



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JAKE WILSON
MAYOR

TOM GALLIGANI
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

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

Site: 282-284 McGrath Highway

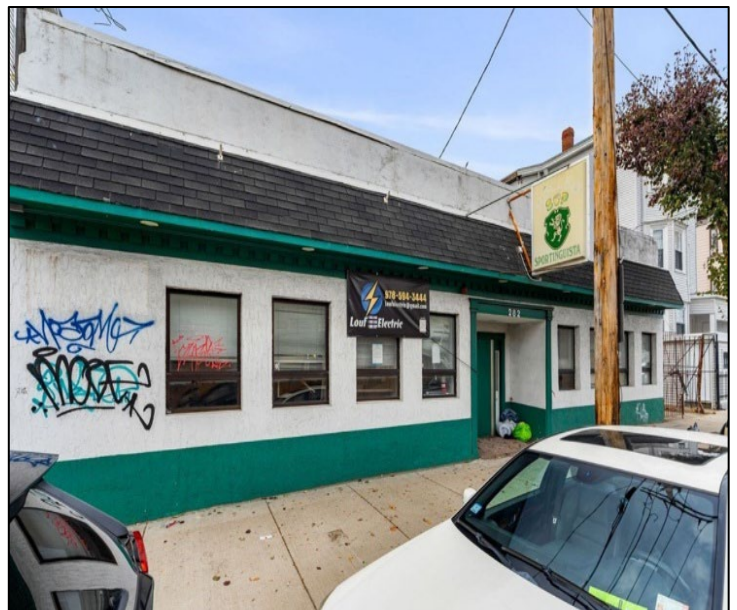
Case: HP26-000014

Applicant: Law Office of Michael LaRosa
LLC on behalf of Properties by
JD LLC

Owner: Walter Tauro, Trustee of Brant
Realty Trust

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

HPC Meeting Date: July 21, 2026



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.

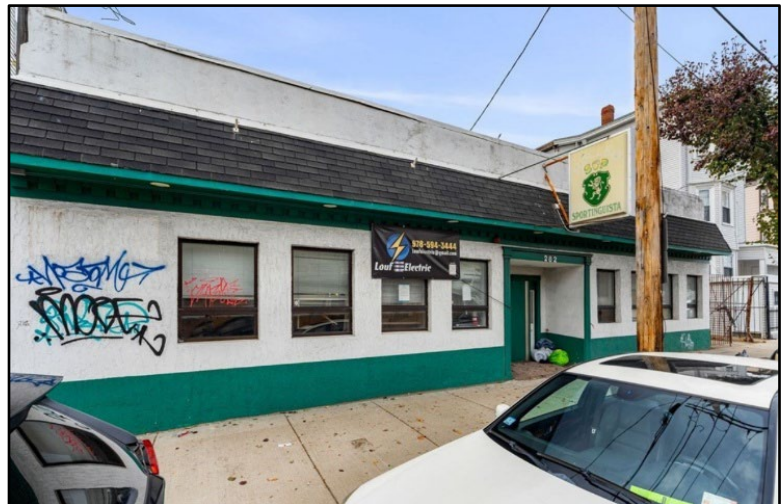
I. SUMMARY OF June 2, 2026, MEETING

At their regular public meeting on June 2, 2026, the HPC declared the structure at 282-284 McGrath Highway to be “Historically Significant” based on its contribution to Somerville’s social and cultural history to its immigrant community. Due to this determination, 282-284 McGrath Hwy 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.

II. BUILDING UNDER CONSIDERATION

The building at 282-284 McGrath Highway is a one (1) story commercial building constructed primarily of concrete with no discernable high-style architectural design and constructed between 1895 and 1925, likely circa 1910.

Right: 282-284 McGrath Highway



Right: Left Elevation

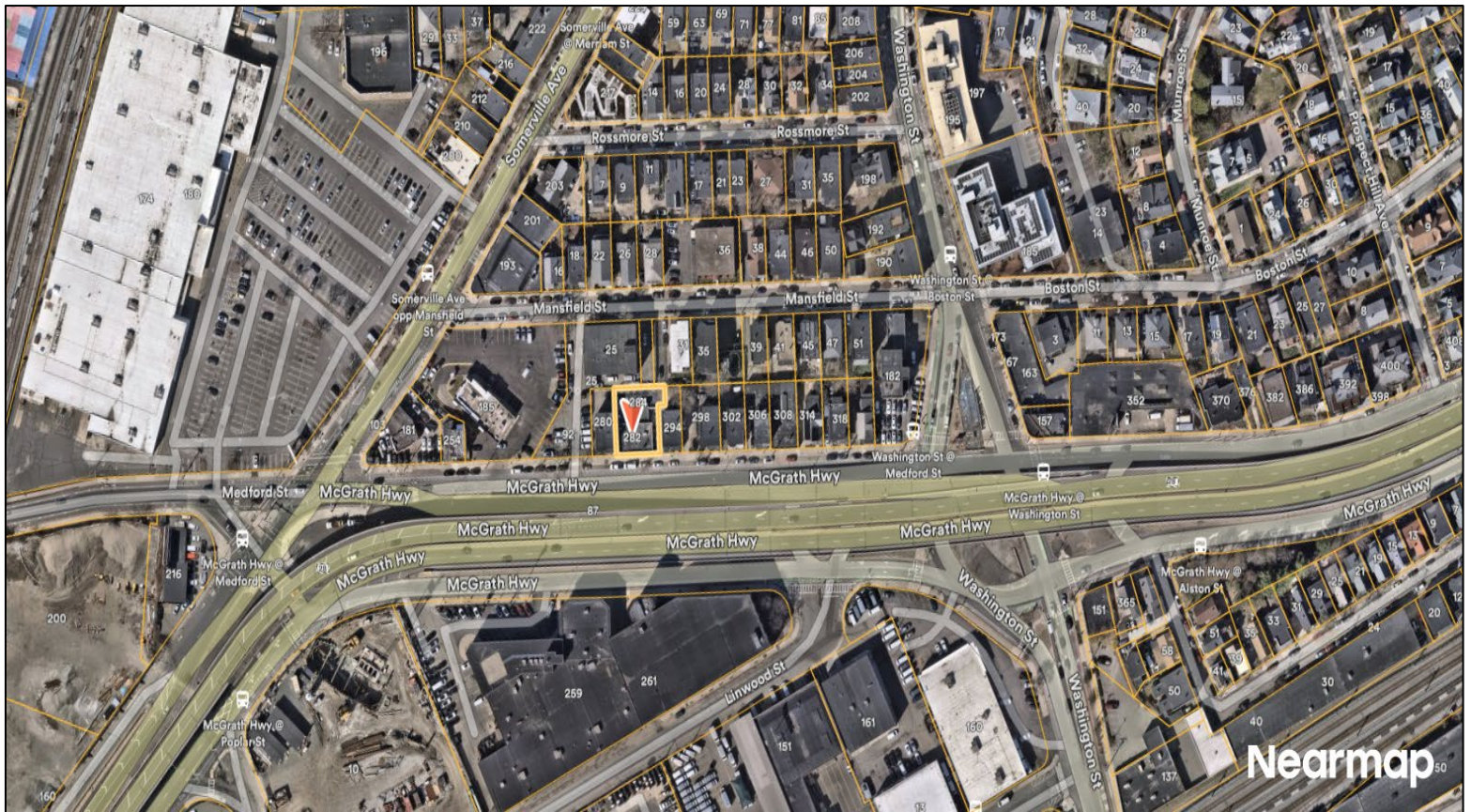


Right: Rear



Right: Right Elevation





Above: Context Map for 282-284 McGrath Highway

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 282-284 McGrath Highway and a general history of the area, [see the June 2, 2026, staff report on Historic Significance](#).

IV. DETERMINATION

The HPC must determine one of the following for the structure at 282-284 McGrath Highway:

- 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 need 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 **282-284 McGrath Hwy** 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 **282-284 McGrath Hwy** 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 **282-284 McGrath Hwy** is or is not “preferably preserved”.