



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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HISTORIC PRESERVATION

**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 28 Vinal Avenue

Case: HP25-000098

Applicant: 28 Vinal LLC

Owner: 28 Vinal LLC

Legal Ad: *The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.*

HPC Meeting Date: February 3, 2026



I. SUMMARY OF December 16, 2025, MEETING

At their regular public meeting on December 16, 2025, the HPC declared the structure at 28 Vinal Avenue to be “Historically Significant”. Due to this determination, 28 Vinal Avenue moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building.

The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

II. BUILDINGS UNDER CONSIDERATION

The building at 28 Vinal Avenue is a 2.3 story structure and constructed approximately in 1871.

Right: 28 Vinal Avenue



Right: Left Elevation

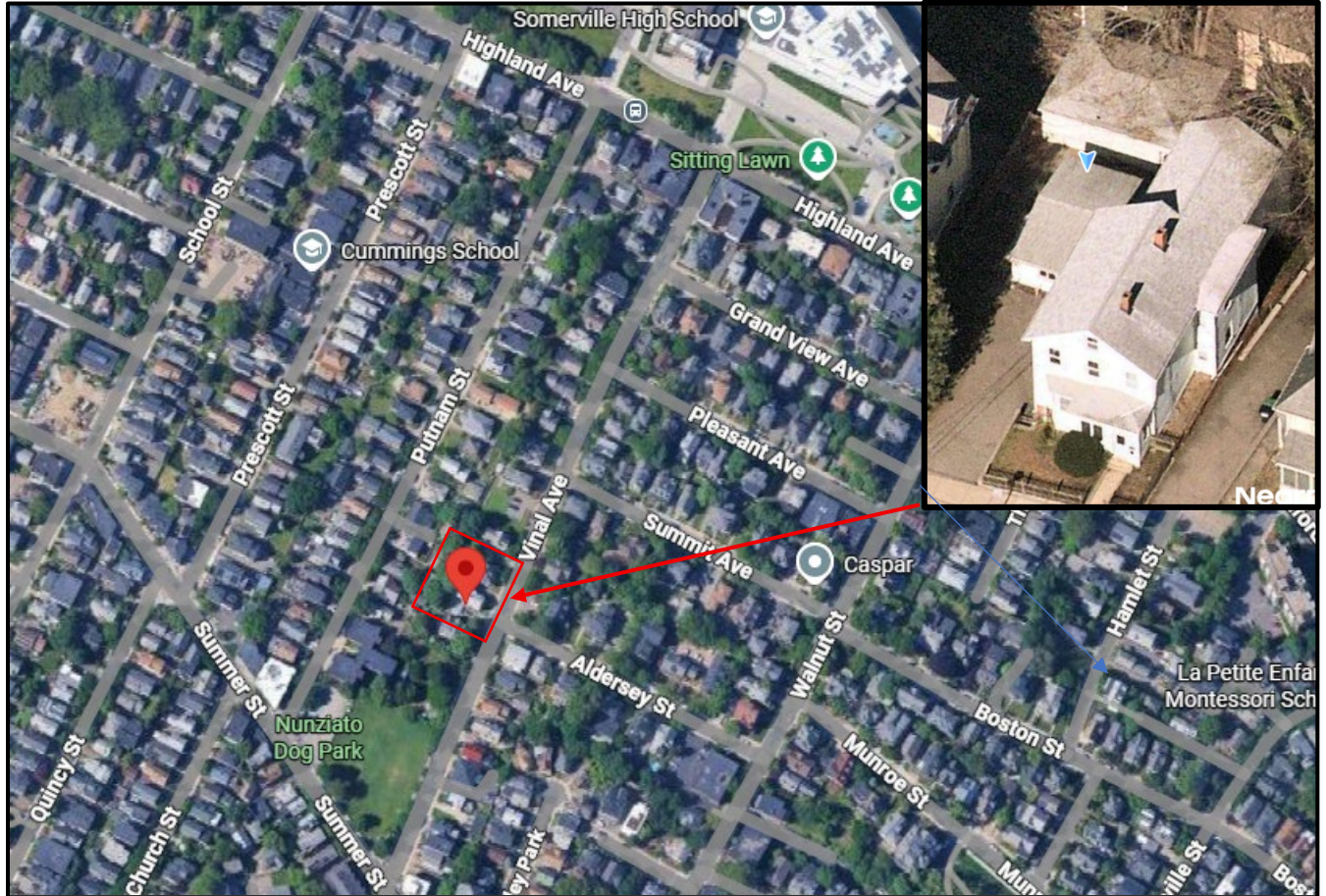


Right: Rear



Right: Right Elevation





Above: Context Map for 28 Vinal Avenue, and aerial view of the building.

III. ADDITIONAL INFORMATION

Preservation Planning has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding structure at 28 Vinal Ave and a general history of the area, see the [December 16, 2025, staff report on Historic Significance](#).

IV. DETERMINATION

The HPC must determine one of the following for the structure at 28 Vinal Avenue:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance.

V. FINDINGS

The HPC needs to make determinations of whether the structure is to be preferably preserved and adopt findings.

a. Preferably Preserved

For a determination of preferably preserved, the HPC must make the following finding:

- *That the demolition of the structure at 28 Vinal Ave would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

c. Not Preferably Preserved with Conditions

For a determination of NOT preferably preserved with Conditions, the HPC must make the following finding:

- *That the structure at 28 Vinal Ave do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the structure at 28 Vinal Ave is or is not “preferably preserved”.