



City of Somerville
HISTORIC PRESERVATION COMMISSION
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

2026 FEB 13 P 12:05

PROPERTY ADDRESS: 28 Vinal Avenue
PERMIT NUMBER: HP25-000098
OWNER: 28 Vinal LLC
OWNER ADDRESS: 234 Lewis Wharf Boston, MA 02110
APPLICANT: 28 Vinal LLC
APPLICANT ADDRESS: 234 Lewis Wharf Boston, MA 02110
DECISION: *Preferably Preserved*
DECISION DATE: February 3, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) regarding whether the principal structure at 28 Vinal Avenue should be Preferably Preserved.

LEGAL NOTICE

Determination of Historic Significance
28 Vinal Ave - HP25-000098
Applicant: 28 Vinal Ave LLC
Owner: 28 Vinal Ave LLC

The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

DETERMINATION

At their meeting on February 3, 2026, the Historic Preservation Commission (HPC) voted [4-1] that the principal structure located at 28 Vinal Avenue is **Preferably Preserved** in accordance with *Section 7-28, subsection (f) (5)* of the Demolition Review Ordinance 2020-22, as amended 12-08-2022. The following finding applies:

"...the demolition of the building would be detrimental to the architectural, cultural, political, economic, or social heritage of the city."

During their deliberations, the Commission found that the house has retained most of its original massing, scale and overall form of its front gable roof. These elements contribute to the overall rhythm of the streetscape and make this house an important part of the existing historic housing stock on this street.

Therefore, the principal structure located at 28 Vinal Avenue may not be demolished and the 18-month demolition delay is hereby imposed.

Issued by the Historic Preservation Commission (HPC):

Eric Parkes, *Chair*
Dick Bauer
Ryan Falvey

Robin Kelly, *Vice-Chair*
Denise Price
DJ Chagnon, *Alt.*