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

THOMAS F GALLIGANI JR
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

STEP 2: DETERMINATION OF PREFERABLY PRESERVED STAFF REPORT

Site: 3 Cameron Ave

Case: HP26-000042

Applicant: Niranjan Gawli

Owner: Cameron Rei LLC

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

HPC Meeting Date: November 17, 2026









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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 September 1, 2026 MEETING

At their regular public meeting on September 1, 2026, the HPC declared the structure 3 Cameron Ave to be "Historically Significant". Due to this determination, 3 Cameron Ave 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. BUILDINGS UNDER CONSIDERATION

The building at 3 Cameron Ave was a two-and-a-half house and constructed sometime prior to 1874.

Right: *Current Front Elevation*

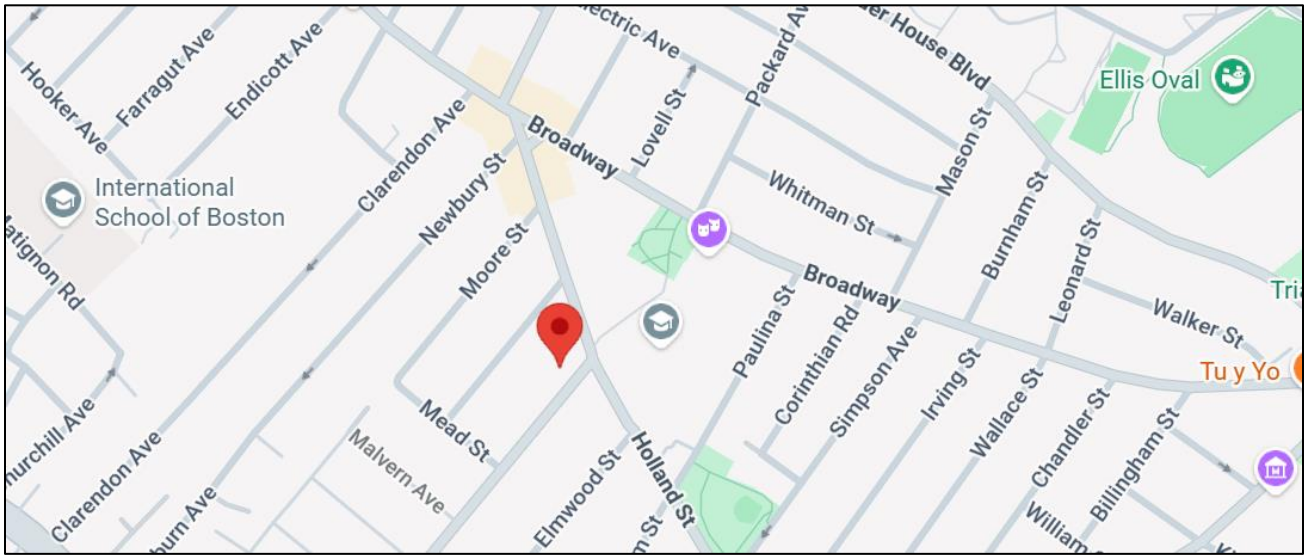


Right: *Current Right Elevation*



Right: *Current Rear Elevation*





Above: *Context Map for 3 Cameron Ave*

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 3 Cameron Ave and a general history of the area, see the September 1, 2026, staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for the structure at 3 Cameron Ave:

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.

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

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VI. DETERMINATION

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See the following section V "Findings" for guidance.

VII. 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 **3 Cameron 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 **3 Cameron 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.

VIII. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the structure at ***3 Cameron Ave*** *is* or is not "preferably preserved".