



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Zoning Board of Appeals
FROM: Planning Staff
DATE: May 14, 2015
RE: 77-83 North Street Building Condition

As a point of information, a notice issued by the Inspectional Services Division is attached regarding the unsatisfactory maintenance of the existing building at 77-83 North Street.

Also attached is the Engineer's report submitted to the City from 2010. Inspectional Services relayed the following information. Of note in the Engineer's report are the recommendations. The Applicant pursued part 1, but that suggestion is "for the time being" and it is reasonable that the expectation was not that this condition would remain for five years.

The recommendations in the report are as follows:

1. Leave the building as it is for the time being, but protect the public by erecting a sidewalk covering. This would involve scaffolding and planks that make a roof over the sidewalk to catch any falling parts of the facade. It would also require a permit to use the sidewalk for such a purpose.
2. Remove the front facade only, including the brick pilasters, steel lintel beams, and parapet wall from the ground to the very top and replace it with a wood stud wall that will permit the building to be secured and kept weather tight. Such a wall would not have open or accessible storefronts and would have to be modified if the building were leased to tenants. This work should be done according to an engineered design.
3. Fully remove the existing facade and construct a permanent front wall in the character of a commercial block of retail stores, with doors and windows for interior tenant spaces. This work also will require a building permit based on architectural and engineering plans.
4. Demolish the building in accordance with 780 CMR 121.5. This requires a permit, disconnection of utilities, proper disposal of all building materials, and filling of the basement excavation with approved fill material to make level grade on the lot. Pedestrians would have to be protected during the demolition operations and control of dust and debris would be required.

