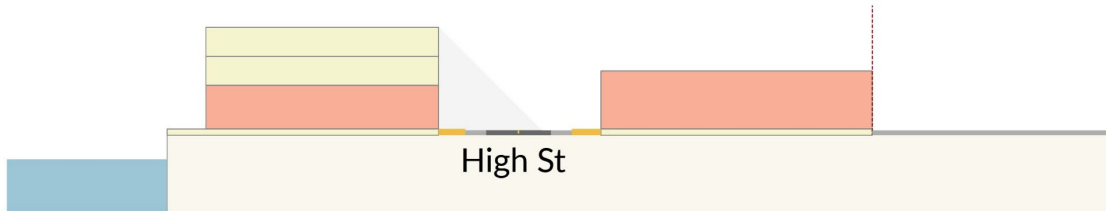




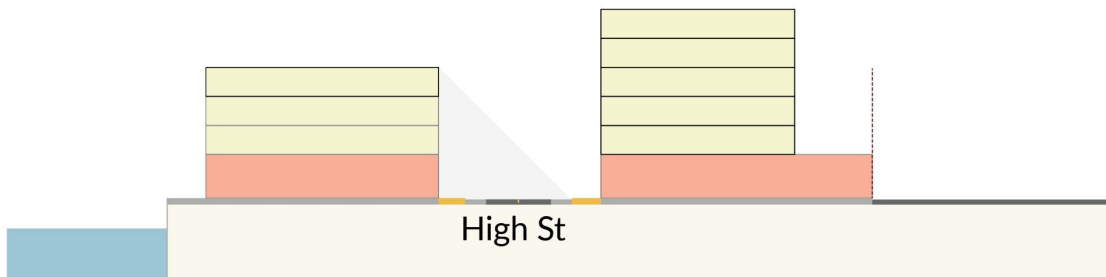
Medford Square: Study of Height and Shadow (Sections)

High St

Existing Section



Proposed Section



Commercial Residential Parking





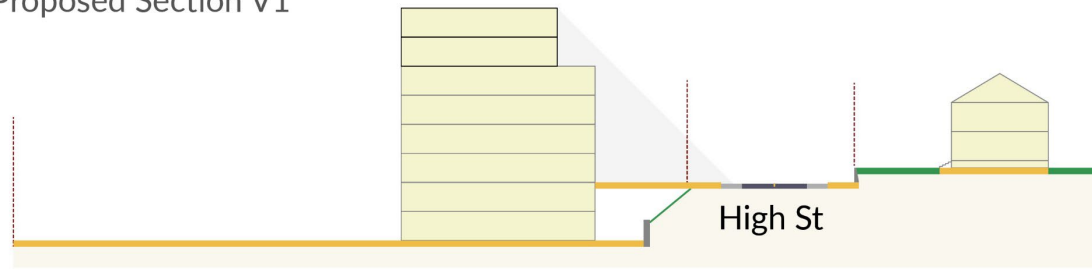
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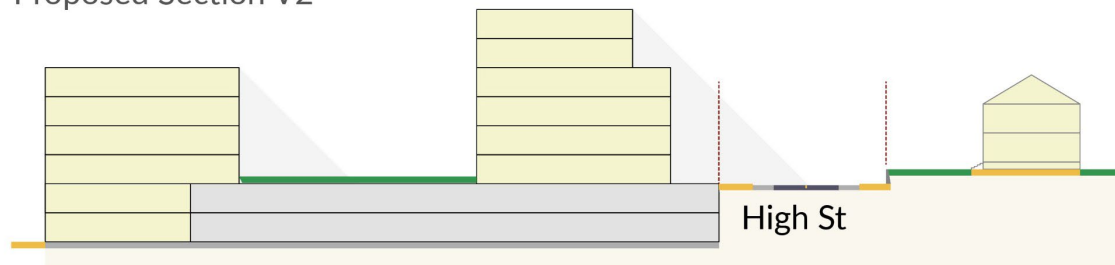
Existing Section



Proposed Section V1



Proposed Section V2



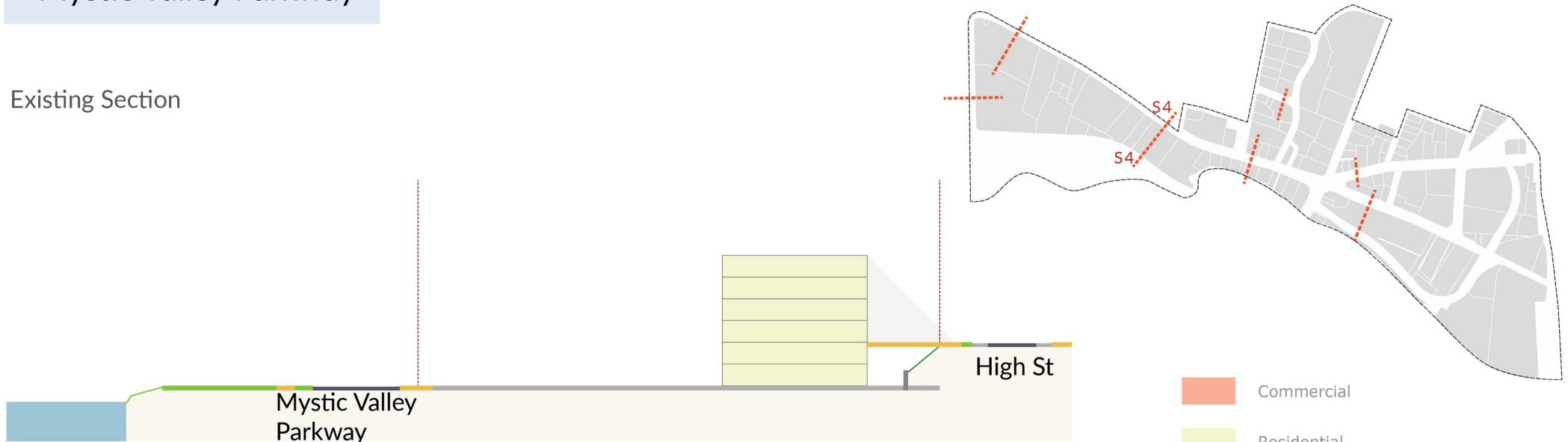
Commercial Residential Parking



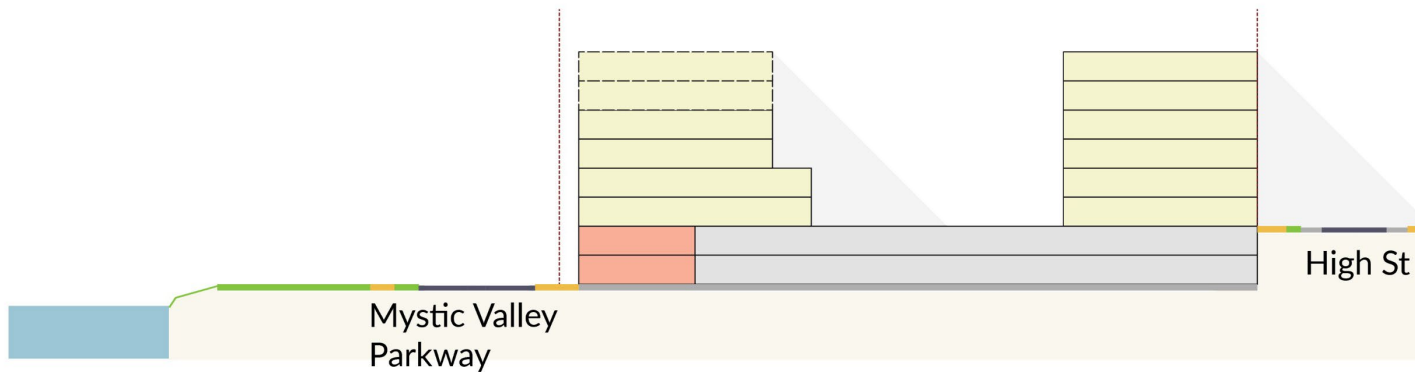
Medford Square: Study of Height and Shadow (Sections)

Mystic Valley Parkway

Existing Section



Proposed Section



- Commercial
- Residential
- Parking

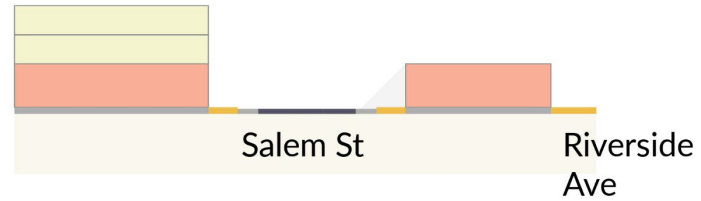




Medford Square: Study of Height and Shadow (Sections)

Salem St

Existing Section



Proposed Section



Commercial Residential Parking

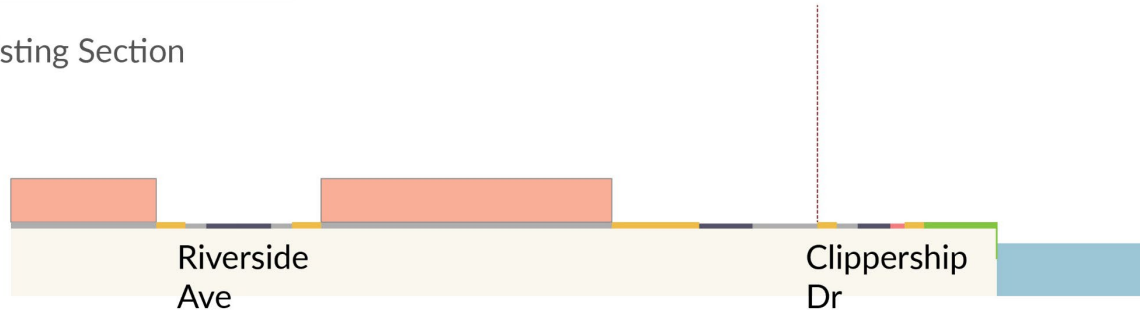




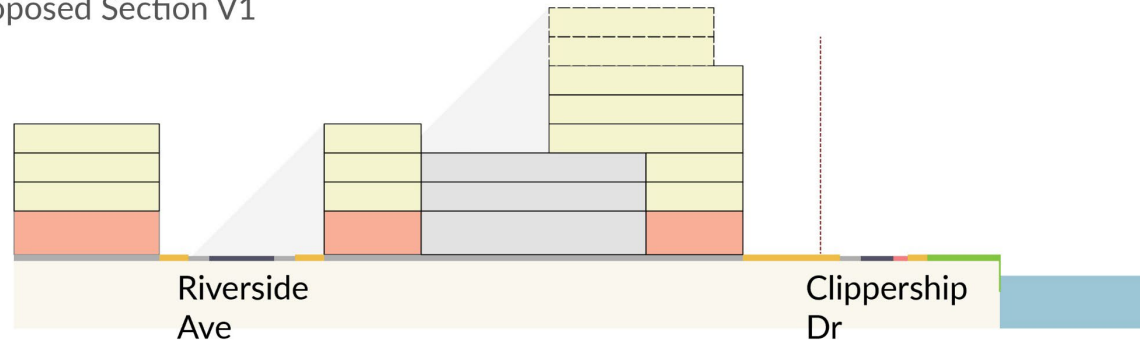
Medford Square: Study of Height and Shadow (Sections)

Clippership Dr

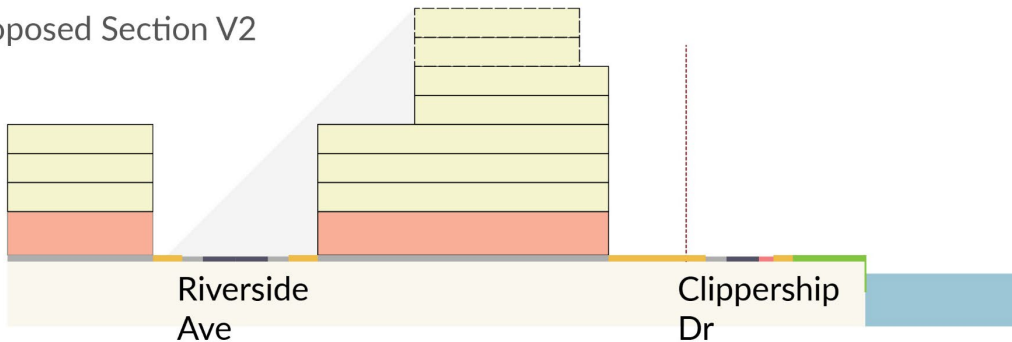
Existing Section



Proposed Section V1



Proposed Section V2



Commercial Residential Parking





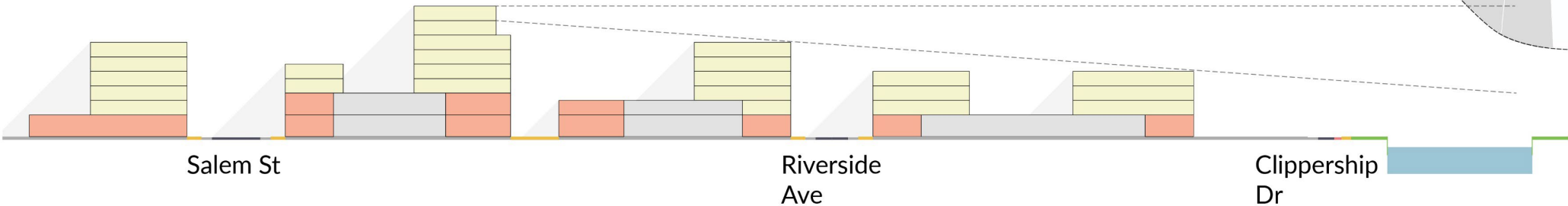
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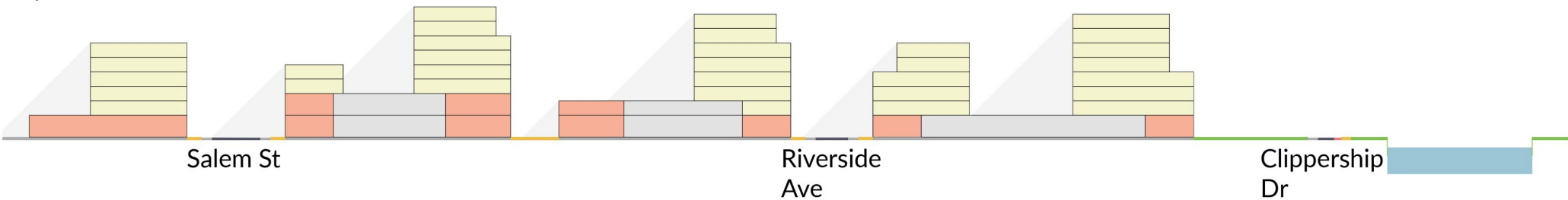
Commercial Residential Parking



Proposed Section V1



Proposed Section V2





Referred Map: City Council to the CD Board

April 30, 2025

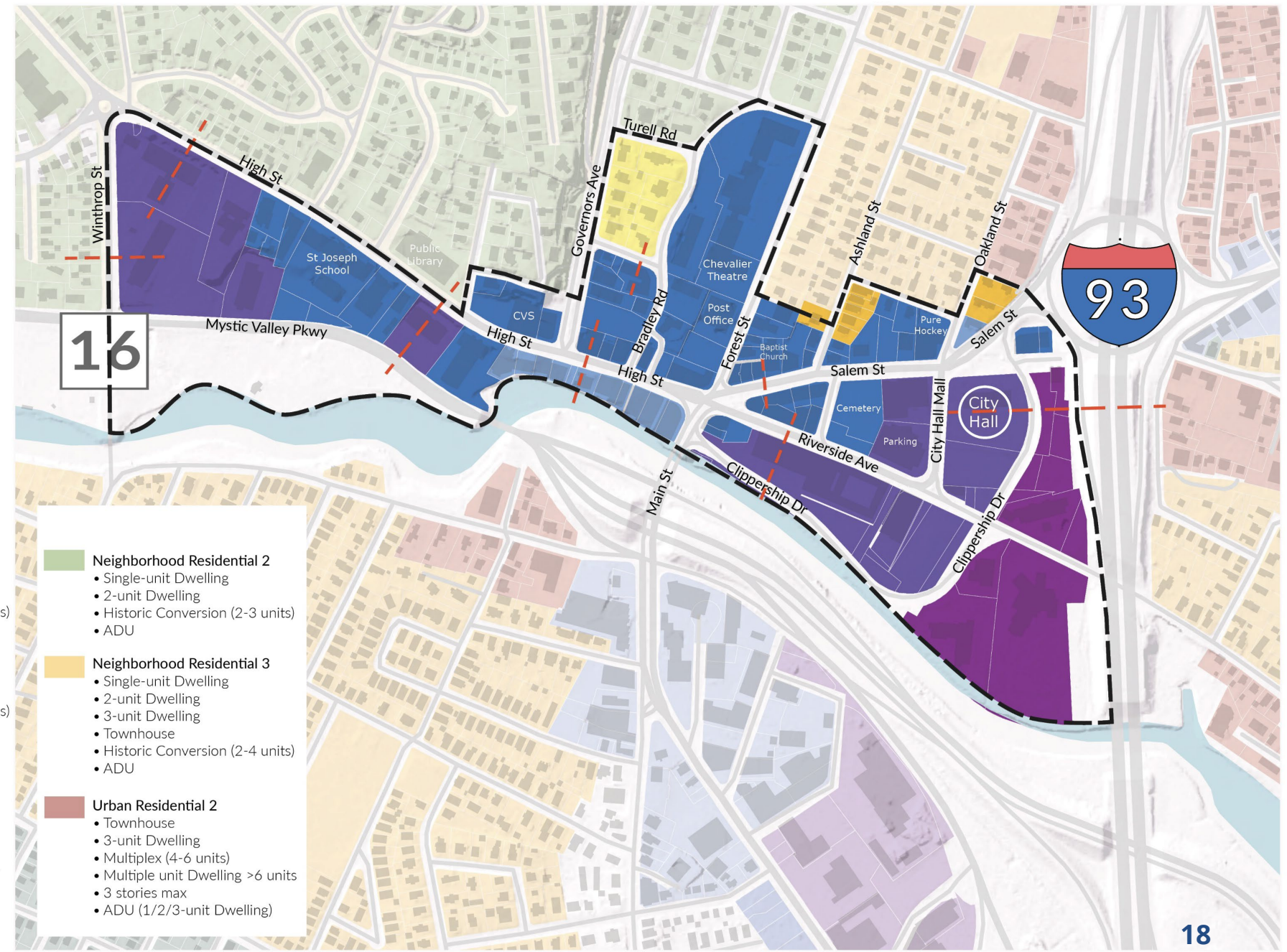
2026 Zoning Update



LEGEND

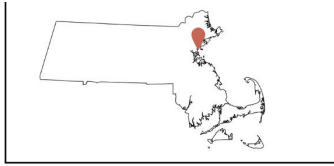
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4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
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7 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
8 stories by right + 4 IZ
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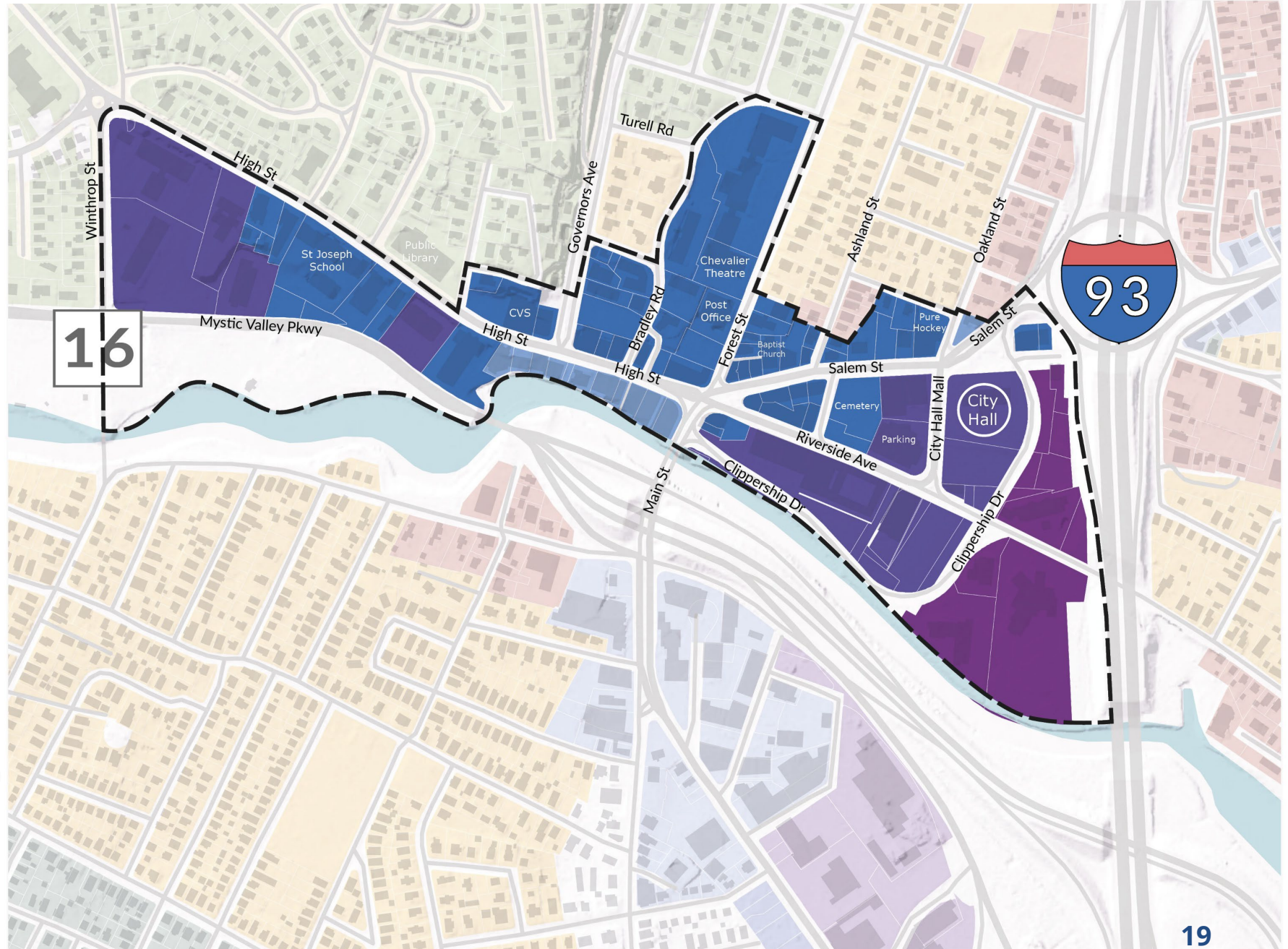




LEGEND

-  **Mixed-Use 1B:**
4 stories by right + 1 IZ
-  **Mixed-Use 2A**
5 stories by right + 2 IZ
-  **Mixed-Use 2B**
7 stories by right + 2 IZ
-  **Mixed-Use 3**
8 stories by right + 4 IZ
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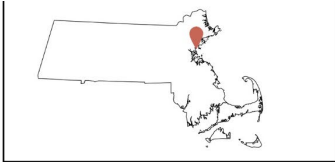
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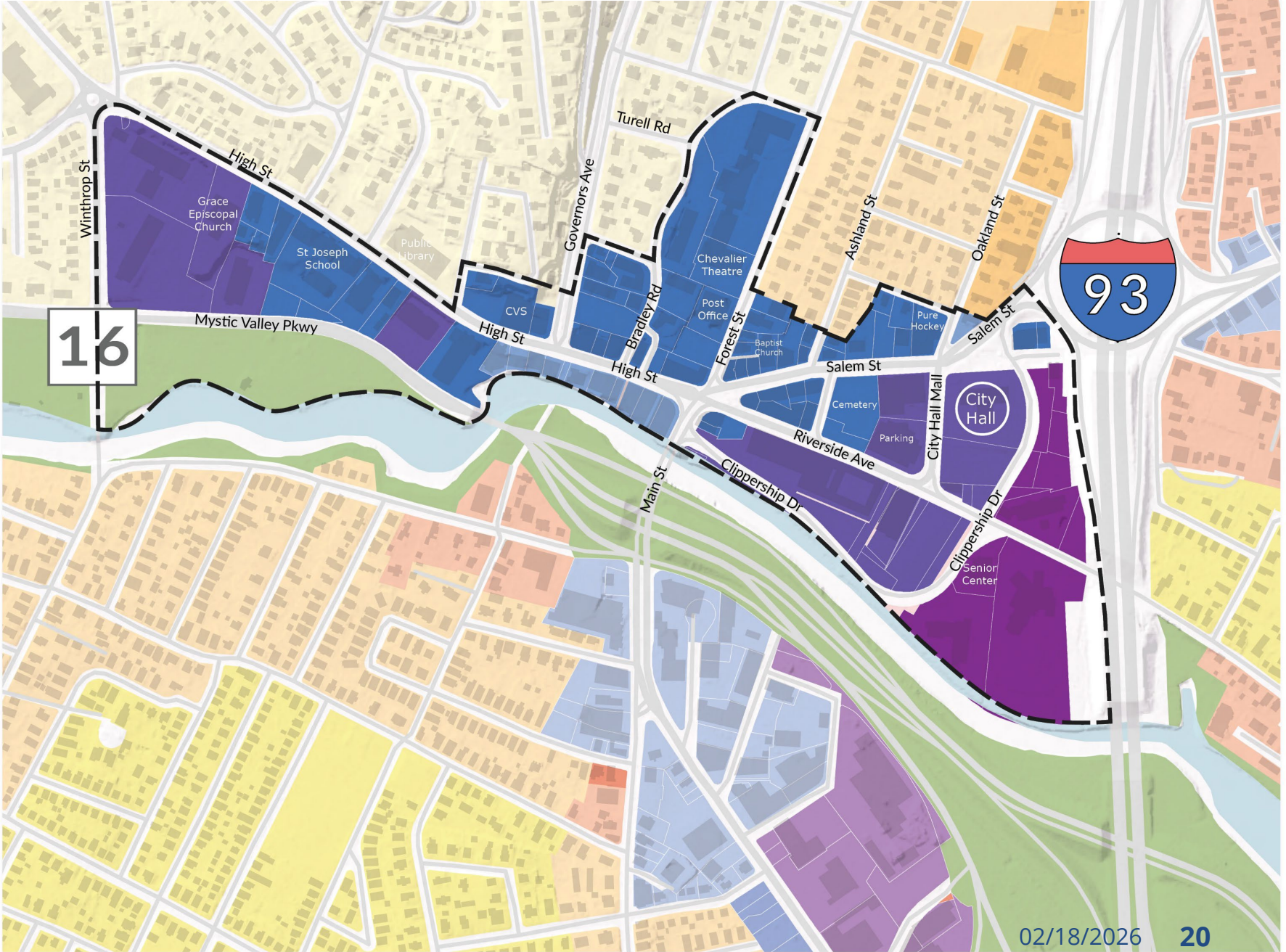
Medford Square Map provided to the Joint Hearing

January 21, 2026



LEGEND

- Mixed-Use 1B:
4 stories by right + 1 IZ
- Mixed-Use 2A
5 stories by right + 2 IZ
- Mixed-Use 2B
7 stories by right + 2 IZ
- Mixed-Use 3
8 stories by right + 4 IZ



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Proposed Use Table





Proposed Use Table

[Link to the Table of Uses](#)

2026 Zoning Update



BUILDING TYPES	DEFINITION	DISTRICTS			
		MX-1B Mixed-use 1B	MX-2A Mixed-use 2A	MX-2B Mixed-use 2B	MX-3A Mixed-use 3A
1-unit Dwelling + 1 ADU by right + 1 ADU by SP	A detached residential building intended and designed to contain or containing one dwelling unit.				
2-unit Dwelling + 1 ADU by right + 1 ADU by SP	A detached residential building intended and designed to contain to or containing two dwelling units. Also known as duplex.				
3-unit Dwelling + 1 ADU by right + 1 ADU by SP	A building that is divided into three (3) dwelling units. Each unit has an independent entrance either directly from outside the building or through a common vestibule. This building type includes triple decker.	✓			
Historic Conversion Only for 3 units or less: + 1 ADU by right + 1 ADU by SP	The conversion of an existing structure, a minimum of seventy five (75) years old, originally designed for one-unit use to a two-unit or multi-unit dwelling with no change to the exterior of the structure other than those required by building code. Each unit has an independent entrance directly from outside the building or through a common vestibule.	✓ Min. 3 units	✓ Min. 4 units		
Rowhouse + 1 ADU by right + 1 ADU by SP	An attached residential building intended and designed to contain or containing one dwelling unit.				
Townhouse Only for 3 units or less: + 1 ADU by right + 1 ADU by SP	A group of attached dwelling units occupied by not more than one family in each unit between side walls, each unit having a separate entrance from the street and sharing a common open space.	✓ Min. 3 units	✓ Min. 4 units		
Multiplex 4-6 Dwelling units	A residential building that contains four, five or six primary dwelling units on one lot. In order to qualify as a multiplex, at least one dwelling unit must be entirely or partially above another. Multiple units built side-by-side would generally be considered a townhouse.	✓	✓		
Multi-unit Dwelling >6 units	A building that consists of more than six (6) dwelling units arranged side-by-side and stacked.	✓ Max. 4 stories	✓ Max. 5 stories	✓ Max. 7 stories	✓ Max. 8 stories
With Incentive Zoning		+ 1 story (Max. 5 stories in total)	2 story (up to 7 stories in total)	+2 story (up to 9 stories in total)	+4 story (up to 12 stories in total)
Commercial Building	A multi-story and often multi-unit building with non-residential uses. Access to the individual first floor uses are generally from the street, while access to the upper floors are through lobby(s). The permitted commercial uses are defined by district.	✓ Max. 4 stories	✓ Max. 5 stories	✓ Max. 7 stories	✓ Max. 8 stories
With Incentive Zoning		+1 story (up to 5 stories in total)	+2 story (up to 7 stories in total)	+2 story (up to 9 stories in total)	+4 story (up to 12 stories in total)
Mixed-use Building	A multi-story building that provides more than one use in the same structure. The building consists of non-residential uses in the lower floors and Multi-unit Dwellings in the Upper floors. The permitted non-residential uses are defined by district.	✓ Max. 4 stories	✓ Max. 5 stories	✓ Max. 7 stories	✓ Max. 8 stories
With Incentive Zoning		+1 story (up to 5 stories in total)	+2 story (up to 7 stories in total)	+2 story (up to 9 stories in total)	+4 story (up to 12 stories in total)

02/18/2026

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Proposed Dimensional Standards





Current Zoning



Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot					Open Space % Gross Floor Aea							
		Area (SF)		Length (FT)										
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories
C1	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	35%	75	6
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	4A. Hotel	-	-	50	100	100	10%	25%	-	-	15	-	140	15
	5.Other permitted principal structures	-	-	20	-	-	-	-	-	-	15	-	50	4
APT 2	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5
	2. Detached Two-Family	-	6,000	35	60	60	-	-	15	7 1/2	15	35%	35	2.5
	3(a) Attached Single-Family (End Dwelling Unit)	-	3,500	35	35	75	10%	25%	15	10	15	30%	35	3
	3(b) Attached Single-Family (Middle Dwelling Unit)	-	2,500	25	25	75	5%	25%	15	-	15	35%	35	3
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	30%	50	4
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	5.Other permitted principal structures	-	10,000	50	100	100	10%	25%	15	15	15	35%	125	15



Proposed Dimensional Standards

DIMENSIONAL STANDARDS	DIAGRAM	DISTRICTS			
		MX-1B Mixed-use 1B	MX-2A Mixed-use 2A	MX-2B Mixed-use 2B	MX-3A Mixed-use 3A
Lot Area Minimum sqft		3,000 sqft	3,000 sqft	3,000 sqft	4,000 sqft
Frontage Minimum ft		30 ft	40 ft	40 ft	40 ft
Facade Build Out Minimum %		60 %	80 %	80 %	80 %
Active Ground Floor Minimum %		60 %	60 %	60 %	60 %
Base Height Maximum Stories		4 stories	5 stories	7 stories	8 stories
Incentive Height Maximum Stories		+1 stories	+2 stories	+2 stories	+4 stories
Setbacks Front Setback: Minimum ft/Maximum ft Side/Rear Setback: Minimum ft		Front: 0/20 Side: 0 Rear: 0	Front: 0/20 Side: 0 Rear: 0	Front: 0/20 Side: 0 Rear: 0	Front: 0/20 Side: 0 Rear: 0
Building Coverage Maximum %		80 %	80 %	90 %	90 %
Pervious Surface Minimum %		20 %	20 %	10 %	10 %
Open space Landscape Minimum %		15 %	15 %	10 %	10 %
Green Score Minimum Score		25	25	25	25
Parking Requirement Minimums		Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS	Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS	Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS	Parking Requirements vary by use specified in: TABLE A. TABLE OF USE AND PARKING REGULATIONS

LIVE INPUT SCENARIO			
Proposed District	Frontage		
	Minimum	% Conform	% Nonconform
Mixed-Use 1B	30	92%	8%
Mixed-Use 2A	40	92%	8%
Mixed-Use 2B	40	65%	35%
Mixed-Use 3	40	71%	29%
Overall		83%	17%
Proposed District	Setback		
	Minimum	% Conform	% Nonconform
Mixed-Use 1B	0	100%	0%
Mixed-Use 2A	0	100%	0%
Mixed-Use 2B	0	100%	0%
Mixed-Use 3	0	100%	0%
Overall		100%	0%
Proposed District	Lot Size		
	Minimum	% Conform	% Nonconform
Mixed-Use 1B	3,000	92%	8%
Mixed-Use 2A	3,000	94%	6%
Mixed-Use 2B	3,000	73%	27%
Mixed-Use 3	4,000	71%	29%
Overall		86%	14%
Proposed District	Building Height		
	Maximum	% Conform	% Nonconform
Mixed-Use 1B	4	100%	0%
Mixed-Use 2A	5	98%	2%
Mixed-Use 2B	7	96%	4%
Mixed-Use 3	8	93%	7%
Overall		97%	3%
Proposed District	Building Coverage		
	Maximum	% Conform	% Nonconform
Mixed-Use 1B	80%	92%	8%
Mixed-Use 2A	80%	86%	14%
Mixed-Use 2B	90%	100%	0%
Mixed-Use 3	90%	100%	0%
Overall		91%	9%

[Link to Excel](#)

Possible Changes presented to the Community Development Board on June 25, 2025





Possible Changes

1. Update the draft to exclude all references to residential Districts.
2. Update **Section 94-3.2 Table of Use Regulations (Table A)** to reflect the following modifications:
 - A.4. Three-unit dwelling, Detached: By right in MX-1B
 - A.5. Multiplex (4-6 units): By right in MX-1B and MX-2A
 - A.12. Townhouse: By right in MX-1B and MX-2A
 - Added I.6. Municipal Parking area or garage as a principal use. Not allowed in MX-1B and MX-2A and By right in MX-2B and MX-3A
 - New numbering for the following uses:
 - I.7. Open Storage
 - I.8. Moving of land
 - I.9. Radio and television tower
 - I.10. Solar energy system
 - Added a footnote referencing K.1. Accessory Dwelling Units (see §94-8.2), which states: 'Subject to change with the revision of the new ADU ordinance.'



Possible Changes

3. Update **Section 94-4.1 Table of Dimensional Requirements (Table B)** to reflect the following modifications highlighted in yellow :

Dimensions	Medford and West Medford Squares			
	MX-1B	MX-2A	MX-2B	MX-3A
Lot Area sf (Min)	3,000	3,000	4,000	4,000
Frontage (Min)	30	40	40	40
Facade Build Out (Min)	80%	80%	80%	80%
Active Ground Floor (Min)	60%	60%	60%	60%
Residential Density (Units per lot) (Min-Max)	-	-	-	-
Historical Conversion (Max) ¹	Y	Y	Y	Y
Height				
Max Base Height. (Stories)	4	5	7	8
Max Incentive Height (Stories)	1	2	2	4
Setbacks (ft)				
Front (Min/Max)	0/20	0/20	0/20	0/20
Side	0	0	0	0
Rear	0	0	0	0



Possible Changes

3. Update **Section 94-4.1 Table of Dimensional Requirements (Table B)** to reflect the following modifications highlighted in yellow:

Dimensions	Medford and West Medford Squares			
	MX-1B	MX-2A	MX-2B	MX-3A
Stormwater and Landscaping				
Building Coverage (Max)	80%	80%	90%	90%
Green Score ²	25	25	25	25
Open Space, Permeable (Min)	-	-	-	-
Pervious Surface (Min)	20%	20%	10%	10%
Open Space Landscape (Min)	15%	15%	10%	10%



Possible Changes

4. Update **Section 94-12.0 Definitions**

Add the definition of building coverage as follows:

Building Coverage. The maximum area of a lot that is permitted to be covered by the combination of principal buildings, accessory buildings, and accessory structures. The building coverage of a structure is measured from the outside of the exterior walls at the ground story, including covered porches and other building components.

5. Update **Section 94-9.X.2 Applicability**

Exclude the Residential Districts and rename District Mixed-use 1 to Mixed-use 1B, and District Mixed-use 3 to Mixed-use 3A



Possible Changes

6. Update **Section 94-9.X.3 Dimensional Requirements and Waivers.**

a. Front Setbacks. The building façade must be set back from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction with an existing City sidewalk. A maximum setback of 20 feet is allowed for the purpose of creating an active public plaza.

c. Height Stepback Requirements. For any lot within the MX-1, MX-2, or MX-3 district that abuts a residential district, a height setback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-1, MX-2, or MX-3 district. The fourth floor and above shall not break the plane of that 45-degree angle.

e. Ground Floor Active Frontage. Changed definition of active uses as follows: Active uses include retail, restaurant, and cafés, personal services, other active commercial uses, publicly accessible office or residential lobbies, and active building amenity spaces (e.g., gym, residential common space). Where active commercial uses are not feasible, the following may be substituted: residential stoops; a setback of green, open space or public space with seating; public art, such as a mural or sculpture; or any other use that provides an engaging ground floor.



Possible Changes

7. Update **Section 94-9.X.6 Development Standards.**

2. **General Building Standard:** Add the following standard:

b. Daylight Minimum. TBD

Background: Historic Assets





Medford Square

Medford, MA

MassHistoric Commission
MACRIS Inventory

LEGEND

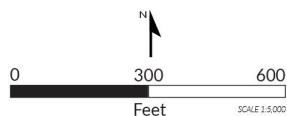
- Buildings
- Hydrography
- Open Space
- Study Area

Historic Structures

- Inventoried Area
- National Register of Historic Places
- National Register of Historic Places & Local Historic District
- Preservation Restriction
- Preservation Restriction Property

Historic Areas

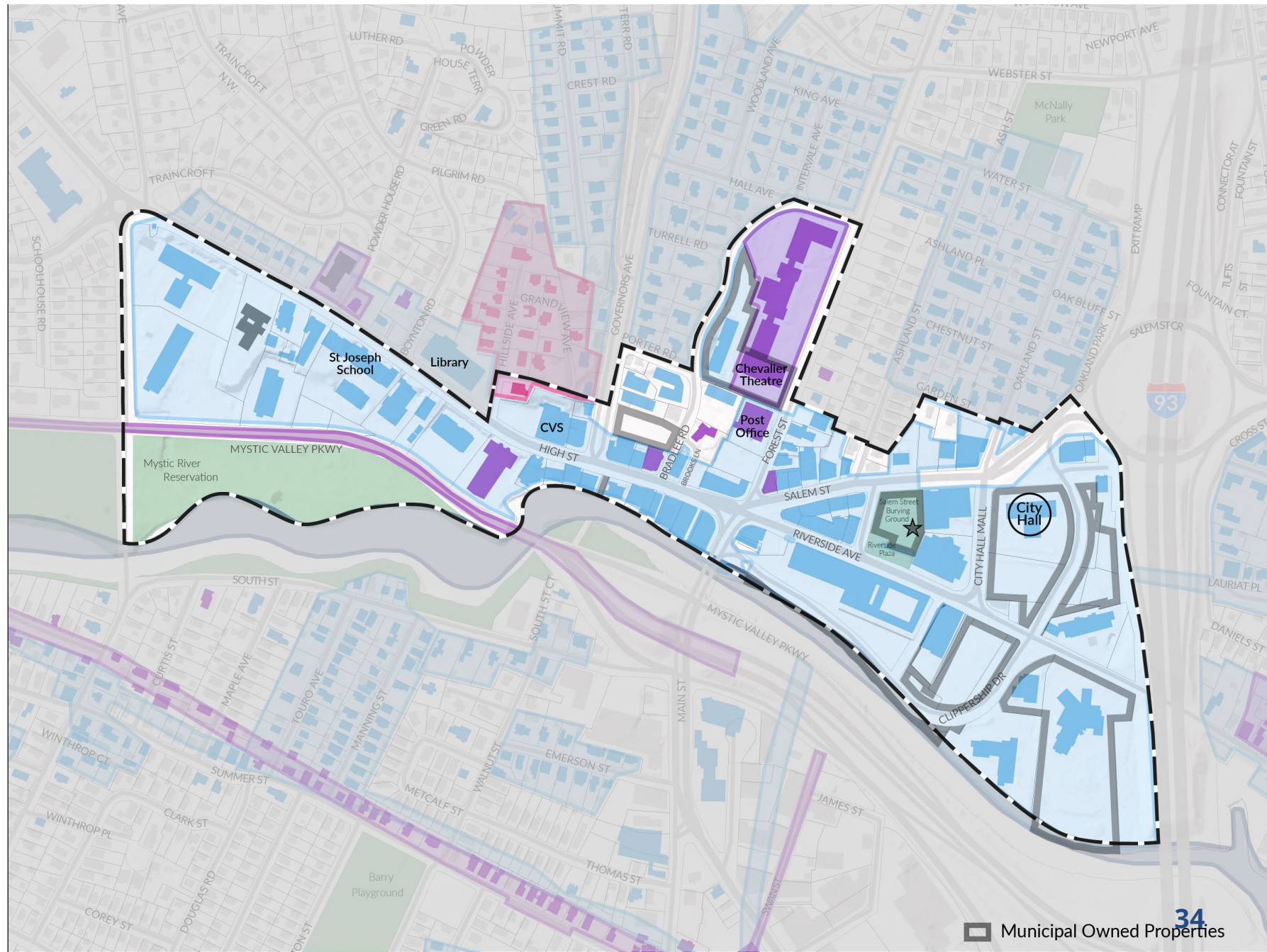
- Inventoried Area
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This map was created in January 2026 by Innes Land Strategies Group for the City of Medford, MA using data from MassDOT and MassGIS. "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



MACRIS Inventory





MACRIS Inventory. National Register Historic Places

Grace Episcopal Church | MDF.73 | 160 High St

- Nat'l Register Individual Property (11/03/1971)
- Preservation Restriction (09/29/1999)

Year Constructed 1867
Architectural Style: English Revival; Richardsonian Romanesque



Lawrence Light Guard Armory | MDF.99 | 90 High St

- Nat'l Register Individual Property (03/10/1975)

Year Constructed 1900
Architectural Style: Romanesque Revival



U. S. Post Office - Medford Main | MDF.340 | 20 Forest St

- Nat'l Register Individual Property (06/18/1986)

Year Constructed 1937
Architectural Style: Classical Revival





MACRIS Inventory. National Register Historic Places

Wade, Jonathan House | MDF.28 | 13 Bradlee Rd

- Nat'l Register Individual Property (04/21/1975)

Year Constructed 1683
Architectural Style: Georgian



Old Medford High School | MDF.91 | 22-24 Forest St

- Nat'l Register Individual Property (10/06/1983)

Year Constructed 1895
Architectural Style: Renaissance Revival



Medford High School, Old - South Wing | MDF.1518 | 54 Forest St

- Nat'l Register Individual Property (10/06/1983)

Year Constructed 1939
Architectural Style: Renaissance Revival





MACRIS Inventory. National Register Historic Places

Medford High School, Old - North Wing | MDF.1517 | 54 Forest St

- Nat'l Register Individual Property (10/06/1983)

Year Constructed

1929

Architectural Style:

Renaissance Revival



Medford Honor Roll Memorial | MDF.955 | 54 Forest St

- Nat'l Register Individual Property (10/06/1983)

Year Constructed

1920

Architectural Style:

-



Bigelow Block | MDF.83 | 2 Salem St

- Nat'l Register Individual Property (02/24/1975)

Year Constructed

1886

Architectural Style:

Queen Anne



Hall, Isaac House | MDF.30 | 43-45 High St

- Nat'l Register Individual Property (04/16/1975)

Year Constructed

1720

Architectural Style:

Federal





MACRIS Inventory. Inventoried Properties

Tufts, James Walker Carriage House | MDF.1116 | 156 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed 1865
Architectural Style: Second Empire/Mansard Block



O'Hare, Ellen Apartments | MDF.1115 | 148 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed 1931
Architectural Style: Colonial Revival/Spanish Eclectic



Saint Joseph's Roman Catholic Church | MDF.87 | 118 High St

- Inventoried (07/14/1976)

Year Constructed 1893
Architectural Style: Romanesque Revival





MACRIS Inventory. Inventoried Properties

Swan - Bemis House | MDF.50 | 80 High St

- Inventoried (09/27/1974)

Year Constructed

1839

Architectural Style:

Greek Revival



Doyle, Daniel A. Building | MDF.1113 | 66-72 High St

- Inventoried (09/25/2015)

Not Recommended for NHP

Year Constructed

1930

1988 Major alterations

3-story Building

Architectural Style:

Art Deco; Contemporary



Medford Cooperative Bank | MDF.1112 | 60 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1931

1987 East Addition

2011 Exterior Restoration

Architectural Style:

Colonial Revival





MACRIS Inventory. Inventoried Properties

Medford First Trinitarian Congregational | MDF.1111 | 40-48 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1824

Architectural Style:

Altered beyond recognition



Medford Old Post Office | MDF.1110 | 38 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1921 (1941) (2002)

Architectural Style:

Art Deco; Classical Revival



Medford Savings Bank | MDF.1109 | 29 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1928 (1981) (2007-2010)

Architectural Style:

Classical Revival





MACRIS Inventory. Inventoried Properties

Usher, James M. Block | MDF.64 | 24-30 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1855

Architectural Style:

Italianate



Medford Odd Fellows Block | MDF.1108 | 16-22 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1886 (upper two stories lost)

Architectural Style:

Altered beyond recognition



The City Building | MDF.1107 | 29 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Individually Eligible
- Contributing to a potential historic district

Year Constructed

1925 (1981) (2007-2010)

Architectural Style:

Neoclassical





MACRIS Inventory. Inventoried Properties

Medford Building | MDF.1106 | 1-24 High St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1915

Architectural Style:

Neo-Gothic Revival



Green, George Bent Block | MDF.66 | 28-32 Main St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1850

Architectural Style:

Italianate



Cotting, Timothy - Teel, Josiah R. Block | MDF.1123 | 8-20 Salem St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1855

Architectural Style:

Altered beyond recognition, Italianate





MACRIS Inventory. Inventoried Properties

Mystic Congregational Church | MDF.62 | 26 Salem St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1848

Architectural Style:

Italianate



Dyer Building | MDF.101 | 30-36 Salem St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1915 (1970) (1980s)

Architectural Style:

Classical Revival



Malden Electric Company Transformer Station | MDF.1124 | 56 Salem St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1920

Architectural Style:

Neoclassical





MACRIS Inventory. Inventoried Properties

Cotting, Timothy House | MDF.47 | 23 Forest St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1830

Architectural Style:

Greek Revival



Coolidge Building | MDF.1122 | 1-11 Salem St

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Eligible only in a historic district
- Contributing to a potential historic district

Year Constructed

1925

Architectural Style:

Classical Revival



Medford City Hall | MDF.118 | 85 George P. Hassett Dr

- Inventoried (09/25/2015)

Criteria Statement Form (Recommended for NHP):

- Individually Eligible

Year Constructed

1937

Architectural Style:

Colonial Revival





MACRIS Inventory. Inventoried Properties

Durgin - Davis House | MDF.36 | 112-114 Riverside Ave

- Inventoried (27/09/1974)

Year Constructed

1780

Architectural Style:

Federal



Coolidge Building | MDF.1122 | 1-11 Salem St

- Inventoried (07/14/1976)

Year Constructed

1794

Architectural Style:

Georgian





MACRIS Inventory. Inventoried Properties (Inventory Not Available)

MDF.1138 | CVS Pharmacy



1950
No Style

MDF.1152 | Regency Apartments



1974
Style Not researched

MDF.1138 | Medford Professional Building



1950
No Style

MDF.1138 | Medford Theater



1927
No Style

MDF.1163 | -



1969
No Style

MDF.1176 | Hyatt Place Hotel



1950
No Style



MACRIS Inventory

- National Registered Buildings have clear architectural and historical relevance
- Inventoried Buildings have different degrees of preservation:
 - Buildings that represent a good example of an architectural style or that contain well-preserved relevant architectural elements.
 - Historically significant buildings that have undergone major renovations.
 - Historical buildings with alterations beyond recognition.
 - Demolished buildings.



What can Zoning Do to help preserve Historic Buildings

- Historical Buildings (National Registered and Inventoried Buildings)
 - Incentive Zoning
 - Design Guidelines
- National Registered Buildings
 - Development Standards
 - Site Plan Review
- Inventoried Buildings



Next Steps for Medford Square Rezoning

- Listen to comments and questions at today's meeting.
- Report back on what we heard at the next Joint Hearing for further discussion
- Present revised draft zoning and map that incorporates all the comments gathered from the Joint Hearing for further discussion.

