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October 7, 2025

City of Somerville  
93 Highland Avenue  
Somerville, MA 02143  
Attn: Planning and Zoning

**RE: 44 White Street, Somerville, MA 02145 – Site Plan Approval 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 Preferable Preserved. (See attached Historic Preservation Commission Decision, attached hereto as Exhibit A).

The proposed development will construct a three (3) story apartment 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. Unit 1 consisting of 1,135 square feet is located partially in the basement and the ground floor. Units 2 and 3, each consisting of 2,002, are located on the second and third floors, respectively. Units 2 and 3 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 parking space and three (3) long term bike parking spaces. The property at 44 White Street is not 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%).

This project seeks to build residential housing in an MR4 District. Despite that there are no plans to build ground floor commercial space, this project will increase the supply of residential housing with units that are ideal for larger household (i.e. families), as the planned units are three-bedroom units. As a result, these units will likely attract families to move into the area. This will benefit the neighborhood, as families tend to set down roots and contribute to the community.

# EXHIBIT A



City of Somerville

## HISTORIC PRESERVATION COMMISSION

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

Eric Parkes

*Chair*

Robin Kelly

*Vice-Chair*

Adam Wylie, Alt

*Secretary*

Alan Bingham

Dick Bauer

Ryan Falvey

DJ Chagnon, Alt.

**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:

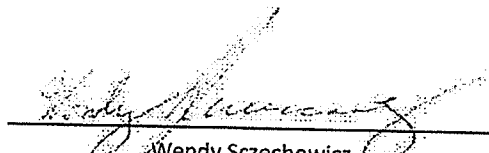
*That the demolition of the building at 44 White Street would not be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

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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