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City of Somerville  
93 Highland Avenue  
Somerville, MA 02143  
**Attn: Planning Department**

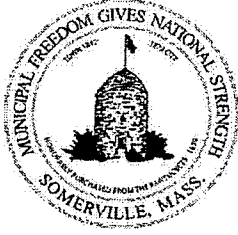
**RE: 44 White Street, Somerville, Massachusetts – Development Narrative**

The site at 44 White Street, currently contains a single-family dwelling which has an area of 966 square feet. The lot is approximately 3,212 square feet and is located in a MR4 Zoning District. The structure will be demolished. On May 10, 2022, the Historic Preservation Commission voted unanimously that the structure should not be Preferably Preserved. (See attached Historic Preservation Commission Decision, attached hereto as Exhibit A).

The proposed development will construct a three (3) story general building. The proposed structure will have a floor plate area of approximately 2,106 square feet. The development will consist of three (3) residential units, all of which will be three-bedroom units. The first floor (ground level) will contain a 1,135 square foot residential unit. The second and third floor residential units will have an area of 2,002 square feet each. The second and third floor units will have balconies. The ground level will also have three (3) covered parking spaces for vehicles for each of the units. There will be one (1) short term bike space and three (3) long term bike spaces. This project is located on a pedestrian street.

The minimum Green Score of 0.25 will be met. There will be a variety of native plantings, as well as new trees and pervious pavers. The percentage of open space will be fifteen point one percent (15.1%); therefore, this will be above the minimum of fifteen percent (15%).

# EXHIBIT A



Eric Parkes  
*Chair*  
Robin Kelly  
*Vice-Chair*  
Adam Wylie, Alt  
*Secretary*  
Alan Bingham  
Dick Bauer  
Ryan Falvey  
DJ Chagnon, Alt.

City of Somerville

## HISTORIC PRESERVATION COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**ADDRESS:** 44 White Street  
**CASE:** HPC.DMO 2022.14  
**APPLICANT:** SGL Development, Inc., 810 Memorial Dr, Suite 105, Cambridge, MA 02139  
**OWNER:** ETS Family Investments, LLC, 11 Chestnut St, Woburn, MA 01801  
**DETERMINATION:** *NOT* Preferably Preserved  
**DECISION DATE:** May 10, 2022

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their May 10, 2022 meeting regarding the preferable preservation of the **principal structure** located at **44 White Street**.

### SUMMARY OF PROPOSAL

The Applicant proposes to demolish the structure located at **44 White Street**.

### DETERMINATION

The HPC voted zero (0) in favor and five (5) against the preferable preservation of the building at **44 White Street**, in accordance with Section 7-28 (f)(5) of the Demolition Review Ordinance. It has been deemed:

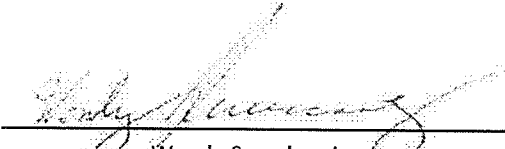
*That the demolition of the building at 44 White Street would not be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

In their deliberations, the HPC found that the building lacks sufficient integrity, and is not associated with any significant person, or historic events.

Therefore, in accordance with Section 7-28(f)(5)b of the Demolition Review Ordinance (DRO), 44 White Street has been determined to be NOT "preferably preserved".

Submitted on behalf of the HPC:

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Wendy Sczechowicz  
Preservation Planner, Zoning & Preservation

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