



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

GEORGE J. PROAKIS  
EXECUTIVE DIRECTOR

*HISTORIC PRESERVATION COMMISSION*

May 28, 2019

Roger P. & Robert M. Peixinho, Trustees  
Peixinho Realty Trust  
430 McGrath Highway  
Somerville, MA 02143

Richard G. Di Girolamo  
424 Broadway  
Somerville, MA 02145

2019 MAY 28 P 4:11  
CITY CLERK'S OFFICE  
SOMERVILLE, MA

**Re: Demolition of the wood-frame house building Determined Significant: 4/16/2019**  
**at 430 McGrath Highway Determined Preferably Preserved: 5/21/2019**

Sirs,

At the public hearing on Tuesday, May 21, 2019, the Historic Preservation Commission voted unanimously (7-0) to determine the wood-framed structure at **430 McGrath Highway** 'Preferably Preserved.' Per Section 4.2.D of the Demolition Review Ordinance 2003-05, "If the Commission determines that the demolition of the significant building or structure would be detrimental to the architectural, cultural, political, economic, or social heritage of the City, such building or structure shall be considered a Preferably Preserved building or structure." The Commission found demolition detrimental to the City.

The period of significance for 430 McGrath begins with its construction *prior to* 1852. The Greek Revival style is a uniquely American house form. This style was popular 1820-1860 and is characterized pedimented front or side gables, a colonnade, and other classical architectural motifs. The front door surround is of particular note.

The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to its Greek Revival architecture, and its associations with the locally prominent Munroe and Edgerly families.

The subject building is found historically and architecturally significant due to its period, Greek Revival style, method of building construction as well as its integrity of form and massing. 430 McGrath Highway is a rare example of a Greek Revival building on a major local artery. Its architecture relates directly to mid-19<sup>th</sup> century and despite some alterations it exhibits a high degree of integrity. The building is associated with the Edgerly and Munroe families for over fifty years.

Upon a determination of Preferably Preserved, in accordance with Section 4.5, "the Building Inspector may issue a demolition permit at any time, upon receipt of written advice from the Commission that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building or structure."



With this determination, the 9-month demolition delay period commenced on January 27, 2016. During this 9-month period, the Applicant and/or Agents thereof are *expected* to meet with members of the Commission and Preservation Staff to work through alternatives to demolition and/or work on redevelopment proposals. Please contact the Preservation Staff through the Planning Office to commit to these meetings. These meetings occur the first Thursday evening of every month.

Please contact me at (617) 625-6600 x 2525 with questions regarding this determination or if there is interest in participating in the Public Meetings.

Sincerely,

A handwritten signature in blue ink, reading "Kristenna Chase". The signature is fluid and cursive, with the first name "Kristenna" and last name "Chase" clearly distinguishable.

Kristenna P. Chase  
Preservation Planner, Planning Division  
Mayor's Office of Strategic Planning & Community Development

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division  
George Proakis, Director, Planning Division  
J. Brandon Wilson, Executive Director, Historic Preservation Commission  
John Long, City Clerk