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City of Somerville

HISTORIC PRESERVATION COMMISSION

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA

July 21, 2026, at 6:45 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_WtKJyX1URy6pceVa9-iw_A

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

Pursuant to Chapter 2 of the Acts of 2025, this meeting of the Historic Preservation Commission will be conducted via remote participation. A recording of these proceedings can be found online here: [Agendas, Minutes, & More](#).

COMMUNITY PRESERVATION ACT (CPA) PROPOSAL REVIEW

- 277 Broadway (Elixabeth Peabody House)

PUBLIC HEARINGS:

PUBLIC HEARINGS – ALTERATIONS TO LOCAL HISTORIC DISTRICT (LHD) PROPERTIES

- **HP26-000032 – 9 Brastow Avenue**
Applicant: Artisans Homes and Renovations
Owner: Luo Jerome & Meosky Nell
The Applicant seeks a Certificate of Appropriateness to alter an LHD property by rebuilding the existing rear deck in the same location, no changes to the existing configuration are proposed.
- **HP26-000034 – 25 Atherton Street**
Applicant: Christine Strout- IRB Real Estate
Owner: Carr Schoolhouse Condo Trust
The Applicant seeks the reissuance of a previously granted Certificate of Appropriateness to alter an LHD property by installing EV charging stations and a transformer in the parking lot.
- **HP26-000011 – 46 Mount Vernon Street**
Applicant: William Kuang
Owner: William Kuang
The applicant seeks a Certificate of Appropriateness to alter a previously approved rear addition and add a new backyard cottage to a Local Historic District Property.

PUBLIC HEARINGS – DETERMINATIONS OF HISTORIC SIGNIFIGANCE (STEP 1 IN THE DEMOLITION REVIEW PROCESS)

- **HP26-000037 – 60 Medford Street**
Applicant: Paul O'Connell- Well Built Construction Inc.
Owner: P & P Carroll Realty Trust
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.
- **HP26-000038 – 64 Medford Street**
Applicant: Paul O'Connell- Well Built Construction Inc.
Owner: P & P Carroll Realty Trust
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.
- **HP26-000030 – 9 Norwood Avenue**
Applicant: Emery Boy Builders
Owner: Kevin Emery
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

PUBLIC HEARINGS – DETERMINATIONS OF PREFERABLY PRESERVED (STEP 2 IN THE DEMOLITION REVIEW PROCESS)

- **HP26-000014 – 282-284 McGrath Highway**
Applicant: Properties by JD LLC
Owner: Walter Tauro, Trustee of Brant Realty Trust
The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

OTHER BUSINESS

- 17 Monmouth Street Recommendation Vote
- CPC Update
- Minutes: 4/21

The Historic Preservation Commission Rules of Policy and Procedure may be reviewed online at <https://www.somervillema.gov/departments/ospcd/historic-preservation>

- In accordance with these Rules of Policy and Procedure, no new items of business will be taken up after 9:00pm, except by a majority vote of the Commission.
- In accordance with these Rules of Policy and Procedure, unless otherwise stated by the Chair, written public testimony may be submitted up to one week prior to a Commission hearing. All written public testimony must be submitted to historic@somervillema.gov.

Development review application submittal materials and other documentation may be viewed online at <https://www.somervillema.gov/departments/historic-preservation/hpc-cases>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact the ADA Coordinator, Adrienne Pomeroy, at 617-625-6600 x2059 or ada@somervillema.gov.