

Narrative for Historic Review – 40 White Street, Somerville, MA

Project Address: 40 White Street, Somerville, MA

Applicant: 32-40 White St LLC - Ryan Wittig, Matt Moore, David Swanson

Date: October 31, 2025

Project Overview

The applicant is requesting the Somerville Historic Preservation Commission's review and determination of historic significance for the existing structure located at 40 White Street. The intent is to obtain approval for demolition in accordance with the City of Somerville's demolition review process.

The existing building at 40 White Street is a one-story concrete structure that does not exhibit architectural or historical features that would qualify it as "preferably preserved" under the City's historic preservation ordinance. Because the structure is of concrete construction, it does not require a public hearing per the Commission's guidelines for demolition review.

Context and Related Determinations

This request follows the precedent established for the adjacent property at 32 White Street, which was reviewed by the Somerville Historic Preservation Commission and determined not to be preferably preserved. The Commission issued a determination allowing demolition of that structure, with the updated condition that demolition must be completed by 2027.

The 40 White Street parcel forms part of the same overall redevelopment vision as 32 White Street, and the proposed demolition is consistent with the City's planning objectives for revitalization and infill housing in this area of Somerville.

Proposed Redevelopment

Following demolition, the project team intends to redevelop the combined parcels into a new 29-unit residential condominium community. This project will provide high-quality, energy-efficient housing that supports Somerville's ongoing growth and aligns with the City's housing and sustainability goals.

The new development will:

- Deliver 29 new homes for the growing Somerville community;
- Replace underutilized, non-historic concrete structures with vibrant, contextually designed housing;
- Enhance the streetscape along White Street through improved pedestrian access, landscaping, and architectural design.

Conclusion

Given the structure's concrete construction, lack of distinguishing historic features, and its alignment with recent determinations at 32 White Street, we respectfully request that the Somerville Historic Preservation Commission determine that the building at 40 White Street is not preferably preserved and approve the proposed demolition without the need for a public hearing.

The applicant appreciates the Commission's continued collaboration and review as we advance this important housing initiative for the City of Somerville.



