

CPA Full Application FY2*

City of Somerville Community Preservation Act Fund

Please contact Community Preservation Act Manager, Roberta Cameron, with questions about this form.
rcameron@somervillema.gov

Project Information

Project Name: Buddy's Diner

Project Location: 113 Washington Street, Somerville MA 02145

Please indicate all categories that apply to this project: Historic Preservation

CPA Funding Request 74365

Total Budget for Project 74365

Applicant Information

Applicant(s) Name / Organization: Nicole Bairois

Does another organization or entity own the property or hold an interest in the property?

No

Contact Person: Nicole Bairois

Email nikibb83@gmail.com

Phone Number (617) 501-4187

Narrative Questions

Please respond thoroughly to each of the questions below.

Description:

Emergency preservation and conditions assessment for Buddy's Diner, a 1929 Worcester Lunch Car Company diner located at 113 Washington Street in East Somerville. The property consists of a 1,012 square foot historic diner building on a tight urban lot along the major commercial thoroughfare of Washington Street. Built in 1929 as Worcester Lunch Car #624, the diner was relocated from Leominster to its current Somerville location in 1951 and has operated continuously as a roadside diner for over 70 years. During nearby construction, pipes collapsed underground causing flooding and water damage to the diner. This project is twofold- repair the collapsed pipes to prevent further damage to the property, and perform a conditions assessment to determine next steps.

Purpose:

This project will protect and restore a beloved historic resource in Somerville. This project preserves a visible landmark that enhances Somerville's character as a community that values its working-class heritage and architectural history. The diner served the public daily as an operating restaurant and provided educational value as a rare surviving example of early 20th century roadside commerce. The exterior improvements will be visible from Washington Street, a major public thoroughfare, while the preserved interior will be experienced by all visitors to the establishment. Buddy's Diner is one of only 20 operating diners from the 1920s remaining in Massachusetts and one of only two diners remaining in Somerville. The building exemplifies two significant periods in American diner history - the 1929 original barrel-roof construction and the 1951 Moderne-style exterior renovation with stainless steel panels and sunburst design. For longtime residents of Somerville, the diner is so much more than that. It is a place that people remember going to with their parents growing up and then returning to with their own children. It is a landmark that locals use to give directions and it is not uncommon to hear people say, "over near Buddy's" more often than, "near the East Somerville T stop!" Buddy's Diner is unique in that it draws both locals looking for a taste of home, as well as tourists looking for an authentic diner experience that cannot be found elsewhere. Buddy's serves a remarkably diverse cross-section of Somerville residents and functions as an informal community space where neighbors connect across generational and cultural lines—an increasingly rare resource in urban environments. The outpouring of community concern following news of the diner's infrastructure crisis demonstrates the depth of public support for this preservation project. Regular customers, neighborhood residents, and community organizations have expressed strong support for ensuring Buddy's continues serving the community.

CPA Objectives:

This project directly supports the Community Preservation Plan's historic preservation priorities by:

Preserving Rare Architecture: Protecting a documented example of early diner design that represents Somerville's transportation and commercial heritage.

Supporting Economic Vitality: Maintaining a functioning local business while preserving its historic character.

Sustainable Practices: Rehabilitating existing historic fabric rather than new construction, embodying sustainable preservation principles.

Community Identity: Preserving a visible landmark that contributes to East Somerville's neighborhood character.

The project aligns with SomerVision goals for maintaining community character while supporting local businesses and historic preservation.

Project Scope:

Phase 1 - Emergency Water Damage Repair (CPA Funds Requested):

- Professional assessment and repair of collapsed plumbing system
- Water damage remediation with historic preservation protocols
- Documentation of existing conditions before, during, and after repair work

Phase 2 - Historic Conditions Assessment (CPA Funds Requested):

- Comprehensive evaluation by qualified historic preservation professional
- Assessment of both 1929 original elements and 1951 Moderne additions
- Prioritized recommendations for long-term preservation work
- Documentation compliant with Secretary of Interior Standards
- Report suitable for future preservation planning and potential additional funding applications

Cost Estimate:

The total CPA funding request was determined by finding an average of the quotes received and then

scaling for potentialities. It is typical for projects to need more funding than is initially anticipated, which informed our decision to lean towards the number that would cover the most comprehensive Condition Assessment at a reasonable cost while also being mindful of rising inflation. Based on conversations with various firms, we determined that the \$6,000 quote for a Condition Assessment was an outlier and that it likely does not include the full scope of the project. We requested three quotes for the work needed to repair the collapsed pipes. One contractor assessed the extent of the damage with a camera and provided a \$45,000 quote. We believe this quote to be the most accurate estimate as it reflects the true extent of the damage. Due to the extensive damage, we do not feel comfortable providing additional quotes for repairs (i.e. electrical work, machinery) until the Condition Assessment is complete.

Funding Sources:

Supplemental Grant Applications

In Process:

-Preservation Massachusetts Most Endangered Resource List: Designation that provides visibility and connections to resources for threatened historic properties.

-GoFundMe: Crowdsourced funding that is currently requesting support from the community.

Preparing to Apply:

-Backing Historic Small Restaurants grant program: In its fifth year, American Express and the National Trust for Historic Preservation award 50 small or independently owned historic restaurants across the country \$50,000 to help them improve their businesses and positively impact their communities.

-BizMPower Grant: Currently applying for funding to replace kitchen equipment and appliances damaged by water infiltration.

-Amber Grant: Pursuing this women-owned business grant to supplement overall restoration funding.

These grants target equipment and operational needs, complementing CPA infrastructure funding rather than duplicating it.

Previous Funding Attempts:

-Insurance Denied: Business insurance claim was denied, with the carrier excluding sewage-related damage from coverage.

-No Traditional Financing Available: Due to current closure and no income, conventional business loans are not accessible.

Cost-Saving Measures:

Owner Contributions:

-Personal project management and coordination, eliminating management fees

-Direct oversight of all work phases for quality control and cost efficiency

-Over \$12,000 in legal fees was spent attempting to hold National Grid responsible for the collapsed pipes. National Grid continuously stalled court proceedings and Nicole was unable to move forward with the case due to cost.

Competitive Bidding: Obtaining six quotes (three for pipes, three for conditions assessment) to ensure best pricing and value.

Strategic Phasing: Emergency infrastructure work prioritized to prevent exponentially higher damage costs from continued water infiltration.

Anticipated Future Funding:

Critical Impact Without CPA Funding: Without CPA funding, Buddy's Diner faces permanent closure and

potential total loss. The establishment is currently closed and non-operational due to extensive water damage from collapsed pipes. This represents not just temporary business suspension, but potential permanent loss of Somerville's only remaining historical boxcar diner—an irreplaceable community asset dating to 1929.

CPA funding is essential - without addressing the infrastructure emergency, no other funding sources can be effectively utilized. This investment prevents much higher future costs from continued deterioration and enables the comprehensive funding strategy needed for complete restoration of this irreplaceable community asset.

Cannot provide an estimate prior to receiving the Condition Assessment.

Applicant Description:

Entity Type: Buddy's Diner operates as a sole proprietorship under the ownership of Nicole Bairois.

History and Background:

Buddy's Diner represents a remarkable piece of American dining history with deep roots spanning nearly a century. Originally established in 1929 in Leominster, Massachusetts as Sawin's Diner, this authentic boxcar diner was constructed during the golden age of American diner culture. The establishment was renamed Buddy's Diner in 1969, carrying forward a legacy of community dining that has endured for generations.

In the early 1950s, Buddy's Diner made its historic journey to Somerville, where it has served as a cornerstone of the community for over seven decades. This relocation marked the beginning of Buddy's integral role in Somerville's cultural and social fabric, making it not just a restaurant, but a gathering place that has witnessed and supported the community through decades of growth and change.

Under the current ownership of Nicole Bairois, who purchased the property in February of 2006, Buddy's Diner stands as the only historical property of its kind in Somerville, representing an irreplaceable piece of the city's architectural and cultural heritage. The diner's authentic boxcar construction and nearly century-old origins make it a unique historical asset that embodies the community preservation values central to the CPA mission.

Demonstrated Project Management Capability:

Nicole Bairois has proven her capability to successfully manage complex renovation and preservation projects through her comprehensive restoration work at Buddy's Diner. Upon acquiring the property, she undertook an extensive modernization project that required bringing the entire facility up to current building codes while preserving its historical character. This ambitious undertaking included:

- Complete overhaul of plumbing and pipe systems
- Full electrical system upgrade to meet modern safety standards
- Installation of a new roof (completed circa 2020) to ensure structural integrity and weather protection

These projects demonstrate Ms. Bairois' ability to navigate complex regulatory requirements, coordinate multiple trades, and manage significant capital improvements while maintaining operational continuity. The successful completion of these infrastructure improvements shows her commitment to both preservation and practical stewardship of this historical property. Ms. Bairois is supported by East Somerville Main Streets, which has and will continue to provide technical assistance throughout the process.

Project Coordination:

Project Manager: Nicole Bairois will serve as primary project manager, coordinating with selected contractors and preservation professionals. She will be supported by East Somerville Main Streets, a local nonprofit organization that provides technical support to small businesses in East Somerville.

Ongoing Maintenance: As owner-operator of the business, Ms. Bairois will be responsible for ongoing maintenance of the preserved elements. The conditions assessment will provide guidance for long-term preservation maintenance protocols.

Timeline:

Proposed Timeline (if funded):

- Grant award notification: January 2026
- Emergency sewer system repairs: February-March 2026
- Professional conditions assessment: March-April 2026
- Assessment report completion: May 2026

Future Phases: The conditions assessment will inform potential future grant and CPA applications for comprehensive preservation work, with each phase delivering tangible community benefits while building toward complete restoration of this irreplaceable historic resource.

Project Feasibility:

The property is already zoned for commercial use. The diner would require standard licenses and permits through the City of Somerville to become operational once again, including renewing the health food license and the CV license. We will seek additional funding to replace equipment and ensure the diner has everything it requires to open. East Somerville Main Streets will provide support throughout the permitting and licensing process as well as with any further grant applications.

Compliance with Standards:

Historic Preservation Compliance: All work will comply with U.S. Secretary of Interior's Standards for Rehabilitation. The property is already designated in the Local Historic District (1989), confirming its historic significance. An Advisory Review with the Historic Preservation Commission will be scheduled, if required, to ensure proposed work meets preservation standards. The conditions assessment will be completed by a firm included on the City's list of historic vendors to ensure adherence to these standards.

ADA/MAAB Compliance: The emergency repair work will not trigger major accessibility improvements. Any future comprehensive renovation identified in the conditions assessment will address accessibility requirements as needed.

Required Approvals:

- Historic Preservation Commission Advisory Review (if required)
- Building permits for plumbing repair work
- Any additional permits identified during contractor assessment

Required Restrictions/Public Access:

Current Restrictions: The property is located within the Local Historic District, providing existing regulatory protection for its historic character.

Required Preservation Restriction: We believe that the City of Somerville already holds a preservation restriction on this property.

Public Access: The public currently enjoys access to the preserved historic interior through the operating restaurant. The diner serves customers daily, allowing ongoing public experience of the historic space. Exterior preservation improvements will be visible from Washington Street, a major public thoroughfare, enhancing the streetscape for all passersby.

Please check each item included in your submission, which should include the applicable items in the order listed below. Items with an asterisk (*) are required for all applications.

Submit attachments here or email to rcameron@somervillema.gov. Please combine all required and optional attachments into a single PDF before uploading.



CPA Combined PDF Compressed.pdf

General

* Budget Summary Form

* Itemized budget of all project costs, including the proposed funding source for each cost (Use CPA Itemized Budget Template or your own budget format)

Three written quotes for project costs. If Quotes cannot be secured, detailed cost estimates may be used with a thorough explanation of how the estimates were derived.

Print and fill out the Budget Summary Form. [FY24 CPA Budget Summary Form Fillable.pdf](#)

Downloadable [CPA Itemized Budget Template](#)

Downloadable [Certificate of Authority](#)

Visual

Map of the property location showing all features pertinent to the project, including current or future rapid transit stations

* Photos of the project site (not more than 4 views per site)

Community Support

Letters of support from residents, community groups, other City boards, commissions or departments, or from City, state or federal officials

Historic Resources Projects

* Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville

Photos documenting the condition of the property or asset

CITY OF SOMERVILLE, MASSACHUSETTS
FY24 CPA FUNDING CYCLE BUDGET SUMMARY FORM

PROJECT NAME: _____

APPLICANT: _____

SUMMARY OF PROJECT COSTS							
<i>In addition to this form please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>							
PROPOSED SOURCE		EXPENSES					
		STUDY	SOFT COSTS ⁽¹⁾	ACQUISITION	CONSTRUCTION ⁽²⁾	CONTINGENCY ⁽³⁾	
1	Somerville CPA						
2							
3							
4							
5							
TOTAL PROJECT COSTS							

(1) Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

(2) Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses.

(3) A 15% contingency is strongly recommended for all construction projects.

EXPLANATION OF FUNDING SOURCES				
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please attach documentation from the funding source (e.g., commitment letter, bank statement).</i>				
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE	
1				
2				
3				
4				
5				

Community Preservation Application Budget Form			
Please use this format to submit your budget report - add additional lines as needed.			
*Soft costs line items (design and non-construction costs) may NOT TO EXCEED 15% of GRANT AWARD			
*Project Management may NOT TO EXCEED 15% of GRANT AWARD			
Please download and save form prior to completing			
Date: 9/15/25			
Please list your sources of funding for this project			
SOURCES OF INCOME			
SOURCE	AMOUNT	STATUS (in-hand or applied)	
CPA Grant Funds	\$74,365	applied	
TOTAL	\$74,365		
Please explain your project costs and explain where CPA grant funds will be used			
USES / EXPENSES*			
	CPA GRANT FUNDS BUDGET	NON-CPA-FUNDED PROJECT COSTS	TOTAL PROJECT COSTS
Soft costs line items (design and non-construction costs)			
Existing Conditions Verification & Drafting	3,335		
General Field Inspection	2,530		
Coordinate Consultants' work	1,610		
Final Report in Outline Form and Verbal Presentation	5,520		
MEP / FS Engineer	8,000		
Structural Engineer	1,800		
Surveyor	3,500		
HazMat Consultant	2,945		
Building/Construction line items			
Pipe Repair	45,000		
CPA Signage (Grant requirement)			
	\$125		
Contingency (no more than 10%)			
Contingency			
TOTALS	74,365		



September 10th, 2025

ATTN: Taya Holmes
Small Business Liaison
East Somerville Main Streets
149 Broadway,
Somerville MA 02145

To the members of the East Somerville Main Streets Committee—

We are pleased to submit a proposal to provide a conditions assessment for Buddy's Diner in the City of Somerville. During our site visit and preliminary research, we found the property to be a charming and cherished landmark within the City of Somerville, reflecting its longstanding role in the community. Per your request, we have outlined below a detailed scope for a conditions assessment for inclusion into the CPA report.

Scope

- Meet with building stewards to confirm program of needs and budget considerations.
- Assess and document (with photographs and narrative) the existing architectural conditions of the building envelope and interior.
- Identify historic character-defining features of the building that should be retained in any rehabilitation program, as informed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- Assess the framing, fabric and finishes of the building and develop recommendations for the treatment of deficiencies, aimed both at restoring functionality to the building and ensuring preservation of historic features therein.
- Synthesize findings in an interim report on existing conditions. Meet with building stewards to review the findings discussed therein.
- Provide in-house cost estimation services to establish preliminary construction budget ranges.
- **NOTE:** Given the owner's intention to restore the structure to its original use, evaluation of kitchen equipment and related building systems may be necessary. We have not included a kitchen/mechanical consultant on our project team, as it is our understanding that the scope of this study is primarily architectural. If the owner deems kitchen/mechanical engineering services necessary at this point in the design process, we can engage a consultant hourly, at 1.10 times actual cost.



Design Fee

We propose performing these services at a lump sum of \$24,000

Design services beyond those outlined herein can be provided at the following hourly rates:

Principal Architect	\$165.00/hr.
Project Manager	135.00/hr.
Architectural Designer	\$110.00/hr.
Administrative.....	\$80.00/hr.

Photographs

The Client agrees to allow SSV Architects to take photographs of the work while in progress and at the completion of construction for professional publications.

Payment Schedule

Invoices are rendered in accordance with the rates and charges set forth in this document and are due within thirty (30) days after the invoice date. Invoice balances remaining unpaid for thirty (30) days after invoice date will bear interest from invoice date at 1.5 percent per month or at the maximum lawful interest rate if such lawful rate is less than 1.5 percent per month. If Client fails to pay any invoice in full within thirty (30) days after invoice date, SSV Architects may, at any time, and without waiving any other rights or claims against Client and without thereby incurring any liability to Client, elect to terminate performance of Services upon ten (10) days prior written notice to Client.

Should it become necessary to utilize legal or other resources to collect any or all monies rightfully due for services rendered under this Agreement, SSV Architects shall be entitled to full reimbursement of all such costs, including reasonable attorney fees, as part of this Agreement. The laws of the Commonwealth of Massachusetts shall apply to this Agreement. Any controversy or claim arising out of or related to the Contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

Insurance

We are protected by Worker's Compensation Insurance, Professional Liability Insurance, and General Business Liability Insurance. We will furnish information and certificates upon request. We will not be responsible for any loss, damage, or liability beyond the limits and conditions stipulated. We will not be responsible for any loss, damage, or liability arising from your negligent acts, errors, and omissions and those by your staff, consultants, subcontractors, and agents, or from those of any person for whose conduct we are not legally responsible.



Standard of Care

In accepting this agreement for architectural services, you acknowledge the inherent risks associated with construction. In performing our professional services, we will use the degree of care and skill ordinarily exercised, under similar circumstances by members of the profession practicing in the same or similar locality.

Limitation of Liability

For any damages on account of any error, omission or other professional negligence, our liability will be limited to a sum not to exceed \$24,000. If you prefer not to limit our professional liability to this sum, we will waive this limitation upon your written request if you agree to pay the premium for additional insurance coverage, which you request, and we are able to secure.

Sincerely,

Gerald J. Sullivan, AIA, LEED AP, *Principal / Architect*
SSV Architects

Acceptance of Proposal

We appreciate this opportunity to collaborate with the East Somerville Main Streets on the outlined services for Buddy's Dinner, MA and propose to proceed with a lump sum of \$24,000.00 for these services. This agreement is based on the terms of AIA document B104-2017. If these terms are acceptable, please sign below and return.

Authorized Signature:

Date:

Name and Title (printed):

FIRM PROFILE

SSV Architects is an architectural design firm specializing in the revitalization of historic spaces and the celebration of traditional building. With experience at such diverse properties as 18th century churches, 19th-century town halls, and modern laboratories, our work is distinguished by careful attention to detail and a steadfast commitment to the completion of long-term projects. Our design process emphasizes close collaboration with our clients and consultants, with whom we strive to foster long-standing relationships.



Bagg Hall
Princeton, MA



Springfield City Hall
Springfield, MA

The Ruane Center for the Humanities, Providence College, RI

Many members of our team have dedicated their careers to the faithful preservation of historic landmarks, while others have committed themselves to the study and practice of traditional design theory. Acting as passionate advocates for the buildings and communities we serve, we carefully integrate aesthetic considerations with those cultural, historic, and functional factors that enrich and inform our projects. Our guidance and advocacy have assisted many clients in creating vibrant settings that enrich cultural landscapes, linking the past and the present for generations to come.



St. Mary of the Assumption
Milford, MA



Beverly Golf & Tennis Clubhouse
Beverly, MA



Goodnow Memorial Library
Princeton, MA



FIRM HISTORY

SSV Architects (Spencer, Sullivan & Vogt) originated when Gerry Sullivan and Lynne Spencer merged their respective firms in 2017. The predecessor firm, Sullivan Buckingham Architects was founded in 2011 with a focus on traditional architecture and design, an area of expertise prevalent in the single-family residential design but noticeably absent in historic preservation, institutional, and municipal design. Spencer & Vogt Group, which was primarily a preservation firm, was founded in 2014.

It was several years after the death of William Buckingham that Spencer and Vogt Group merged with Sullivan Buckingham Architects. After Vogt's retirement in 2019 and Spencer's departure in 2021, the firm took on the informal name 'SSV Architects.'

A design-oriented approach to historic preservation recognizes the need to ensure that the level of design of interventions is at the same level as that of the original historic building. Clients have noted that SSV Architects appreciation for historic buildings is built on an understanding of the design principles used by the original architects of the historic structure resulting in modifications and additions that capture the spirit of these historic buildings as well as the aesthetics. The outcome of this approach is award-winning designs in traditional architecture and buildings that serve its users better than many contemporary buildings.

St. Edmund's Retreat, Enders Island, Mystic, CT



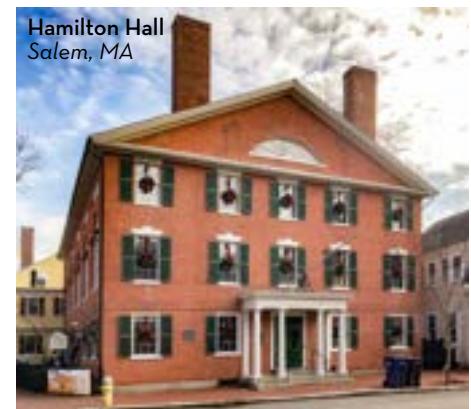
Hamilton Hall
Salem, MA



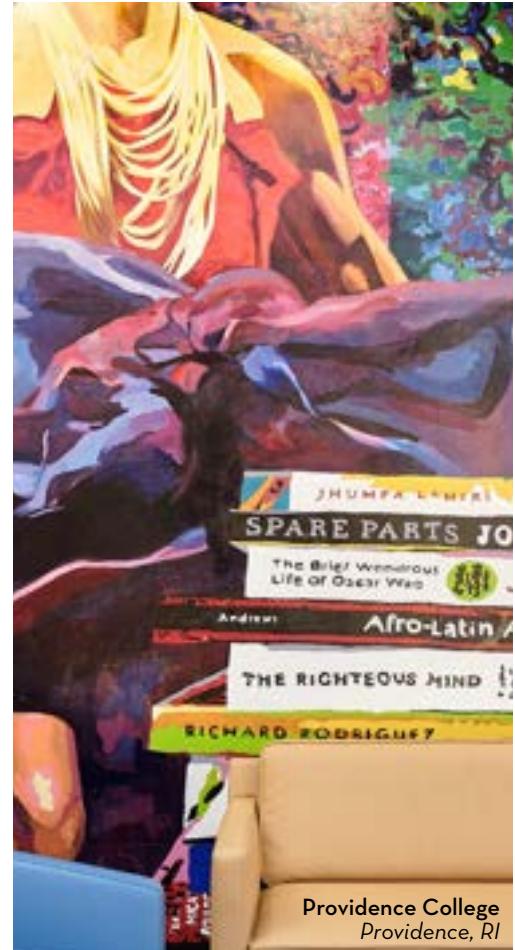
Bacon Free Library
Natick, MA



Lynch Park Carriage House
Beverly, MA



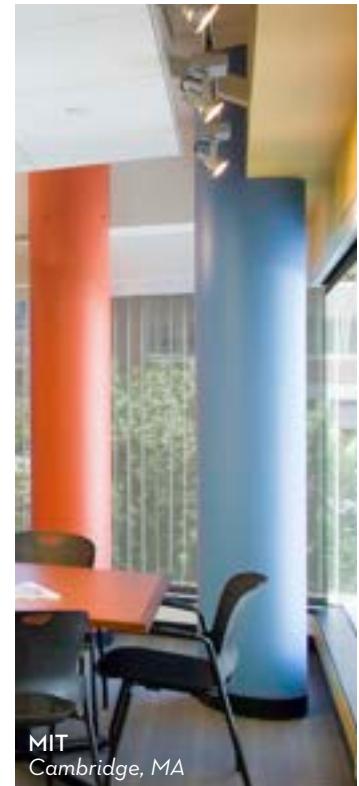
DIVERSITY & INCLUSION

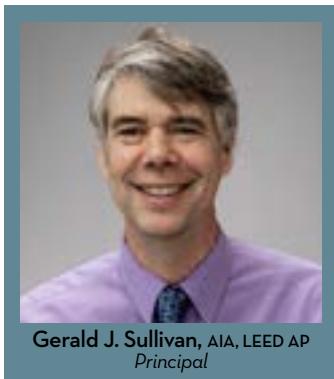


At SSV Architects, we make a concerted effort to maintain a comfortable and healthy work environment for staff and clients alike. These efforts are best reflected in the composition of our firm, in which our employees are drawn from a wide variety of backgrounds. Each member of our staff brings a unique perspective to our projects, and the resulting discussions are often lively, engaging, and challenging.

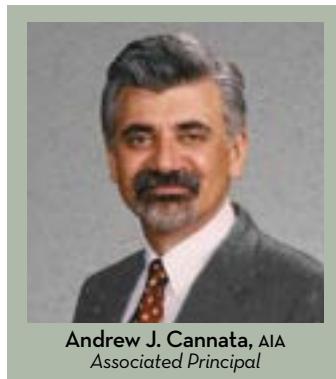
Furthermore, our network of clients and consultants is incredibly diverse. Among our most longstanding clients are a number of underserved communities, including historically Black and Latinx churches, local synagogues, and two BIPOC-run art galleries. A large portion of our mission as a firm involves assisting these underserved organizations in raising the funds needed to perform overdue repairs and renovations on their buildings – generally through applications to public and private grant programs, capital campaigning, and presenting at hearings for the appropriation of municipal funds.

Our consultants represent an equally diverse swath of the field, with professionals from all walks of life, including from Woman-owned, Minority-owned, and Disadvantaged Business Enterprises.





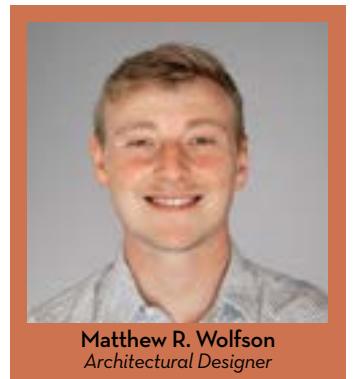
Gerald J. Sullivan, AIA, LEED AP
Principal



Andrew J. Cannata, AIA
Associated Principal



Luis-Miguel Correa
Architectural Designer



Matthew R. Wolfson
Architectural Designer



John Sullivan
Administrator



Joseph M. Metrano
Preservation Coordinator



Sophia Iacoviello
Architectural Designer

RECENT AWARDS

W.S. Reed Toy Factory Apartments, Leominster, MA

2021 Paul and Nikki Tsongas Award, Preservation Massachusetts

Ruane Center for the Humanities, Providence College, RI

Bulfinch Award, Institute of Classical Architecture & Art

AIARI Award, American Institute of Architects, Rhode Island

Palladio Award, Traditional Building Conference

Award for Excellence, American Precast Association



OUR SERVICES

In addition to comprehensive architectural and planning services for a variety of building types, SSV Architects offers investigational and feasibility studies, comprehensive interior design, and a full array of historic preservation research and documentation services.



Architectural Design
Programming
New construction
Additions and expansions
Interior design



Historic Preservation
Exterior and interior preservation
Building rehabilitation
Adaptive reuse studies
Historic structures reports



Investigational + Planning Studies
Conditions assessments
Feasibility studies
Master plans
Universal access studies
Regulatory analyses
Cyclical maintenance plans



Grant Writing
Public and private grants, incl. MPPF and CPA
National Historic Landmark nominations
National Register of Historic Places nominations
Survey forms



4 Belgrade Avenue
Boston, Massachusetts 02131

617.323.3500 fax 617.323.0001

www.PAFAA.com
pafaa@PAFAA.com

13 September 2025

Roberta Cameron
Members of the Community Preservation Committee
c/o East Somerville Main Streets

Re. Buddy's Diner Existing Condition Assessment

Ms. Cameron:

Platt Anderson Freeman Architects (PAF) is pleased to provide this proposal for the Architectural and Consultant Fees to perform an Existing Condition Assessment of the Buddy's Diner building at 113 Washington Street in Somerville.

The intent of this proposal, in combination with the consultant's proposals, is to produce an assessment of the building to approximately identify the scope of work required to restore the building to its intended use. The assessment may also be used to explore potential sources of funding for the renovation and preservation of the historic building.

Our inspection and assessment will include but not be limited to:

Building

SCOPE OF SERVICES

PAF's and our consultant's inspection and assessment will include but not be limited to:

- Building Envelope integrity, including the foundation, walls, roof, windows, and doors.
- Handicap Accessibility.
- Required Amenities (Restrooms, etc.)
- Structural Stability, including foundations and bearing elements
- Electrical Safety
- Fire Safety
- Plumbing and Sanitary requirements
- General Code compliance, note that the may not be required to meet all current codes depending on the extent of renovation.
- Ventilation except for kitchen appliance requirements
- Historic Integrity, i.e. the integrity of the contributing historic elements in the building.
- General Occupancy and Egress requirements.

Note that consultants may include an Opinion of Cost for specific items in their reports, but *at this time* renovation cost pricing is not included in our scope of services. This is primarily because a scope of work can't be defined before the assessment has been completed and a renovation program defined.

Roberta Cameron
Members of the Community Preservation Committee
Re. Fee Proposal for Buddy's Diner Existing Condition Assessment

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Our proposed architectural scope of services and estimated fees by phase are as follows:

1.0 Existing Conditions Verification & Drafting	\$ 3,335.00
1.1 Meet with the Owner or representative to review the history and goals	
1.2 Research information on the building, including	
1.21 Archives of the Massachusetts Historical Commission (MHC) for historic architectural drawings. Note: if found this will simplify the Field Measuring	
1.22 Previous Permits from Boston ISD	
1.23 Other sources of diner information. Note: if found this may simplify the Field Measuring	
1.3 Field Measure the existing building sufficiently to develop base plans for the consultants and documents for review	
1.4 Develop diagrammatic floor plans of the Existing Building as required for use as base sheets for consultants	
1.5 Develop diagrammatic exterior elevations of the Existing Building as required for use as base sheets for consultants	
1.51 The above drawings will be a "schematic" level of detail and are primarily to coordinate the work of the consultants and to record areas of concern. Not intended to be used as historical documents	
1.6 Photograph the existing conditions to create a benchmark,	
2.0 General Field Inspection	\$ 2,530.00
2.1 Distribute the CAD bases to the consultants for their work. These will also be available to you in paper and PDF format.	
2.2 Arrange and host a walk-through of the building for the consultants. If feasible, all inspections will be scheduled for the same day.	
2.3 Update the owner on any preliminary findings made during the inspections	
2.0 Coordinate Consultants' work	\$ 1,610.00
2.1 Coordinate with MEP/FS Engineers	
2.2 Coordinate work of Structural Engineer	
2.3 Coordinate work of HazMat Consultant	
2.4 Coordinate work of the Surveyor	
4.0 Final Report in Outline Form and Verbal Presentation	\$ 5,520.00
4.1 Meet with the owner to discuss preliminary findings	
4.2 Prepare and compile final documents, including	
4.21 Architectural Plans and Elevations	
A1 Diagrammatic Key Plans	
A2 Diagrammatic Shell Elevations w/	
- Project Notes	
- Repair Legend	
- Window Schedule (if required)	
4.22 Photo Compilation	
4.23 Consultants' reports	
4.3 Verbal Cost Discussion w the owner & stakeholders including preparation	
Architectural Sub-Total (Not including hourly expenses, if any, or consultants' fees)	\$ 12,995.00

Roberta Cameron
Members of the Community Preservation Committee
Re. Fee Proposal for Buddy's Diner Existing Condition Assessment

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Hourly fees, if any, will be billed at the following rates:

Principal	\$ 175.00 / hour
Project Architect / Design Review	\$ 145.00 / hour
Architectural Staff	\$ 130.00 / hour
Drafting	\$ 120.00 / hour
Administrative	\$ 75.00 / hour

Note that billing rates are assigned by task, not by the individual performing the task.

Travel and public meetings, if any Half rate.
Reimbursable expenses, if any Actual x 1.10

Payments are due and payable upon receipt of the Architect's invoice.

CONSULTANTS

Consultant proposals are attached to this document.

- When this document is accepted, you are authorizing us to accept the consultant's proposals. The consultant proposals will become part of this document and consultant fees will be in addition to the architectural fees identified above.
- A commercial kitchen consultant has not been retained for this assessment.
- A civil engineer or site engineer has not been retained for this assessment.
- No other sub-consultants will be retained without your prior approval.
- If any other sub-consultants are retained, their fees will be billed to you at the rate charged to us.

	Proposed Consultant	ESTIMATED Fee / Cost	
MEP / FS Engineer	Vincent A. Dilorio, Inc.	Electrical	\$ 3500.
Structural Engineer	TLH Consulting, Inc.	HVAC/PI	\$ 4500.
Surveyor	Neponset Valley Survey Assoc. Inc.		\$ 1800.
HazMat Consultant	Axiom Partners, Inc		\$ 3500. ¹
	Total ESTIMATED Consultants' Fees:		\$ 16245.

TOTAL PROPOSED FEES FOR THE EXISTING CONDITION ASSESSMENT:

Architectural Fees	\$ 12,995.
Consultants' Fees	\$ 16345.
Total fees	\$ 29240.

¹ Our surveyor notes that the area around this property seem to have no contemporary surveys and that the deeds for the property do not have any dimensions. The survey would have to recreate the entire block and give all the surrounding properties what their deeds call for then define the current property by subtraction.

Roberta Cameron
Members of the Community Preservation Committee
Re. Fee Proposal for Buddy's Diner Existing Condition Assessment

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13 September 2025

ASSUMPTIONS AND LIMITATIONS

- The building is eligible to be listed on the National Register of Historic Places.
- The existing building is safe to enter and to occupy for the duration of the field inspections
- The Assessment will be made on only visual inspection of the property. No selective demolition nor removal of existing materials will be done.
- If any follow-up inspection or testing is recommended those costs will be treated as additional services and will not be undertaken without the owner's consent.
- See also the following Terms and Conditions.

OWNER'S RESPONSIBILITIES

- The owner will make the facilities available for several days, timing TBD, for the architect to measure the existing conditions and subsequently for the architect and consultants to make the noted site visits. We will need access to the exterior, the complete interior including the basement, and the site.
- The owner will make the building available for follow-up if needed.
- The owner will have the site cleared of overgrown vegetation in the vicinity of the building before the site visits, so that the foundation and ground next to the building can be readily seen. Similarly, the owner will have the site cleared of snow and ice in the vicinity of the building if appropriate.
- If feasible, the owner should clear areas around any site drains or utility connections so that they can be readily seen.

REIMBURSABLE DISBURSEMENTS

Reproduction costs for printing and duplication will be reimbursable to us at the rate charged to us.

Mileage for travel outside of the Rt. 128 area, if any, will be reimbursable to us at the rate of \$0.75 per mile. Special mail service, will be reimbursable to us at the rate charged to us.

ADDITIONAL SERVICES

If the scope of the project is reduced substantially during any phase, we will re-evaluate our costs and submit a schedule of fees. If the scope of the project is increased, additional fees will be billed at the above hourly rates.

PAYMENTS

Bills will include the fee due and a breakdown of reimbursable expenses. Payments are due and payable upon receipt of the bill. If there is any question about a bill it should be brought to our attention immediately upon receipt of the bill. Unpaid bills will bear interest at the rate of 1% per month. Overdue payments constitute sufficient reason to suspend services.

Roberta Cameron
Members of the Community Preservation Committee
Re. Fee Proposal for Buddy's Diner Existing Condition Assessment

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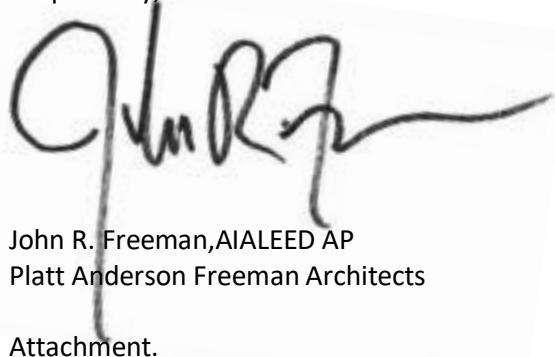
13 September 2025

NORMAL TERMS AND CONDITIONS

Enclosed is a "Schedule of Normal Terms and Conditions" related to this agreement which is considered part of this agreement. If it and the above proposal meet with your approval, please sign one copy and return it to our office.

Please feel free to contact me with any questions or comments, and please feel free to ask for additional information should you wish it.

Respectfully,



John R. Freeman, AIA LEED AP
Platt Anderson Freeman Architects

Attachment.

Approved

PLATT ANDERSON FREEMAN ASSOCIATED ARCHITECTS

Architecture
Preservation
Sustainability

SCHEDULE OF NORMAL TERMS AND CONDITIONS

ARCHITECT'S RESPONSIBILITIES. The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project.

OWNER'S RESPONSIBILITIES. The Owner shall furnish such legal, accounting and insurance counseling services as may be required for the project and shall provide the Architect with all required land surveys, geotechnical investigations, and information relating to existing conditions at the project site which the Architect may request. The Architect shall be entitled to rely upon the completeness and accuracy of such services and information. If the Owner becomes aware of any fault or default in the project, he shall promptly notify the Architect. The Owner shall furnish required information or services as expeditiously as necessary for the orderly performance of the work.

ARCHITECT'S ROLE DURING CONSTRUCTION. Unless otherwise requested by the Owner, the Architect shall make periodic visits to the site during the construction phase of the project, to familiarize himself generally with the progress and quality of the work, and to determine in general if the work is proceeding in accordance with the drawings, specifications, and other contract documents. On the basis of his on-site observations as an Architect, he shall endeavor to guard the Owner against defects and deficiencies in the work of the contractor. However, it is understood that the contractor, not the Architect, is responsible for the construction of the project, and that the Architect is not responsible for the acts of omissions of any contractor or subcontractor, or for the failure of any of them to carry out their contractual duties and responsibilities. The Architect shall also furnish to the contractor such additional details, interpretations, and clarifications as are customary during the construction phase, and shall work with the contractor to achieve proper coordination of the construction documents and adaptation thereof to actual field conditions. All changes, substitutions, and deviations shall be subject to the Architect's approval.

ADDITIONAL SERVICES. The Architect shall be paid additional fees for services performed at the Owner's request which are outside of the scope of the basic services, including, without limitation all services in connection with changes made at the Owner's request which are inconsistent with prior approvals by the Owner. Such additional services may include, but not be limited to, providing or coordinating services of consultants not previously identified; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved design; evaluating changes in the Work and Contractors' requests for substitutions of materials or systems; providing services necessitated by the Contractor's failure to perform; and the extension of the Architect's services beyond the assumed period of construction from permit acquisition to certificate of completion, through no fault of the Architect. Such additional compensation, if any, will be billed at the listed hourly rates.

TERMINATION. This agreement may be terminated by either party upon seven days written notice. In case of such termination, the Architect shall be paid for services performed to date including additional services and reimbursable expenses.

LIABILITY. The Owner's liability hereunder shall be limited to amounts due to the Architect for services actually rendered, and for reimbursable expenses actually incurred. In case of termination, the Owner shall not be liable for lost profits or other direct or indirect damages. The Architect shall be liable to the Owner for negligent errors or omissions, and for other breaches by the Architect of this agreement, provided that the amount of such liability shall in no event exceed the compensation paid to the Architect under this agreement.

COLLECTION. The Architect shall be entitled to reimbursement of all collection costs, including legal fees, related to overdue payments.

MEDIATION. All claims, disputes, and other matters in question arising out of or relating to this agreement or its breach shall be finally decided by mediation unless the parties mutually agree otherwise. No demand for mediation shall be made after the date when institution of a civil action based upon such a claim, dispute, or other matter in question would be barred by the applicable statute of limitations.

OWNERSHIP AND USE OF DOCUMENTS. Drawings, specifications, and other documents produced by the Architect are instruments of service, and the originals thereof and the copyright therein shall remain the property of the Architect. The Owner may use such documents solely for the construction of the project upon payment to the Architect of all amounts due hereunder for having produced them, subject to the following conditions:

- The Owner shall not elaborate, change, or incorporate the documents into documents prepared by anyone other than the Architect, or permit such elaboration, change, or incorporation without the Architect's consent;
- If the Owner proceeds to construct the project without engaging the Architect for complete customary construction phase services, such construction will be at the Owner's sole risk, and the Architect shall be released from all responsibility in connection therewith;
- The permission granted hereunder shall not be transferable to anyone other than the Owner without the Architect's consent.

ESTIMATES. Any cost estimates are made by the Architect on the basis of his experience and judgement as a design professional. Since the Architect has no control over construction costs or contractor's prices, he cannot and does not guarantee that the contractors' proposals, bids, or costs will not vary from the Architect's estimates.

ASBESTOS AND HAZARDOUS WASTE. The Architect does not normally perform professional services relating to the existence, identification, removal, containment, or abatement of asbestos or hazardous waste. Such services are not included in the scope of the Architect's work unless expressly set forth by written agreement signed by the Architect. If any such services are performed, it is understood to be on the condition that the Owner accepts the full risk thereof. The Owner shall release, indemnify, and defend the Architect from and against all liability arising out of the existence, identification, removal, containment, and/or abatement of asbestos and/or hazardous waste in connection with the project, except for liability arising solely out of the Architect's wanton or willful acts.

CONCEALED CONDITIONS. The Architect shall not be responsible for the verification of the condition of any existing structure, equipment or appliance as part of Basic Services unless such verification can be made by simple visual observation. Any further investigation, if authorized and requested by the Owner, shall be provided as an Additional Service. If, after plans and specifications are prepared, it appears from the uncovering of parts or portions of an existing structure that plans and specifications must be altered to conform to previously hidden conditions, all such work shall be performed as an Additional Service.

CONSEQUENTIAL DAMAGES. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

PHOTOGRAPHY. The Architect shall have the right to photograph or arrange to have photographed the project during construction and after completion. The Architect shall have the right to use photographs of the project in normal marketing endeavors. The Owner shall have the right to restrict identification of the project.

PLATT ANDERSON FREEMAN ASSOCIATED ARCHITECTS

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MISCELLANEOUS PROVISIONS. The Architect's proposal is based on completion of the work, within a twelve month period. Fee estimates assume reasonable and prompt cooperation by all parties connected with the project and that no unusual problems or circumstances will be encountered which could not have been anticipated in the exercise of ordinary care by all parties.

This agreement represents the complete and integrated agreement between the parties, supersedes all prior agreements, may be amended only in writing, and is binding upon all the parties, their successors, assigns, and legal representatives. This agreement shall be interpreted and governed in accordance with the laws of the Commonwealth of Massachusetts.



VINCENT A. DIORIO, INC.

Norwood Airport Business Park

89 Access Road, Suite 18

Norwood, Massachusetts, 02062

September 10, 2025

Platt Anderson Freeman Architects
4 Belgrade Avenue
Roslindale, Massachusetts 02131
John Freeman – (617) 901-5477
freeman@pafaa.com

RE: Building Evaluation Report
Buddy's Diner
113 Washington Street
Somerville, MA

SUBJECT: HVAC, Plumbing & Electrical Fee Proposal

Dear John,

This office is pleased to provide your company with a fee proposal for a Building Evaluation Report (BER) for Buddy's Diner at the above-mentioned location.

It is my understanding that our engineering efforts should include a complete review and analysis of all the existing HVAC, Plumbing & Electrical systems that would include the following:

- Site visit
- Review and provide commentary on the existing HVAC, Plumbing & Electrical systems within the existing facility
- Narrative of proposed HVAC, Plumbing & Electrical systems for any proposed renovations
- Provide a written report of all our findings
- Respond to questions generated by the architect/contractor

This office would propose a fixed fee of **\$3,500.00** for the above-mentioned Electrical Engineering services + **\$4,500.00** for the above-mentioned HVAC & Plumbing engineering services. Any additional mutually agreed upon services should be performed on an hourly basis at the following rates:

Engineer	\$160.00 per/hour
AutoCAD Operator	\$145.00 per/hour

This office would exclude from our design services the following:

- Sustainable Design
- Life Cycle Costing
- LEED Certification and/or participation
- Cost estimates
- Security/Surveillance systems
- Commissioning
- As-built drawings
- Energy calculation
- Attendance of Meetings

If this proposal is acceptable to you in its present form, please return one signed copy for our records. If you require any other standard form of agreement for services to be provided, please prepare the document and send it to us for review. If there are any questions, please do not hesitate to contact this office at your convenience.

Very Truly Yours,

tel: (781) 255-9754, email: vadjr@vadeng.com



VINCENT A. DiORIO, INC.

Vincent A. Dilorio, Jr.
President

Approved: _____ Date: _____
(Please sign and return One copy)



September 12, 2025

John Freeman
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131

Regarding: Structural Engineering Services
Commercial Renovation
113 Washington Street, Somerville
TLHC Proposal Reference I.D. P 2509111

PROPOSAL FOR STRUCTURAL ENGINEERING SERVICES

Dear John:

Thank you very much for the opportunity to provide you with a proposal for your project. The proposal is divided into sections; the sections are self-explanatory. Our firm will be referenced as TLHC hereinafter.

OVERALL PROJECT DESCRIPTION:

Based on our review of the provided information, we understand the owner of the diner intends to fully renovate an existing diner. The diner is a historical commercial building; the current owner is planning to obtain funding for the renovation through preservation and cultural funding sources. To procure funding, a complete assessment of the building is required. Our role for this phase of the project will be to perform a site visit to observe the interior and exterior of the building from a structural perspective. Once our survey is complete, we will provide a written report summarizing our assessment. The assessment will be based on non-destructive observations. We are assuming a one hour follow up meeting may be required to clarify our findings with the project team.

TLHC'S SCOPE OF WORK:

Our projects are phased. Our typical project phases are Design and Construction. We engineer the project in the design phase; we perform construction administration services during the construction phase. The tasks associated with each phase are described in the "Design Phase Scope of Work" section and the "Construction Phase Scope of Work". The "Construction Phase Scope of Work" might be noted as not applicable; some of our projects do not require our services during construction.

DESIGN PHASE SCOPE OF WORK:

The items we will be responsible to engineer have an "X" in the box adjacent to the item. Items without an "X" are items not included in our scope of work. A brief description of our design phase work appears at the end of this section if we find a description of our work is required.

- Perform Initial Site Visit to Observe and Field Measure:
 - Entire Building or House

Measure Only in the Area(s) Influenced Structurally by the Proposed Work

Foundation(s):

- Wall Footing(s) Foundation Wall(s) Interior Spread Footing(s)
- Slab on Ground (floor) Slab on Ground (garage)
- Retaining Wall (part of building foundation) Site Retaining Wall
- Interior Column Piers Wall Piers Pile Supported Foundation System
- Underpinning Design Thrust Wall Design Other (as described here)

Framing Members:

- Floor Joists Floor Beams Roof Joists Roof Beams
- Posts or Columns Wall Studs Wall Beams or Headers

Walls (Other Than Framed Walls and Foundation Walls and Retaining Walls):

- New CMU Existing Masonry New Concrete Existing Concrete
- New Tilt-Up Concrete Existing Tilt-Up Concrete New Precast Concrete
- Existing Precast Concrete

Floor Panel/ Sheathing Structural System:

- Wood Structural Panel (Plywood or OSB) Slab-on-metal Deck
- Cast-in-Place Concrete Precast Concrete Plank Steel or Fiberglass Grating

Roof Panel/ Sheathing Structural System:

- Wood Structural Panel (Plywood or OSB) Metal Roof Deck
- Cast-in-Place Concrete Precast Concrete Plank

Exterior Decks or Balconies:

- Exterior Deck (Single Level) Exterior Deck (Multi-Level)
- Roof Deck (Private) Roof Deck (Multiple Users) Exterior Balconies

Reinforcing:

- Joists Beams Posts or Columns Wall Studs Wall Headers
- Other (Add Description Here)

Lateral Load Analysis:

- Braced Wall Analysis (Wind Only) Braced Wall Analysis (Wind and Seismic)
- Full Lateral Load Analysis (Wind Only)
- Full Lateral Load Analysis (Wind and Seismic)

Shoring Design:

- Posts Beams Connections Sealed Calculations

Light Gauge Metal Framing Engineering:

- Electronically Signed and Sealed Calculations
- Electronically Signed and Sealed Shop Drawings
- Design as Engineer-of-Record, no Delegated Design
- Design as Engineer-of-Record, Delegated Design

Structural Steel Connections:

- Electronically Signed and Sealed Calculations
- Electronically Signed and Sealed Shop Drawings; Shops Prepared by Fabricator
- Design as Engineer-of-Record, no Delegated Connections Design
- Design as Engineer-of-Record, Delegated Connection Design

- Miscellaneous Metals (Stairs, Handrails, Guardrails, etc.):
 - Electronically Signed and Sealed Calculations
 - Electronically Signed and Sealed Shop Drawings; Shops Prepared by Fabricator
 - Design as Engineer-of-Record, no Delegated Connections Design
 - Design as Engineer-of-Record, Delegated Connection Design
- Drawings:
 - One PDF Copy of the Electronically Signed and Sealed Drawings, Emailed
 - A Maximum of Three Wet Stamped Drawings Marked-Up Drawings
 - Sketches to Accompany Mark-Ups
 - Electronically Sign and Seal Final Drawings After Mark-Ups are Addressed
- Report:
 - Letter Format
 - Formatted, Formalized with Appendices and Possibly with Attachments
- Building Code Study:
 - Letter Only Letter on the Drawings
- Specifications:
 - Not Included On the Drawings Prepared, Sent to the Architect Via Email
- Project Meetings:
 - In an Office Setting, N.A. Total Virtual, 1 Total
- Other Items (Describe Below):
 - Design Phase Description for Our Services:
 - Write a brief description of the scope if appropriate. Leave the box unchecked if A description is not required.

CONSTRUCTION PHASE SCOPE OF WORK:

The items we will be responsible for during construction have an “X” in the box adjacent to the item. Items without an “X” are items not included in our scope of work. The note “not included” below means the proposal excludes construction phase structural engineering services.

NOT INCLUDED

- Respond to Requests for Information (RFI's) During the Construction Bidding Phase.
- Review Structural Shop Drawings. 7 Business Day Turnaround
- Perform Construction Site Visits:
 - 1 To Observe Residential Framing
 - Choose an item. See Below for Items to be Observed During the Visits
 - Piles Pile Caps (Forms/Bars)
 - Slab-on-Ground (Stone/Sand/Vapor Barrier/Bar/Mesh)
 - Footing Forms Footing Bars Wall Forms Wall Bars
 - Framing (Wood/Steel/LGMF/Concrete/Other (Describe))
 - Floor Decking/ Floor Sheathing Floor Reinforcing (Bars/Mesh)
 - Roof Decking/ Roof Sheathing

- Provide Trip Reports After Each Construction Site Visit. Our Reports Contain a List of Observations, Noted Deficiencies, Recommendations to Address Deficiencies, A Summary of Total Site Visits Performed, and a Distribution List.
- Meetings During Construction: We Will Attend a Total of Choose an item. Meetings.
- Affidavits:
 - Residential Framing Final Affidavit (Letter Format)
 - Initial Affidavit (Commercial) Final Affidavit (Commercial)
- Construction Project Checklist (Massachusetts Requirement)

DESIGN ASSUMPTIONS:

Our design assumptions are indicated below. The items with an “X” in the box adjacent to them indicate our assumptions relative to the overall design from a structural standpoint. Items without an “X” are excluded from the design assumptions. The last item of this section is reserved for project specific design assumptions. Please note the last item may not be required, and therefore will not have an “X” in the box.

- Soils:
 - Allowable Bearing Assuming 3,000 (Commercial) If Unsuitable Soils are Encountered During Excavation, the Owner is Advised to Engage the Services of a Geotechnical Engineer.
- Foundation:
 - Conventional Shallow Foundation Pile Supported Foundation
 - Counteract Buoyancy
- Framing Type (Material):
 - A Portion of Existing to Remain Reinforcing Might Be Required
 - Possible Combination of Materials Dimensional Lumber
 - Engineered Wood Members (LVL's) Engineered “I” Joists Wood Trusses
 - Structural Steel Open Web Bar Joists and Joist Girders Light Gauge Metal
 - Cast-in-Place Concrete Precast Concrete Beams, Girders, and Columns
- Floor Panel/ Sheathing Structural System:
 - Floor Sheathing is $\frac{3}{4}$ ” thick
 - Floor is Normal Weight Concrete on Composite Metal Deck
 - Floor is Normal Weight Concrete on Metal Form Deck
 - Floor is Light Weight Concrete on Composite Metal Deck
 - Floor is Light Weight Concrete on Metal Form Deck
 - As Noted in the Scope of Work Section
 - Wood Structural Panel (Plywood or OSB)
 - Cast-in-Place Concrete Precast Concrete Plank Steel or Fiberglass Grating
- Wall Panel/ Sheathing Structural System:
 - Wood Structural Panel (Plywood or OSB) Other (Specify)
- Roof Panel/ Sheathing Structural System:
 - Wood Structural Panel (Plywood or OSB) Metal Roof Deck
 - Cast-in-Place Concrete Precast Concrete Plank

- Lateral Load Resisting System:
 - Existing System to Remain Existing System to be Reinforced
 - Reinforced CMU Shear Walls Wood Framed Shear Walls LGMF "X" Strapping
 - LGMF Shear Walls Steel Braced Frames Steel Moment Frames
 - Reinforced Concrete Shear Walls Reinforced Concrete Moment Frames
 - Precast Concrete Shear Walls Tilt-Up Concrete Panel Shear Walls
 - Other (Describe)
- Mechanical and Electrical Equipment:
 - Rooftop Mechanical Equipment
 - Elevated Steel Frame for Equipment Required Emergency Generator on Roof
 - At Grade Mechanical and Electrical Room
- Elevator:
 - Not Required Penthouse Hoist Beams CMU Shaft Wall Pit
 - Pit with Sump

Project Specific Assumptions (If Required): Per Our Initial Correspondence, the Building is a 640 SF, L Shaped Building with a Basement.

SCOPE OF WORK EXCLUSIONS:

Our Scope of Work Exclusions are indicated below. The items with an "X" in the box adjacent to them indicate our exclusions relative to the overall design from a structural standpoint. Items without an "X" are considered included in our Scope of Work unless there is conflicting information noted in the Scope of Work Section and this section. Please notify us if conflict is noted between the Scope of Work section and this section. The last item of this section is reserved for project specific scope of work exclusions. Please note the last item may not be required, and therefore will not have an "X" in the box.

- Work that is clearly architectural in nature including but not limited to stair layout, finish scheduling, window and door scheduling, life safety related work not related to structural work.
- Mechanical, electrical, civil, plumbing or any other engineering service specifically non-structural.
- Structural design and analysis for mechanical, electrical, plumbing, fire protection, or architectural components that require structural design and analysis, but are not shown on the structural drawings. These items include but are not limited to piping supports, and lateral load analysis and design of mechanical, electrical, plumbing, or HVAC system components.
- Deep foundation design, i.e. a foundation system that is not a conventional shallow foundation.
- Foundation design of foundation where the bottom of foundation wall is lower than seasonal high ground water level (SHGWL) unless SHGWL is established by a qualified design professional. We will not be responsible for determining SHGWL.
- Underpinning design
- Any work beyond the limits noted in the Scope of Work section including but not limited to additional design meetings, additional construction site visits, and re-design during construction
- Structural work associated with the exterior portion of the building. This includes but is not limited to dumpster pads, dumpster enclosures, patio areas, canopies over patio areas, and new canopies at existing buildings.

- Provision of as-built drawings
- Additional Exclusions:
(List additional exclusions here)

DESIGN INFORMATION REQUESTS:

Our design information requests are indicated below. The items with an “X” in the box adjacent to them indicate information we are requesting to perform our design work. Items without an “X” are excluded from the requested information. The last item of this section is reserved for project specific design information requests. Please note the last item may not be required, and therefore will not have an “X” in the box.

- A geotechnical report with at least an allowable bearing capacity indicated and foundation system recommendations.
- An architectural base layout for structural design work; we are utilizing Revit 2019 through 2023 so we can utilize AutoCAD files or Revit files.
- Proposed architectural wall sections, building elevations, and building cross sections to develop structural loads, structural element layout, and structural load paths.
- Mechanical, electrical, and plumbing design intent to develop structural loads and to determine structural support member sizes. This data can be forwarded during the design phase of the project, but a general idea of utility locations in, around, or on top of the building at the beginning of the design phase will help with the structural load development task.
- Any available information relative to the building structure.
- A project schedule with milestone dates.
- Additional request as indicated here:

TLHC FEES:

Our estimated fee is broken down into design and construction phases; the fee for each phase and the total fee for the project are noted below.

• Design Phase:	\$ 1,800.00
• Construction Phase:	\$ n.a.
• Total Fee:	\$ 1,800.00

Prior to commencing our work, we request 15% of the total design fee as a deposit. We will bill as previously stated thereafter.

Standard project reimbursable fees include mileage, printing drawings, tolls, parking fees, and meals. Non-standard reimbursable fees include licensing fees, reference material fees, air fare, lodging, automobile rental, and fees incurred by TLHC that would not be incurred as part of our day-to-day operations. We waive these fees if the total for reimbursables is less than \$50.00.

Our fee is an estimate based on our initial review of the documents presented to us. We will make all efforts to keep our billing within the estimated fee and allow a 10% overage, meaning we will not seek additional fee if our billing exceeds our estimate by 10% or less relative to the scope of work outlined in this proposal. However, we will bill for time spent on the project after we exceed the 10% allowance.

We bill on a monthly basis. However, we will prepare an invoice upon written request if an invoice is required sooner than our next billing cycle. Reimbursable expenses will be included in our invoices if our expenditures exceed the amount listed in the preceding section. The reimbursable expenses will be listed on our invoice.

ADDITIONAL WORK AND TERMS & CONDITIONS:

Our fee is based on our understanding of the project; we are assuming the overall concept will not deviate greatly from the initial concept. However, we know some projects deviate from the original intent of the drawings due to several variables. We will keep track of all changes and let you know if these changes impact our schedule or our initial fee. If our initial fee is impacted with a change requested by you, we will send an email noting acceptance and work the project as requested.

Our hourly rates/fees are as follows:

• Principal Engineer:	\$ 200.00
• Project Engineer III:	\$ 137.00
• Project Engineer II:	\$ 113.00
• Project Engineer I:	\$ 103.00
• Intern Engineer:	\$ 60.00
• Engineer Support Fee:	N.A.

Access to Site

Unless otherwise stated, the Design Professional will have access to the site for activities necessary for the performance of the services. The Design Professional will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Fees

Unless otherwise stated, the total fee shall be understood to be an estimate based upon Scope of Services, and shall not be exceeded by more than ten percent; without written notice to the client. Where the service fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. The proposal total includes the Engineer Support fee. The proposal fee will be valid for up to 90 days starting from the proposal date.

Billing/Payments

Invoices for services performed and reimbursable expenses are on a monthly basis unless requested differently in writing. Invoices shall be payable within 30 days after the invoice date. A service charge of 1.5% (or legal rate) per month will be applied to unpaid balances after 60 days. Retainers will be credited on the first invoice. The Client agrees to pay all costs of collection, including reasonable attorneys' fees.

Hidden Conditions and Hazardous Materials

A condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Design Professional has reason to believe that such a condition may exist, the Client shall authorize and pay for all cost associated with the investigation of such a condition. If (1) the Client fails to authorize such investigation after due notification, or (2) the Design Professional has no reason to believe that such a condition exists, the Design Professional shall have no responsibility for the discovery, the presence, handling, removal, disposal or exposure of persons to hazardous material of any form.

Indemnifications

The Design Professional and the Client mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damage, liability or cost (including reasonable attorneys' fees and defense costs) to the extent caused by their own negligent acts, errors or omissions and those of anyone for whom they are legally liable, and arising from the project that is the subject of this agreement. Neither party is obligated to indemnify the other in any manner whatsoever for the other's own negligence.

Risk Allocation

In recognition of the relative risk and benefits of the project to both the Client and the Design Professional, the Client agrees, to the fullest extent permitted by law, to limit the Design Professional's total liability to the Client for any and all damage or claim expenses (including attorneys' fees) arising out of this agreement, from any and all causes, to the total amount of \$100,000 the amount of the Design Professional's fee (whichever is greater) or another amount agreed upon when added under Special Conditions.

Termination of Services

This agreement may be terminated upon 10 days written notice by either party should the other fail to perform their obligations hereunder. In the event of termination, the Client shall pay the Design Professional for all services rendered to the date of termination, all reimbursable expenses and reasonable termination expenses.

Ownership of Documents

All documents produced by the Design Professional under this agreement shall remain the property of the Design Professional and may not be used by this Client for any other purpose without the written consent of the Design Professional.

Dispute Resolution

Any claim or dispute between the Client and the Design Professional shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of the Design Professional.

Once we receive the signed documents and the required deposit noted in the "TLHC Fees" section of this proposal, we will assign the project to one of our engineers. If you have any questions or comments, please feel free to call me at the office (978) 362-1804 or (978) 406-5726. We look forward to working with you.

Sincerely,



Todd L.T. Hedly, P.E.

Client or Authorized Signature: _____

cc: file

Date: _____



MAIN OFFICE:
50 Salem Street
Suite 103B
Lynnfield, MA 01940
(781) 213-9198
BRANCH OFFICES:
215 Roosevelt Road
Weymouth, MA 02188
310 West Road
Hempstead, NH 03841
www.axiomenv.com

September 15, 2025

Mr. John Freeman, AIA
Platt Anderson Freeman Architects
4 Belgrade Avenue
Boston, MA 02131

RE: Fee Proposal – Asbestos and Hazardous Building Materials Survey, Buddy's Diner, 113 Washington Street, Somerville, Massachusetts; Proposal #W0925-18

Dear Mr. Freeman:

Axiom Partners, Inc. (AXIOM) is pleased to submit our proposal to Platt Anderson Freeman Architects to perform an asbestos and hazardous building materials survey at the above referenced building. Materials to be included are asbestos-containing materials (ACMs), lead-containing paint (LCP) and other hazardous building materials (HBMs).

The following building is included:

1. Buddy's Diner, Sommerville, MA – This is a one-story steel and brick building with a basement and pitched roof approximately 640 SF in size (Circa 1929).

I. SURVEY SCOPE OF WORK

A. ACBMs SURVEY

AXIOM will inspect the building to satisfy the requirements set forth in the EPA's NESHAP¹ regulation. AXIOM will perform the inspection using Massachusetts-licensed Asbestos Inspectors who will follow EPA protocols. Representative bulk samples of each type of suspect ACM will be collected.

As required by governing regulations, the following chart summarizes the number of samples that must be collected of each type (category) of suspect ACM:

Type of Suspect Material	Minimum Sampling Criteria
Surfacing	EPA/AHERA mandated statistically random criteria (Min. of 3 samples; Max. of 7 samples)
Miscellaneous	A sufficient number of samples to determine if material is an ACM (typically 2 samples of each homogeneous application)
Thermal System Insulations	Three random samples of each homogeneous material

¹ National Emissions Standards for Hazardous Air Pollutants

Bulk samples will be delivered to a Massachusetts-licensed asbestos laboratory for analysis. The laboratory will determine the type and content of asbestos using the EPA-endorsed Polarized Light Microscopy with Dispersion Staining, PLM/DS, Method (600/R/93/116 and 600/M4-82-920). Chain-of-custody forms will be used to ensure sample integrity. If additional sampling or analysis is recommended, we will advise the client and obtain approval before proceeding with the analysis.

B. LEAD-CONTAINING PAINT INVESTIGATIVE SURVEY

AXIOM will inspect representative, accessible surfaces of the building that may be coated with lead paint. Finishes to be inspected will include paint, varnishes, stains, and primers. Testing will be conducted using either a direct reading X-Ray Fluorescence (XRF) analyzer operated by an experienced industrial hygienist or paint chip analyses will be performed.

C. POLYCHLORINATED BIPHENYLS (PCBs), MERCURY, CFCs AND OTHER HAZARDOUS BUILDING MATERIALS

AXIOM will also inspect a representative number of fluorescent light fixture ballasts to determine the likelihood of PCB content based upon ballast label information. We will also inspect accessible electrical transformers. Nameplate data will be recorded, and a visual inspection made. Transformers or other electrical equipment owned or operated by public utilities is beyond the scope of services. Other than the creosote in timbers, sampling will not be performed as part of HBMs investigation, however, AXIOM will investigate and/or examine, to the extent possible ballasts, capacitors, transformers, and switchgear suspected to contain PCBs. We will identify for further investigation any observed rooms or vaults that may contain electrical equipment.

AXIOM will inspect fluorescent bulbs, thermostats, switches/actuators, etc. to determine the possible presence of Mercury. Relevant data will be recorded.

AXIOM will inspect HVAC units, refrigeration equipment, water coolers, etc. throughout the building for the presence of CFCs (chlorofluorocarbon refrigerants) based upon manufacturer data. Sampling will not be performed as part of the CFC investigation.

D. INSPECTION REPORT

AXIOM will prepare a detailed, site-specific report that will include:

1. Estimation of the locations and quantities of each type of ACM. The report will present findings, recommendations, and removal cost estimates for abatement of identified ACMs.
2. A summary of lead paint inspection methods, locations, and conditions of painted surfaces. In addition to a detailed listing of testing performed throughout the building, AXIOM will provide a summary of paints with significant lead levels which can be used to help evaluate worker exposure potential and determine disposal requirements.
3. AXIOM will also include an inventory of building components, if present, such as roof equipment/transformers and electrical equipment assumed or confirmed to contain PCBs. A cost estimate for the removal and disposal of PCB-containing and Mercury-containing materials will be included.
4. An inventory of CFC-containing equipment and a cost estimate for the proper removal and disposal of CFCs will be provided.

E. PROPOSAL ASSUMPTIONS AND SCHEDULE

1. AXIOM will be provided with complete access to all spaces throughout the building.
2. AXIOM will not sample any materials that are not readily accessible.
3. AXIOM personnel will not enter any unsafe spaces or expose themselves to any unsafe conditions such as buildings that are not structurally sound, electrical hazard areas and confined spaces.
5. The scope of work presently includes testing roofing materials for asbestos.
6. AXIOM is prepared to begin work promptly upon our receipt of authorization to proceed. Our fieldwork will be completed within 1 day. An interim and final report will be delivered within 2 weeks of the laboratory analysis of building materials.

F. SURVEY PROPOSED FEES

AXIOM will perform the services described herein as follows:

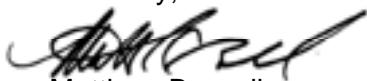
Project Manager	2 hours @ \$115/hour	=	\$	230
Asbestos & HBM Inspectors	10 hours @ \$92/hour	=	\$	920
Asbestos Bulk Samples (5 Day Turnaround Time)	~40 samples @ \$18/each	=	\$	720
XRF Analyzer for Lead Paint	Fee	=	\$	400
Report Development	Lump Sum	=	\$	500
Miscellaneous Expenses (mileage, etc.)	Cost plus 15%	=	\$	175
Estimated Total		=	\$	2,945

Please note that AXIOM can prepare technical specifications for the proper and legal removal and disposal of ACMs, LCPs and HBMs identified in the building and provide project monitoring, inspection, and air sampling services during HAZMAT removal. Pricing for these services can be forwarded upon request.

We thank you for the opportunity to submit this proposal and look forward to your favorable consideration. If you have any questions, please do not hesitate to call us. If this proposal is acceptable to you, please sign the "Consultants Agreement" below or send a suitable contract or PO to authorize us to proceed.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,



Matthew Buccella
Principal



TERMS AND CONDITIONS

The Client (Platt Anderson Freeman Architects) agrees that the retention of AXIOM to conduct the work described above forms a contractual relationship between the Client and AXIOM, upon which the following terms and conditions are incorporated. For other than "lump-sum" proposals, AXIOM agrees to submit invoices detailing the time worked, the staff classification (identifying the individual person) and a listing of other direct (and indirect) costs charged to the project. The client agrees to pay all invoice amounts submitted within thirty (30) days after receipt of an invoice, and agrees to reimburse AXIOM for any costs incurred, including legal costs and interest charges, for failure to remit payment according to these terms. Interest of 1½% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount.

AXIOM shall indemnify, defend, and hold Client harmless from claims and causes of action for damage to or destruction of property or injury to any persons as the result of the negligent acts or omissions of AXIOM or any of its agents in the negligent performance of the work. AXIOM's limit of liability for any and all claims, losses, expense, or damages related to this Contract shall not exceed the total amount of the fees described above. Neither Client nor AXIOM shall be liable to the other for consequential damages arising out of or related to the performance of this Contract.

Platt Anderson Freeman Architects

Signature

Printed Name

Title

Date

AXIOM Proposal W0925-18
Asbestos & Hazmat Consulting Services
Platt Anderson Freeman Architects
September 15, 2025





10 Langley Road
Suite 202
Newton Centre, MA 02459
T 617.916.5661
F 617.477.2350
bcausa.com

September 12, 2025

Nicole Bairos
Buddy's Diner
113 Washington Street
Somerville, MA 02143

Re: Buddy's Diner
Existing Conditions Report

Dear Nicole:

Building Conservation Associates, Inc. (BCA) is pleased to submit a proposal to conduct an existing conditions survey and provide treatment recommendations for the interior and exterior of Buddy's Diner, located in East Somerville, MA. We have completed assessments for similar buildings, such as the Miss Bellows Falls Diner in Bellows Falls, VT.

Scope of Work:

1. Undertake historic research on the Worcester Lunch Car Company to understand the materials used and construction methods. Review any historic documents related to the diner car that are available.
2. Conduct a thorough assessment of the diner car, including concrete foundation, metal sheathing, roofing, windows, doors, and interior finishes such as wood, ceramic tile floor, counter and stools to document materials, existing conditions, and failure mechanisms.
3. Develop treatment recommendations for the elements following the *Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties*. Treatment Recommendations will identify specific restoration materials and methods for each material and failure type. Sources of materials will be identified where possible.
4. Establish three priority levels for repair. The three levels can be defined as Priority 1: Emergency; Priority 2: Restoration, and Priority 3: Stand Alone. Establish potential phasing options. The report will outline options for breaking the work into logical discrete projects.

5. All of the information described above will be compiled into a comprehensive narrative report, illustrated with photographs.

Fee

BCA will perform the work described for a fixed fee of \$ 6,000.00 All expenses are included in the fee.

If the foregoing is acceptable please sign below and return an executed copy for our files. Please do not hesitate to contact me with any questions. Thank you for this opportunity.

Offered by:

Building Conservation Associates, Inc.
Lisa Harrington
Director

Accepted by:

Buddy's Diner
Nicole Bairois
Owner

Attachment A
Building Conservation Associates, Inc.
Terms and Conditions of Professional Service

Standard of Care - Building Conservation Associates, Inc. ("BCA" or "Consultant") is a consulting firm, not a licensed professional. The standard of care for all professional services performed or furnished by BCA under this Agreement will be the skill and care used by members of the Consultant's profession practicing under similar circumstances at the same time and in the same locality. BCA makes no warranties, express or implied, under this Agreement or otherwise, in connection with the services provided by BCA.

Compensation - For the scope of services stated in the accompanying proposal or letter agreement, Client agrees to pay BCA the compensation stated in the agreement. Any modification to the contract amount for compensation shall be agreed upon by both parties in writing. BCA agrees to submit invoices monthly for services rendered in the manner and format stated in the written proposal. Payment terms are net 30 days.

Indemnification - Client and BCA each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and BCA, they shall be borne by each party in proportion to its negligence.

Force Majeure - Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

Dispute Resolution - Client and BCA agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement. This Agreement shall be construed under and be governed in all respects by the laws of the State of New York, and any litigation arising out of this Agreement shall take place in a State or Federal Court of competent jurisdiction in New York County.

Termination of Contract - Client may terminate this Agreement within seven days prior written notice to BCA for convenience or cause. BCA may terminate this Agreement for cause within seven days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until BCA has been paid in full all amounts due for services, expenses and other related charges.

Hazardous Environmental Conditions - It is acknowledged by both parties that Consultant's scope of services does not include any services related to the presence at the site of asbestos, PCBs, petroleum, lead, radioactive or other hazardous waste or materials. Client acknowledges that BCA is performing professional services for Client, and BCA is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

Ownership of Documents - All documents prepared or furnished by BCA pursuant to this Agreement are instruments of BCA's professional service, and BCA shall retain an ownership and property interest therein, including copyright. BCA grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying and maintaining the Project alone, and for no other purpose. Reuse or modification of any such documents by Client, without BCA's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold BCA harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client, or from any claim, damage, or expense, including legal fees, related in any way to any

change in BCA's instruments of service or deviation therefrom, after the termination or expiration of this Agreement.

Use of Electronic Media - Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by BCA to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, BCA makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by BCA at the beginning of this assignment.

Construction Phase Services - If this Agreement provides for any construction phase services by BCA, it is understood that the Contractor, not BCA, is responsible for the construction of the project, and that BCA is not responsible for the acts or omissions of any contractor, subcontractor or material supplier. BCA will not supervise, direct, control or have authority over or be responsible for Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the furnishing or performance of the Work.

Opinions of Cost - When included in BCA's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent BCA's judgment as a professional generally familiar with the industry. However, since BCA has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, BCA cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

Duration of Agreement - If services under this agreement are not completed within 18 months, or if the project is put on hold through no fault of BCA for more than 12 months, BCA reserves the right to renegotiate the fees and rates.

Equipment Rental - Any prices for the rental of boom lift, scaffolding, scissor lift, or similar stated in the written proposal are based on verbal estimates. Prices will be confirmed with the client once services commence. The actual charge of equipment may vary slightly due to field conditions (e.g. inclement weather).

Exterior Testing - The temperature must be above 50 degrees Fahrenheit for field testing to take place on the exterior of a building. Wind chill temperature must be above 25 degrees Fahrenheit, and wind speeds must be below 20 miles per hour, for survey or other work to be performed on the exterior of a building.

Additional Services - This Agreement is based on BCA's current understanding of the project and the information available for Consultant review. If during the course of the project new information requires a substantial change to the scope of services, BCA will request a change order for additional services and compensation as required. These additional services will be provided only upon mutual agreement between the parties.

Reimbursable Expenses - All reimbursable expenses will be charged at cost plus a markup stated in the written proposal. Reimbursable expenses include direct costs to BCA, contractor support, equipment rentals, and subconsultant fees.

C J Doherty, Inc.
41 Locust Street
Medford, MA 02155

Estimate

Date	Estimate #
9/1/2025	4100

Name / Address

Nicole Blaum
113 Washington St
Somerville, MA

Description	Terms		Project	
	Qty	Rate	113 Washington St. Somerville - sewer	
Our price to replace the existing sewer lateral from city sewer main to the shared manhole on the property line and from that manhole to the cast iron connection outside of the foundation will be billed "Time and materials" at the following rates: - \$6,000 per crew day - Cost of pipe, metric, asphalt, concrete, HSL, and dump plus 20% - Police details at \$650 per 8 hour day per officer required. - Use truck if required- \$3,000.00 per day, plus dump fees.		\$6,000.00		\$6,000.00
We were not able to confirm pipe location, sewer main location or depth, tie in point, or condition of existing pipe. Assuming best case scenario with full replacement of the pipe from exterior of building to historic sewer main in the middle of Washington St, approximately 50' of sewer line, the price would be approximately \$30,000.00 and would take approximately 3 days. This price will vary based on unknown environmental conditions encountered such as composition of the roadway beneath the asphalt, and location of multiple other buried utilities we may have to dig under or around, and the amount of time it takes to complete the repair/replacement. The \$30,000.00 estimate is not binding and is based on the very limited amount of information we have regarding this proposed work. The final cost will be determined based on the "Time and Materials" criteria listed above.				
C.J. Doherty, Inc will bill upon completion of the project. Owner will make 20% deposit payment and balance within 15 Days of receipt of invoice without holding any retamage. Owner will pay interest at a rate of 1 1/2% per month on past due balances. Any legal fees, costs or expenses, incurred by C.J. Doherty, Inc. to collect payment shall be paid by the Owner.				
			Total	\$30,000.00

FORGE HOMES, LLC.
27 Parker Street, Boston, MA 02129

September 12, 2025

CONSTRUCTION CONTRACT-113 WASHINGTON STREET, SOMERVILLE, MA

SCOPE OF WORK

- Demo of all asphalt, dirt and debris as required
- Supply all materials, including pipe, pvc, asphalt, concrete, and fill
- Install new pipe from exterior of building to sewer main
- Replace all interrupted asphalt, concrete, and fill
- Supply all additional machinery as required by City
- Supply police detail as required by City
- Removal and dump of all materials, inclusive of dump fees

PAYMENT SCHEDULE

- \$22,500.00 Due prior to start
- \$22,500.00 Due upon completion satisfactory to city inspector

NOTES

Includes all fees, materials, and labor. This estimate is based upon known conditions at this time. Once work has begun, conditions and requirements may, and often do change. These conditions may be dictated by unforeseen physical obstacles unknown at the time of estimate, or, may be realized as a result of additional municipal requirements imposed after work has begun. These changes of condition may require change orders and adjustment of payment. Any such change orders will be presented to the paying party within 48 hours of discovery of change of condition.

***PLEASE SIGN AND INCLUDE A PHOTOCOPY OF YOUR DRIVER'S LICENSE**

Nathan Till, Forge Homes, LLC.

Nicole Bairois

ESTIMATE



Prepared For

Buddy's Dinner
113 Washington St
Somerville , Ma 02143

Hernandez Development Group LLC

20 Summit Street
Salem, Ma 01970
Phone: (978) 479-1422
Email: hernandezhomes2711@gmail.com

Estimate # 106
Date 09/14/2025
PO # Sewer line Work

Description

Replacing Existing Sewer Line

- Inspect the line to determine problem and its location
- Excavation to access the old line from building to sewer
Digging a trench , laying new pipes (PVC)
- The trenches are filled in
- All dirt and debris are removed and surfaces are cleaned

Includes all permits (Excavation and building)



Scan to Pay Online

Subtotal	\$42,000.00
Total	\$42,000.00
Deposit Due	\$21,000.00

Payment Schedule

Deposit (50%)	\$21,000.00
Final Payment upon completion (50%)	\$21,000.00

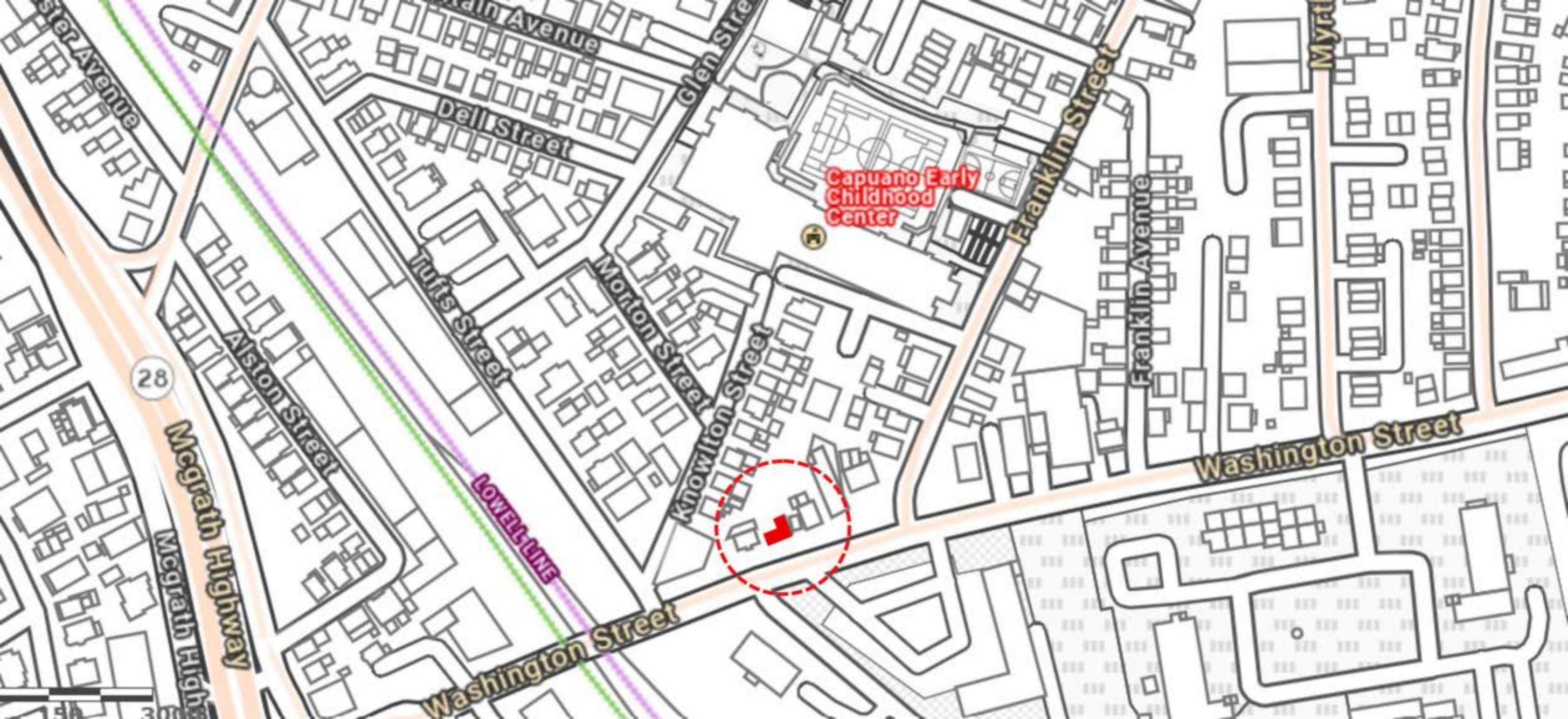
Notes:

- Trash/Dump- onsite dump and/or dump run for trash removal to a mass approved center.
- General Conditions- any materials and/or fixtures that are purchased by the owner will not be under contractor's warranty.
- General Conditions- communication with customer to insure proper scope and progress. Management and coordination of all workers, subcontractor, deliveries and safety and security of jobsite.
- General Conditions/Unforeseen Conditions- any work requested, or required by safety or code issues, outside the scope of this agreement, will be treated as a change order and may increase total amount due.

* Balance due Immediately. Nothing to be held. 5% Charge Per Month,
Plus court and attorney fees will be applied to all outstanding balances.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Buddy's Dinner











CITY OF SOMERVILLE, MASSACHUSETTS CITY COUNCIL

KRISTEN STREZO
CITY COUNCILOR AT LARGE

Somerville Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: Letter of Support for Buddy's Diner CPA Grant Application

Dear Ms Cameron and Esteemed Members of the Community Preservation Committee,

I am writing in strong support of Buddy's Diner's application for funding through the Community Preservation Act program. As an at-Large member of the Somerville City Council, I have seen firsthand the vital role that Buddy's plays in the cultural and social life of our city, and especially in the East Somerville neighborhood.

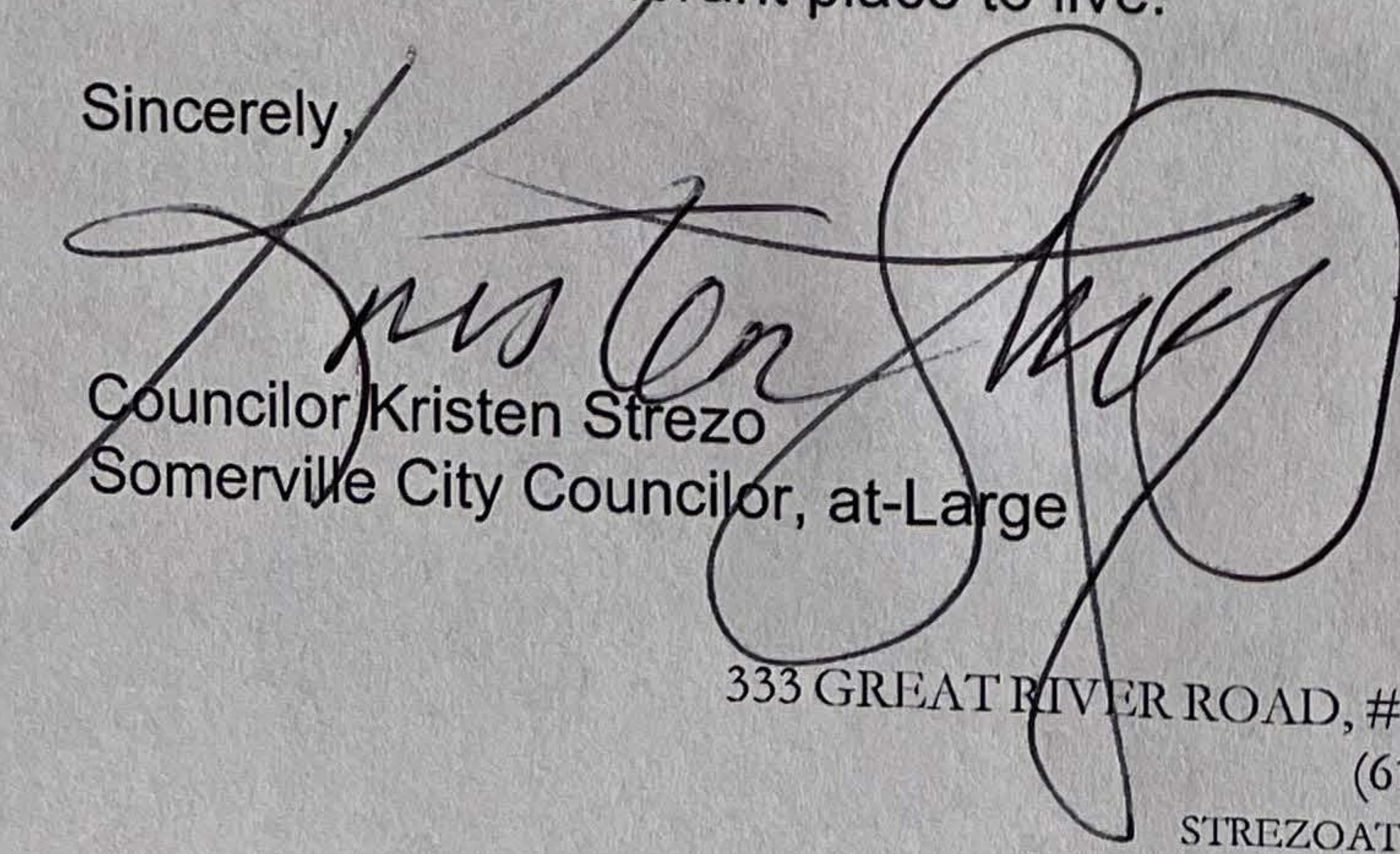
Buddy's Diner is one of Somerville's most cherished landmarks. Originally founded in 1929 in Leominster, Massachusetts, this classic Worcester Lunch Car was relocated to its current home in Somerville in 1951. For nearly three-quarters of a century, it has served as a gathering place for families, workers, and visitors alike. The current owner, who purchased the diner in 2006, was born, raised, and continues to live here in Somerville! Her stewardship has ensured that this unique institution remains a neighborhood anchor and a proud piece of our city's history.

Unfortunately, Buddy's recently suffered severe structural damage from compromised sewer pipes. The extent of this damage has placed the diner's future at risk. Without immediate investment, we stand to lose not only a beloved local business, but also an irreplaceable piece of Somerville's cultural heritage.

The Community Preservation Act was designed to preserve precisely these kinds of places—historic, community-defining, and woven into the daily life of residents. Supporting Buddy's recovery will safeguard an iconic piece of our city's history while also protecting local jobs, sustaining the East Somerville business district, and maintaining the cultural character that defines Somerville.

I strongly urge you to give Buddy's Diner's application your full and favorable consideration. Thank you for your continued dedication to preserving the historic and cultural treasures that make Somerville such a vibrant place to live.

Sincerely,



Councilor Kristen Strezo
Somerville City Councilor, at-Large

September 12, 2025

Somerville Community Preservation Committee
93 Highland Ave.
Somerville, MA 02143

Dear Ms Cameron and Members of the Community Preservation Committee,

As Ward 1 City Councilor for the City of Somerville, I strongly support the historic preservation funding application for Buddy's Diner at 113 Washington Street, Somerville, Massachusetts.

Built in 1929 by the Worcester Lunch Car Company, Buddy's Diner is a rare surviving example of an authentic early diner. Originally located in Leominster, it was moved to its current Somerville location in 1951. The diner retains original interior features while reflecting the evolution of diner design through the mid-20th century.

Buddy's is one of only three remaining diners in Somerville. For over 70 years on Washington Street, it has served as a neighborhood cornerstone, providing an authentic gathering place for residents across all backgrounds, consistent local employment, and affordable dining in an expensive region. The diner represents Somerville's working-class heritage and the important role these establishments played on major commercial thoroughfares like Washington Street.

The Massachusetts Historical Commission has determined Buddy's eligible for the National Register of Historic Places. The proposed preservation work will address critical structural needs while maintaining historic integrity.

I support this project, which aligns with our SomerVision 2040 plan to preserve authentic local businesses and working-class character amid development pressures. I strongly recommend funding approval for this irreplaceable piece of our heritage.

Please contact me at mattforward1@gmail.com or 617-999-0924 with any questions.

Sincerely,

Matthew McLaughlin

Matt McLaughlin
Ward 1 City Councilor
City of Somerville

City of Somerville
93 Highland Avenue
Somerville, MA 02143

9-9-25

Dear Ms. Cameron and Members of the Community
Preservation Committee,

I am writing to strongly support Buddy's Diner's application for CPA funding to address emergency infrastructure repairs at this beloved Somerville institution.

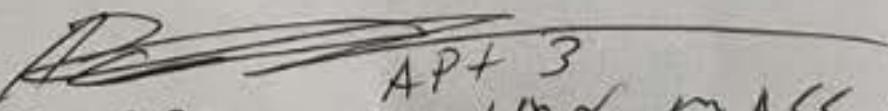
As a regular customer for years, I've seen how Buddy's serves as much more than a restaurant—it's a true community gathering place where railroad workers, city employees, longtime residents, and newcomers all come together over affordable, hearty meals. The diner welcomes everyone and creates the kind of inclusive atmosphere that defines authentic Somerville character.

Buddy's closure due to collapsed pipes represents a real loss to our neighborhood. We're at risk of permanently losing Somerville's only remaining historical boxcar diner—a genuine 1929 Worcester Lunch Car that can never be replaced once it's gone.

Nicole Bairos has already demonstrated her commitment to preserving this historic property through previous improvements. With CPA support for these critical repairs, Buddy's can continue serving our community for generations to come.

Please approve this funding to save an irreplaceable piece of Somerville's heart and history.

Thank you for your consideration.

Sincerely, 
APT 3
200 BRKNT Mtn Diner MASS 02143
PAUL Valente 811@yahoo.com

City of Somerville
93 Highland Avenue
Somerville, MA 02143

9/9/25

Dear Ms. Cameron and Members of the Community
Preservation Committee,

I am writing to support Buddy's Diner's CPA funding application
for emergency infrastructure repairs.

As someone who worked in the area for years, Buddy's was my
regular lunch spot. When you're on a tight schedule and budget,
Buddy's delivered exactly what working people need—quick,
affordable, filling meals and friendly service. The portions are
generous, the prices are fair, and the atmosphere welcomes
people in work clothes who need a real meal.

The diner's closure has left a real gap for working people in the
area. Fast food chains can't replace what Buddy's offers—that
combination of good food, fair prices, and genuine hospitality.

Please approve the CPA funding to help Buddy's reopen.
Working people in Somerville need and deserve this kind of
honest, affordable dining option.

Thank you.

Sincerely,

Joe Tumbarello
13 Beach Rd
Gloucester MA 01930
JoeTumbarello@gmail.com



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
EXECUTIVE DIRECTOR

To: Community Preservation Committee

From: Rachel Nadkarni, Director of Economic Development
Adriana Fernandes, Senior Planner – Woman & Minority Owned Business Support

Date: September 15, 2025

Re: 113 Washington Street - Historic Preservation Application

The Economic Development Division of the Mayor's Office of Strategic Planning and Community Development is focused on sustaining a strong local economy in Somerville, a critical component of that work is supporting Somerville's squares and commercial corridors and the small businesses in them.

Small business enterprises retain financial resources within the community, generate employment opportunities, and promote innovation. Beyond their economic impact, small businesses contribute significantly to the cultural and social fabric of a community by offering distinctive products and services, fostering personal connections, and supporting local initiatives. By investing in the success of small businesses, the City of Somerville encourages entrepreneurs to reinvest in their neighborhoods and enhance the vitality and resilience of the communities they serve. The Economic Development Division is pleased to see an application to the CPC that focuses on preserving the history of small businesses in Somerville.

The building at 113 Washington Street is a 1930 Worcester Lunch Car originally relocated from Leominster, Massachusetts in 1951, has long been a local landmark. Over the years, it has operated under several names, including Buddy's Truck Stop and Buddy's Diner. Today, however, the diner sits in visible disrepair and has been closed for more than two years. One Somerville resident recalled that her father ate breakfast there every morning, drawn not only by what he called "the world's best corned beef hash," but also by the welcoming sense of community at the counter. Countless neighbors—and even visitors from other cities—have



similar stories, traveling long distances just to enjoy the unique experience that this space and its operators have offered.

Listed on the Somerville Historic Record, Buddy's Diner at 113 Washington Street is a historic small business site that cannot reopen without critical repairs. Without this funding, the building will remain vacant and continue to deteriorate, contributing to neighborhood blight. Restoring 113 Washington Street will not only preserve an important piece of Somerville's history from a business perspective but also revitalize the surrounding community, bringing new energy and economic activity back to the area.



Build a Main Street Grow a Community

9/15/2025

Somerville Community Preservation Committee
93 Highland Avenue
Somerville, MA 02143

Dear Ms. Cameron and Members of the Community Preservation Committee:

On behalf of East Somerville Main Streets, I am pleased to write this letter of support for Buddy's Diner's Community Preservation Act (CPA) funding application. As the Executive Director of East Somerville Main Streets, I have had the opportunity to work closely with Nicole Bairos, the owner of Buddy's Diner, and I am confident that this project deserves strong consideration for CPA funding.

Buddy's Diner represents an important piece of Somerville's cultural and economic landscape. As a locally-owned establishment, it contributes to the unique character of East Somerville while providing a dining and gathering place to residents and visitors alike. The preservation and enhancement of such establishments aligns perfectly with the goals of the Community Preservation Act, particularly in supporting community character and economic vitality.

East Somerville Main Streets has been actively assisting Nicole with this grant application process, and we are committed to providing ongoing support throughout the entire project implementation. Our organization brings extensive experience in supporting local businesses and grant project execution. We understand the importance of sustained guidance to ensure project success.

Nicole has demonstrated remarkable dedication to her business and to the Somerville community. Her vision for Buddy's Diner reflects both respect for its historical significance and a forward-thinking approach to meeting community needs. We believe that with CPA funding support, this project will serve as a model for how historic preservation can be combined with economic development to strengthen our neighborhoods.

I strongly encourage your favorable consideration of this CPA funding application. Please feel free to contact me if you need any additional information or clarification regarding our support for this important project.

Sincerely,

A handwritten signature in black ink that reads "Lindsay Allen".

Lindsay Allen
Executive Director, East Somerville Main Streets

Somerville Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: Letter of Support for Buddy's Diner CPA Grant Application

Dear Ms Cameron and Members of the Community Preservation Committee,

My name is Christina Ciampa, and I am the owner/founder of *All She Wrote Books*, a queer/feminist independent bookstore located at 75 Washington Street in Somerville. I am writing to express my strong support for Buddy's Diner's application for funding through the Community Preservation Act program.

Buddy's Diner has been part of the fabric of East Somerville for generations. As a fellow small business owner and the former chair of the City of Somerville's Small Enterprise Displacement Committee, I know how essential it is to have places that not only serve their customers but also strengthen the business community as a whole. Buddy's does exactly that. Its historic presence and loyal customer base draw people to the neighborhood, benefitting all of us who do business here.

The recent damage from compromised pipes has put Buddy's future in jeopardy, and the loss would be deeply felt — not just by longtime patrons, but by all of us who rely on the foot traffic and vibrancy that Buddy's helps generate. A thriving diner at the corner brings energy to Washington Street, making it a more attractive and welcoming destination for residents and visitors alike.

Restoring Buddy's is about more than saving one business. It is about preserving a landmark and investing in the vitality of an entire commercial corridor. I urge you to approve this application and help ensure that Buddy's Diner continues to serve and strengthen our community for decades to come.

Thank you for your time and your commitment to Somerville's small business community.

Sincerely,

Christina Ciampa

Christina Ciampa
All She Wrote Books, Owner/Founder

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.303
Historic Name:	Buddy's Truck Stop
Common Name:	Sawin's Diner
Address:	113 Washington St
City/Town:	Somerville
Village/Neighborhood:	East Somerville;
Local No:	104-A-63;
Year Constructed:	1929
Architectural Style(s):	No style;
Architect(s):	Worcester Lunch Car Company;
Use(s):	Diner;
Significance:	Architecture; Commerce; Transportation;
Area(s):	SMV.BA
Designation(s):	Local Historic District (10/31/1989);
Building Materials:	Roof: Asphalt Shingle; Wall: Steel; Foundation: Brick;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, September 9, 2025 at 3:20 PM





The Massachusetts Most Endangered Historic Resources Program



2025 Endangered Historic Resources Announced

Since 1993, Preservation Massachusetts has identified and aided in the preservation of endangered historic resources across the Commonwealth. As our core advocacy and education program, the Most Endangered Historic Resources Program allows us to utilize our statewide visibility to spotlight places, buildings, or structures under threat, increase awareness about them, and work collaboratively with key stakeholders to work towards positive outcomes.

The program is an honorary designation and it can serve as a catalyst for action and opportunities. PM works with listed resources as priority projects, drawing upon our staff expertise, technical assistance abilities, and networks to see the listed resources and the people committed to them put on the path toward preservation.

The wide range of property types selected for the 2025 Most Endangered Historic Resources List spans locations across the Commonwealth. This year's list features 10 properties which were nominated by concerned owners, community members, towns, and local organizations. Our anonymous review committee vets each nomination and votes to select properties that reflect the rich historical significance of Massachusetts and have a demonstrated commitment from their respective communities to mitigate the threat of loss. These properties still need substantial financial and legal support as well as preservation and planning expertise. The visibility and public awareness that the Most Endangered Historic Resources Program brings to each property increases the chances that these historic resources will be saved.

Preservation Massachusetts would like to acknowledge the time, effort, and expertise of our anonymous selection committee. Without their contributions this list would not be possible, and we thank them for assisting us in this process. We would also like to thank the communities and nominators of this year's listed properties. The nomination process is comprehensive and it takes thoughtful and inspired citizens to stand up for our Commonwealth's invaluable historic resources.

Throughout the month of November 2025, we will be highlighting the following resources:



[William Russell Allen House, Pittsfield](#)

[Percy Browne House, Marion](#)

[Buddy's Diner, Somerville](#)

[The Campanile, Springfield](#)

[Donald T. Clark House, Lexington](#)

[General John Glover Farmhouse, Swampscott](#)

[Hudson Armory, Hudson](#)

[Smith Baker Center, Lowell](#)

[Ellen Stone Building, Lexington](#)

[Williams Boltwood House, Goshen](#)

Additional Resources & Information

[15 Questions for Dealing With A Threatened Resource](#)

[Preservation Conversations: Threatened Historic Buildings](#)
[\(video\)](#)

[Most Endangered Resources Archive](#)

Our Office

Stay Connected

Quick Links

Preservation Massachusetts
 6 Main Street Extension, Suite 613

<https://www.preservationmass.org/mer>

Contact

Built in 1929 as Worcester Lunch Car #624, Buddy's Diner was relocated from Leominster to Somerville in 1951 and has operated there continuously for over 70 years. Although there is no definitive public list, it is thought to be one of about 20 historic diner cars still in use in Massachusetts. The structure is a single building LHD in Somerville (1989) and its MACRIS inventory update by MHC staff in 2010 indicates it is eligible for individual listing on the National Register.

BUDDY'S DINER SOMERVILLE



Resource at Risk

Buddy's Diner suffers from ongoing water and sewage damage caused by collapsed underground pipes that remain unrepairs. The infrastructure failure occurred during construction of the East Somerville Green Line Extension station, flooding the basement and forcing its immediate closure. Ongoing water and sewage leaks through damaged pipes threaten the building. The parties responsible, including the MBTA and utility agencies, remain in legal dispute with the owner, who has exhausted financial resources fighting for compensation and has lost her income stream due to the closure of her business, leaving no funds available for emergency repairs to stop the ongoing damage. (The nature of the sewer damage makes it ineligible for an insurance claim; the owner's lack of an income stream makes borrowing funds difficult.)

What's Happening Now

With support from East Somerville Main Streets, the owner has applied for a 2025/2026 CPA grant which would go toward emergency repairs and a professionally prepared conditions assessment. A presentation to the Somerville CPA staff and the CPC was scheduled for October 22.

In addition to the ongoing project and planning support from Main Streets, numerous recent letters of support for the 2025 CPA proposal highlight the diner's importance to the community and the need to secure outside funding. Support letters were received from: Somerville City Councilor At-Large, Kristen Strezo; Somerville City Councilor, Ward 1, Matt McLaughlin; City of Somerville Director of Economic Development, Rachel Nadkarni; City of Somerville Senior Planner for Woman & Minority Owned Business Support, Adriana Fernandes; East Somerville Main Streets Executive Director, Lindsay Allen; and various local residents and business owners.



CITY OF SOMERVILLE, MASSACHUSETTS CITY COUNCIL

KRISTEN STREZO
CITY COUNCILOR AT LARGE

Somerville Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: Letter of Support for Buddy's Diner CPA Grant Application

Dear Ms Cameron and Esteemed Members of the Community Preservation Committee,

I am writing in strong support of Buddy's Diner's application for funding through the Community Preservation Act program. As an at-Large member of the Somerville City Council, I have seen firsthand the vital role that Buddy's plays in the cultural and social life of our city, and especially in the East Somerville neighborhood.

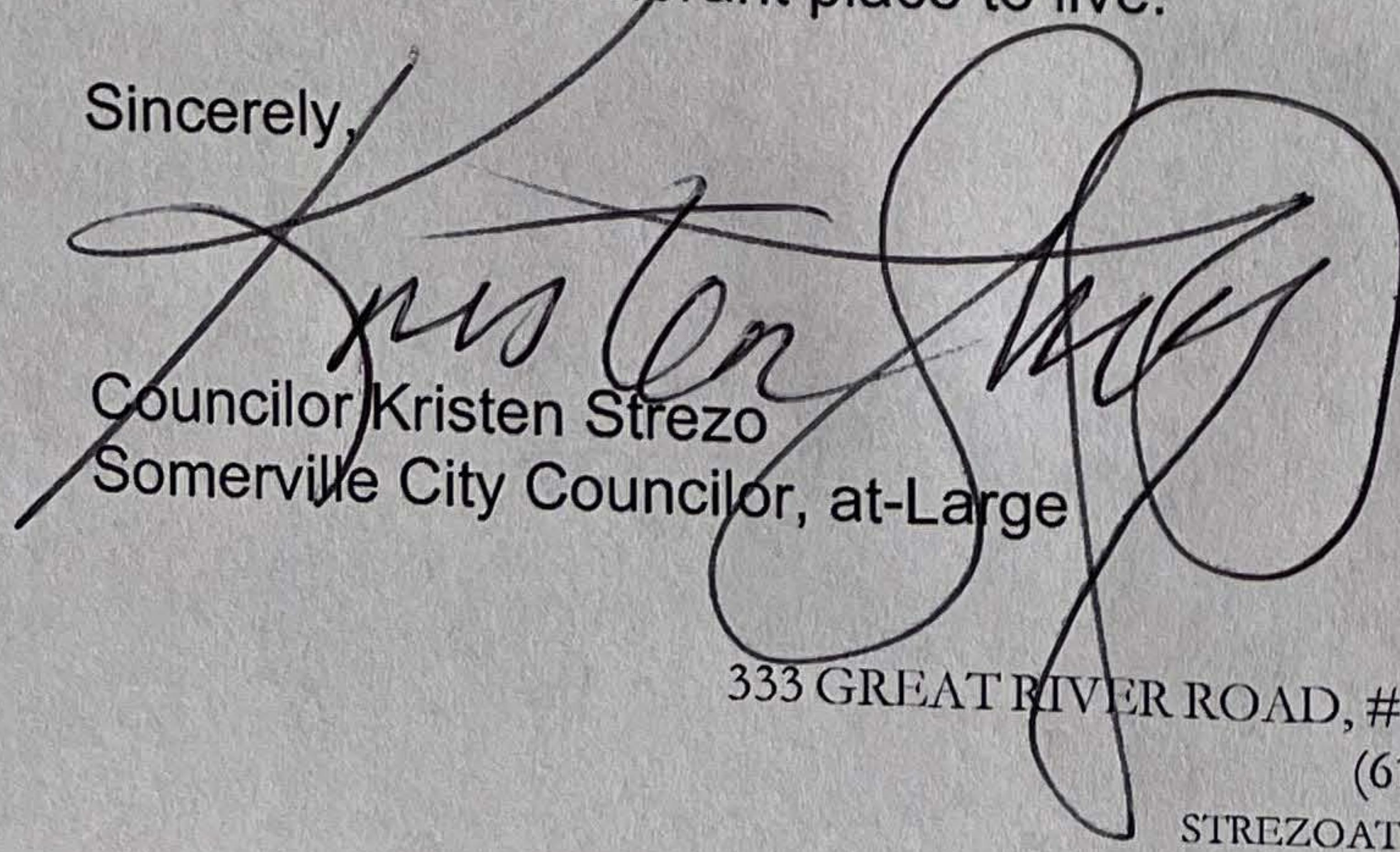
Buddy's Diner is one of Somerville's most cherished landmarks. Originally founded in 1929 in Leominster, Massachusetts, this classic Worcester Lunch Car was relocated to its current home in Somerville in 1951. For nearly three-quarters of a century, it has served as a gathering place for families, workers, and visitors alike. The current owner, who purchased the diner in 2006, was born, raised, and continues to live here in Somerville! Her stewardship has ensured that this unique institution remains a neighborhood anchor and a proud piece of our city's history.

Unfortunately, Buddy's recently suffered severe structural damage from compromised sewer pipes. The extent of this damage has placed the diner's future at risk. Without immediate investment, we stand to lose not only a beloved local business, but also an irreplaceable piece of Somerville's cultural heritage.

The Community Preservation Act was designed to preserve precisely these kinds of places—historic, community-defining, and woven into the daily life of residents. Supporting Buddy's recovery will safeguard an iconic piece of our city's history while also protecting local jobs, sustaining the East Somerville business district, and maintaining the cultural character that defines Somerville.

I strongly urge you to give Buddy's Diner's application your full and favorable consideration. Thank you for your continued dedication to preserving the historic and cultural treasures that make Somerville such a vibrant place to live.

Sincerely,



Councilor Kristen Strezo
Somerville City Councilor, at-Large

September 12, 2025

Somerville Community Preservation Committee
93 Highland Ave.
Somerville, MA 02143

Dear Ms Cameron and Members of the Community Preservation Committee,

As Ward 1 City Councilor for the City of Somerville, I strongly support the historic preservation funding application for Buddy's Diner at 113 Washington Street, Somerville, Massachusetts.

Built in 1929 by the Worcester Lunch Car Company, Buddy's Diner is a rare surviving example of an authentic early diner. Originally located in Leominster, it was moved to its current Somerville location in 1951. The diner retains original interior features while reflecting the evolution of diner design through the mid-20th century.

Buddy's is one of only three remaining diners in Somerville. For over 70 years on Washington Street, it has served as a neighborhood cornerstone, providing an authentic gathering place for residents across all backgrounds, consistent local employment, and affordable dining in an expensive region. The diner represents Somerville's working-class heritage and the important role these establishments played on major commercial thoroughfares like Washington Street.

The Massachusetts Historical Commission has determined Buddy's eligible for the National Register of Historic Places. The proposed preservation work will address critical structural needs while maintaining historic integrity.

I support this project, which aligns with our SomerVision 2040 plan to preserve authentic local businesses and working-class character amid development pressures. I strongly recommend funding approval for this irreplaceable piece of our heritage.

Please contact me at mattforward1@gmail.com or 617-999-0924 with any questions.

Sincerely,

Matthew McLaughlin

Matt McLaughlin
Ward 1 City Councilor
City of Somerville

City of Somerville
93 Highland Avenue
Somerville, MA 02143

9-9-25

Dear Ms. Cameron and Members of the Community
Preservation Committee,

I am writing to strongly support Buddy's Diner's application for CPA funding to address emergency infrastructure repairs at this beloved Somerville institution.

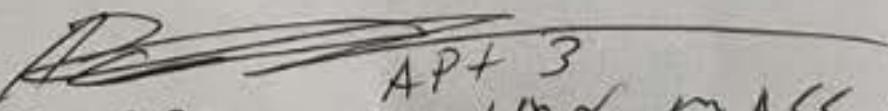
As a regular customer for years, I've seen how Buddy's serves as much more than a restaurant—it's a true community gathering place where railroad workers, city employees, longtime residents, and newcomers all come together over affordable, hearty meals. The diner welcomes everyone and creates the kind of inclusive atmosphere that defines authentic Somerville character.

Buddy's closure due to collapsed pipes represents a real loss to our neighborhood. We're at risk of permanently losing Somerville's only remaining historical boxcar diner—a genuine 1929 Worcester Lunch Car that can never be replaced once it's gone.

Nicole Bairos has already demonstrated her commitment to preserving this historic property through previous improvements. With CPA support for these critical repairs, Buddy's can continue serving our community for generations to come.

Please approve this funding to save an irreplaceable piece of Somerville's heart and history.

Thank you for your consideration.

Sincerely, 
APT 3
200 BRKNT Mtn Diner MASS 02143
PAUL Valente 811@yahoo.com

City of Somerville
93 Highland Avenue
Somerville, MA 02143

9/9/25

Dear Ms. Cameron and Members of the Community
Preservation Committee,

I am writing to support Buddy's Diner's CPA funding application
for emergency infrastructure repairs.

As someone who worked in the area for years, Buddy's was my
regular lunch spot. When you're on a tight schedule and budget,
Buddy's delivered exactly what working people need—quick,
affordable, filling meals and friendly service. The portions are
generous, the prices are fair, and the atmosphere welcomes
people in work clothes who need a real meal.

The diner's closure has left a real gap for working people in the
area. Fast food chains can't replace what Buddy's offers—that
combination of good food, fair prices, and genuine hospitality.

Please approve the CPA funding to help Buddy's reopen.
Working people in Somerville need and deserve this kind of
honest, affordable dining option.

Thank you.

Sincerely,

Joe Tumbarello
13 Beach Rd
Gloucester MA 01930
JoeTumbarello@gmail.com



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
EXECUTIVE DIRECTOR

To: Community Preservation Committee

From: Rachel Nadkarni, Director of Economic Development
Adriana Fernandes, Senior Planner – Woman & Minority Owned Business Support

Date: September 15, 2025

Re: 113 Washington Street - Historic Preservation Application

The Economic Development Division of the Mayor's Office of Strategic Planning and Community Development is focused on sustaining a strong local economy in Somerville, a critical component of that work is supporting Somerville's squares and commercial corridors and the small businesses in them.

Small business enterprises retain financial resources within the community, generate employment opportunities, and promote innovation. Beyond their economic impact, small businesses contribute significantly to the cultural and social fabric of a community by offering distinctive products and services, fostering personal connections, and supporting local initiatives. By investing in the success of small businesses, the City of Somerville encourages entrepreneurs to reinvest in their neighborhoods and enhance the vitality and resilience of the communities they serve. The Economic Development Division is pleased to see an application to the CPC that focuses on preserving the history of small businesses in Somerville.

The building at 113 Washington Street is a 1930 Worcester Lunch Car originally relocated from Leominster, Massachusetts in 1951, has long been a local landmark. Over the years, it has operated under several names, including Buddy's Truck Stop and Buddy's Diner. Today, however, the diner sits in visible disrepair and has been closed for more than two years. One Somerville resident recalled that her father ate breakfast there every morning, drawn not only by what he called "the world's best corned beef hash," but also by the welcoming sense of community at the counter. Countless neighbors—and even visitors from other cities—have



similar stories, traveling long distances just to enjoy the unique experience that this space and its operators have offered.

Listed on the Somerville Historic Record, Buddy's Diner at 113 Washington Street is a historic small business site that cannot reopen without critical repairs. Without this funding, the building will remain vacant and continue to deteriorate, contributing to neighborhood blight. Restoring 113 Washington Street will not only preserve an important piece of Somerville's history from a business perspective but also revitalize the surrounding community, bringing new energy and economic activity back to the area.



Build a Main Street Grow a Community

9/15/2025

Somerville Community Preservation Committee
93 Highland Avenue
Somerville, MA 02143

Dear Ms. Cameron and Members of the Community Preservation Committee:

On behalf of East Somerville Main Streets, I am pleased to write this letter of support for Buddy's Diner's Community Preservation Act (CPA) funding application. As the Executive Director of East Somerville Main Streets, I have had the opportunity to work closely with Nicole Bairos, the owner of Buddy's Diner, and I am confident that this project deserves strong consideration for CPA funding.

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I strongly encourage your favorable consideration of this CPA funding application. Please feel free to contact me if you need any additional information or clarification regarding our support for this important project.

Sincerely,

A handwritten signature in black ink that reads "Lindsay Allen".

Lindsay Allen
Executive Director, East Somerville Main Streets

Somerville Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: Letter of Support for Buddy's Diner CPA Grant Application

Dear Ms Cameron and Members of the Community Preservation Committee,

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Buddy's Diner has been part of the fabric of East Somerville for generations. As a fellow small business owner and the former chair of the City of Somerville's Small Enterprise Displacement Committee, I know how essential it is to have places that not only serve their customers but also strengthen the business community as a whole. Buddy's does exactly that. Its historic presence and loyal customer base draw people to the neighborhood, benefitting all of us who do business here.

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Restoring Buddy's is about more than saving one business. It is about preserving a landmark and investing in the vitality of an entire commercial corridor. I urge you to approve this application and help ensure that Buddy's Diner continues to serve and strengthen our community for decades to come.

Thank you for your time and your commitment to Somerville's small business community.

Sincerely,

Christina Ciampa

Christina Ciampa
All She Wrote Books, Owner/Founder

Emily K Yoder

e.k.yoder@gmail.com

Submission Date **Oct 10, 2025 2:08 PM**

Full Name **Emily K Yoder**

Organization (optional) **Organization Not Listed**

Email (optional) **e.k.yoder@gmail.com**

Street address (optional) **23 Webster Street**

I would like to comment on the following project(s)

Buddy's Diner Preservation

Comments on Buddy's Diner Preservation

Buddy's Diner is an icon! I hope that the city finds a way to support the owner in restoring it to its former glory.