CITY OF SOMERVILLE, MASSACHUSETTS

MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT

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HISTORIC PRESERVATION

STEP 2: DETERMINATION OF PREFEREABLY PRESERVED STAFF REPORT

Site: 333 Highland Avenue

Case: HP26-000047

Applicant: Fan Wang

Owner: Fan Wang and Marc Wagner

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

HPC Meeting Date: October 20, 2026



I. Summary of September 15, 2026

At their regular public meeting on September 15, 2026, the HPC declared the structure at 333 Highland Avenue to be "Historically Significant". Due to this determination, 333 Highland 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.

II. BUIDLING UNDER CONSIDERATION

The building at 333 Highland Avenue is a two-and-a-half story structure and constructed approximately in 1900.

Right: *333 Highland Avenue*



Right: *Left Elevation*



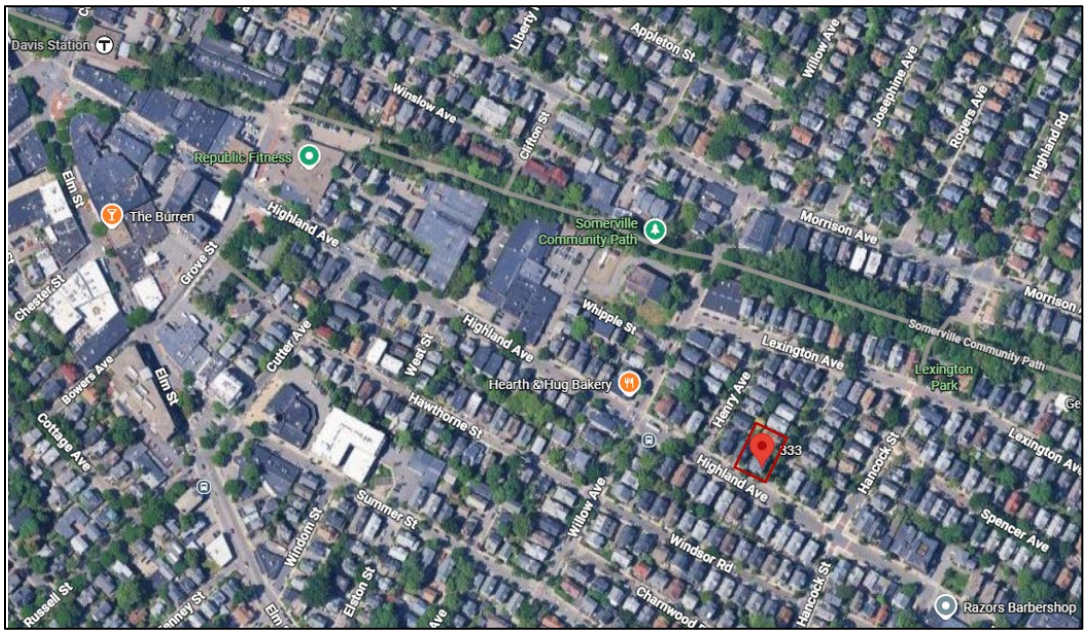
Right: *Right Elevation*



Right: *Satellite Rear*



Below: *Context Map for 333 Highland Avenue*



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 333 Highland Ave and a general history of the area, see the September 15th, 2026, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for the structure at 333 Highland 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 **333 Highland 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 findings:

- *That the structure at **333 Highland 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 ***333 Highland Ave*** is or is not "preferably preserved".