

BERDI CONSULTING

25 WAYLAND HILLS ROAD, WAYLAND MA 01778 TEL: (508) 308-9012

To whom it may concern

Re: 595 Albany St., Boston, MA – Shoring Installation Review

Date: 26 May 2021

On May 25, 2021, Berdi Consulting (BC) performed a site visit to the above address to review the shoring installation. A shoring plan was prepared for the Bahai Center of Boston building by BC in early April to address the reduced timber girder carrying capacity due to rot. The purpose of the shoring plan is to provide safe limited access to the building in order to relocate the remaining furniture and items belonging to the current tenant/owner.

The shoring was installed in general compliance with the drawings. Below is the summary of the site visit findings. Refer to the attached sheet S101 for the shoring assembly numbering.

Photo 01 shows a shoring assembly 1. This assembly was installed according to the drawings. There is a continuous concrete footing rather than three (3) separate footings as shown on sheet S101. This alteration is acceptable.



Photo 01. Shoring Assembly 1.

Photos 02 and 03 show a shoring assembly 2. Similar to the shoring assembly 1, there is a continuous concrete footing, which is an acceptable deviation from the shoring plan, which shows separate footings.

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Photo 02. Shoring Assembly 2.



Photo 03. Shoring Assembly 2.

Photo 04 shows a shoring post 3. The post is installed per the design drawings.

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Photo 04. Shoring post 3.

Photo 05 shows a shoring post 4, installed next to a masonry pier. The post is installed per the design drawings.



Photo 05. Shoring post 4.

Photo 06 shows a shoring post 5. The post is installed approximately 18-inches from the design location. This is an acceptable deviation from the design drawings.

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Photo 06. Shoring post 5.

Photo 07 shows a shoring post 6 located next to the existing masonry wall. The post is installed per the design drawings.



Photo 07. Shoring post 6.

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As noted above, the shoring has been installed in general compliance with the design drawings. The minor alterations observed during the review are acceptable and do not compromise the shoring capacity. We recommend that the conditions the shoring is re-evaluated on a monthly basis.

It is our professional opinion that the in-place shoring allows for a limited number of people to safely access the building.

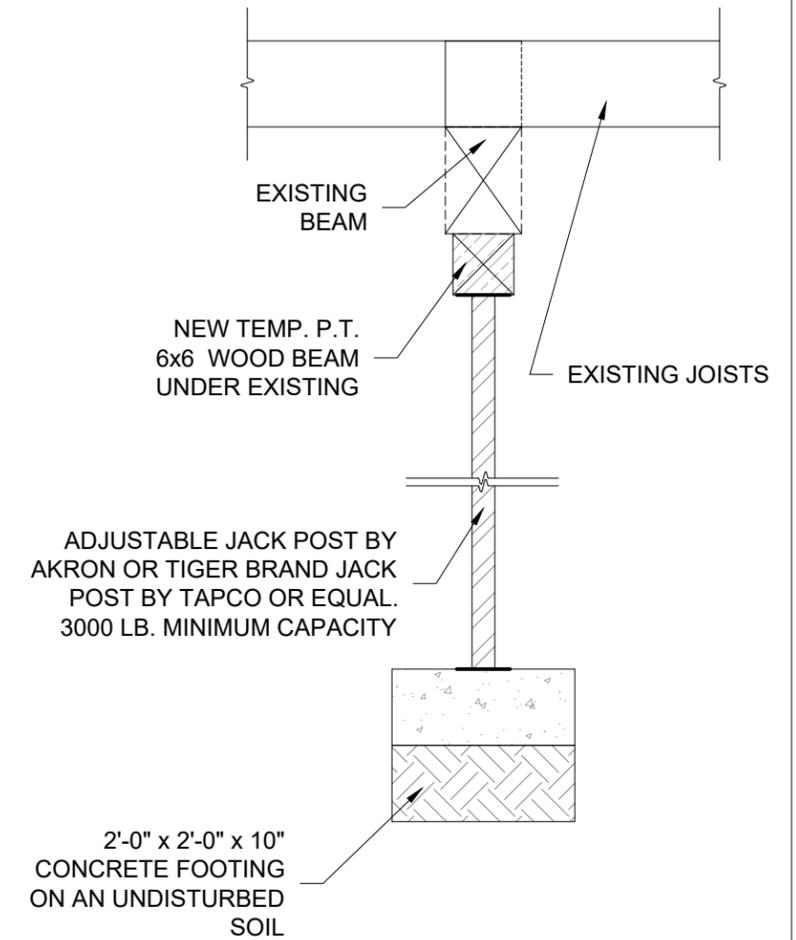
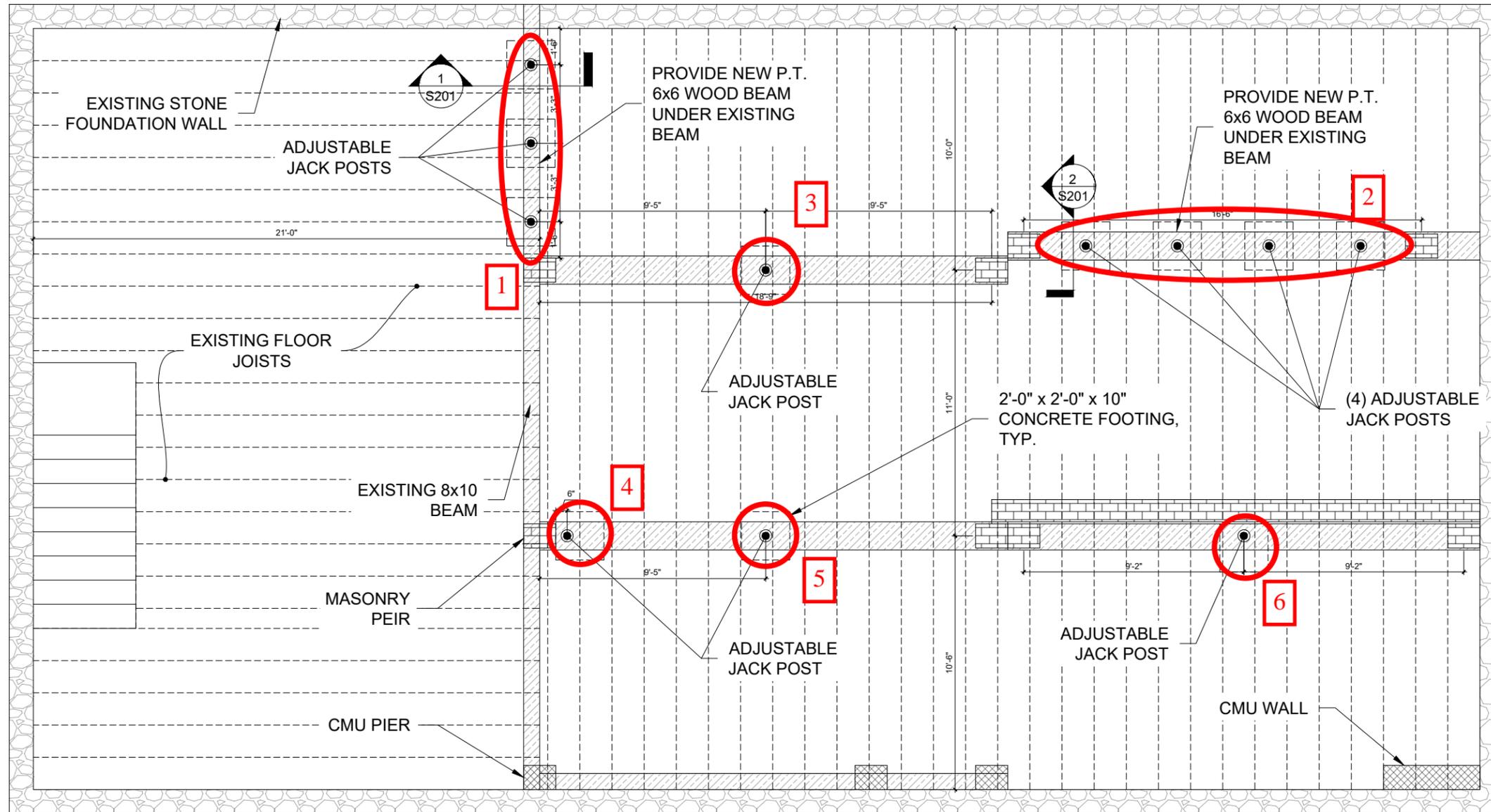
Please do not hesitate to reach out if you have any questions.

Sincerely,

Pavel Kozhokin, P.E.

Stanislav Berdichevsky, P.E.





2 Temporary Shoring
 $\frac{1}{2}'' = 1'-0''$

1 First Floor Framing Temporary Shoring Plan

$\frac{3}{16}'' = 1'-0''$



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 Structural Engineering
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 Tel: (508) 308-9012

Bahai Temple
 595 Albany St.
 Boston, MA

FLOOR PLANS

Scale: $\frac{3}{16}'' = 1'-0''$

S101

595 ALBANY ST.

SOUTH END, BOSTON



595 ALBANY ST

Site Context:



595 ALBANY ST

Site Context:



595 ALBANY ST

Site Context:



THE FACTORY
ON WAREHAM



THE SMITH
SOUTH END

EXCHANGE
SOUTH END

595 ALBANY ST

601 Albany Street
APARTMENTS

595 ALBANY ST

Site Context:



595 ALBANY ST

Existing Condition:



595 ALBANY ST

Site History:

- Historical use of 595 Albany and surrounding buildings has been a mix of commercial, industrial, and residential.
- Earliest records from 1887 Sanborn Map identifies property as a two story dwelling with no other record of intended use.
- 1887 – 1914: Sanborn Maps identify property as a mixed use building with a store facing Albany St. and a dwelling on the Northwestern (rear) side of the property.
- 1930 – 1992: Sanborn Maps identify the property as being used for battery sales and service. 1930 Boston City Directory lists Northeast Battery Co as occupying the property. 1935 - 1984 City Directory lists Mac Battery Co, and Atlantic Battery Co in 1992 as the property occupant.
- 1993: Application for change of occupancy filed with Boston ISD from Social Service Office to “Junk Shop Store” on first floor and second floor to “remain vacant”.
- 1995 – Current Day: The property has been owned and occupied by the Baha’I Center of Boston and used as a center for religious congregation.
- 1997: Change of occupancy granted by Boston ISD from Social Service Office to Religious Meeting Place.

595 ALBANY ST

Historical Context:

- Archival searches on the Massachusetts Cultural Resource Information System (MACRIS) and by the South End Historical Society provided NO historical data or photographic evidence of the building prior to its current state as the Baha’l Center of Boston.
- Existing “Storefront” corner entrance and masonry openings not in context with historical waterfront industrial uses.
- Pink Stucco covering over existing brick masonry not representative of surrounding brick masonry structures.



595 ALBANY ST

Existing Structural Concerns:

- Structural survey completed by Roome & Guarracino, LLC in Jan 2018 identified that all of the existing wood structural beams on the main level showed signs of decay and were found to be soft, rotting and deteriorated with partial loss of Cross-sectional area.
- Significant perimeter foundation settlement is evident from masonry fractures throughout the building façade since it was painted and uneven lentils and headings at masonry openings and at the ground level.
- May 2021 current owners received a violation notice from Boston ISD citing 780 CMR 116.1 which deemed the building “**Unsafe and Dangerous**” due to structural failure at carrying members in the basement. Violation required adhering to remedy from Structural Engineer or to “**raze building forthwith**”.
- Structural condition of building deems property hazardous and unsuitable for current use as center for congregation and cost prohibitive for repurposing.

595 ALBANY ST

Existing Structural Concerns:

- Since violation was issued the current owners have provided temporary shoring for the purpose of property removal and for due diligence activities only.
- Temporary shoring measures were accepted with the condition of continued periodic monthly inspections.
- Without extensive investment into a complete structural overhaul building will continue to deteriorate and pose a significant threat to public safety.



Kim Janey
Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

VIOLATION NOTICE

Marc Joseph
Inspector of Buildings

SPIRITUAL ASSEMBLY OF THE BAHAIS OF THE CITY OF BOSTON
AND AUTHORIZED AGENT
225 STATE STREET, 7TH FLOOR
BOSTON, MA 02109

DATE FILED: 05/17/2021
INSPECTOR: Pat McCabe
VIOLATION NUMBER: **V557404**

Owner or in control of property located in the City of Boston at:

595 ALBANY ST Roxbury, MA 02118

WARD: **08**

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 118.0 et seq. (8th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 118.2.

780 CMR:	Description	Violation Remedy
116.1	Unsafe and Dangerous Due to structural failure at at carrying beams in basement.	To remedy the condition: Submit to this department a letter from a Registered Structural Engineer on findings of building and recommendations to correct issues. Complete work based on recommendations, or raze building forthwith.

Failure to correct this Violation within **24 Hours** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Inspector

Pat McCabe

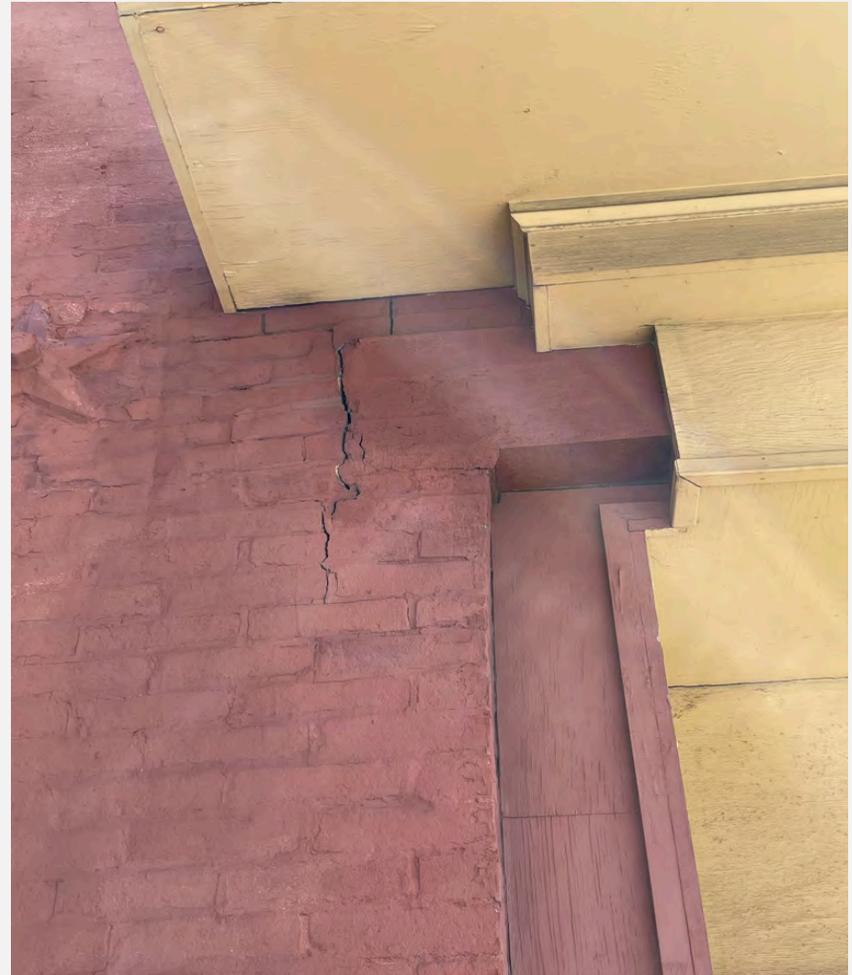
For the Commissioner

Date Issued

5/18/2021

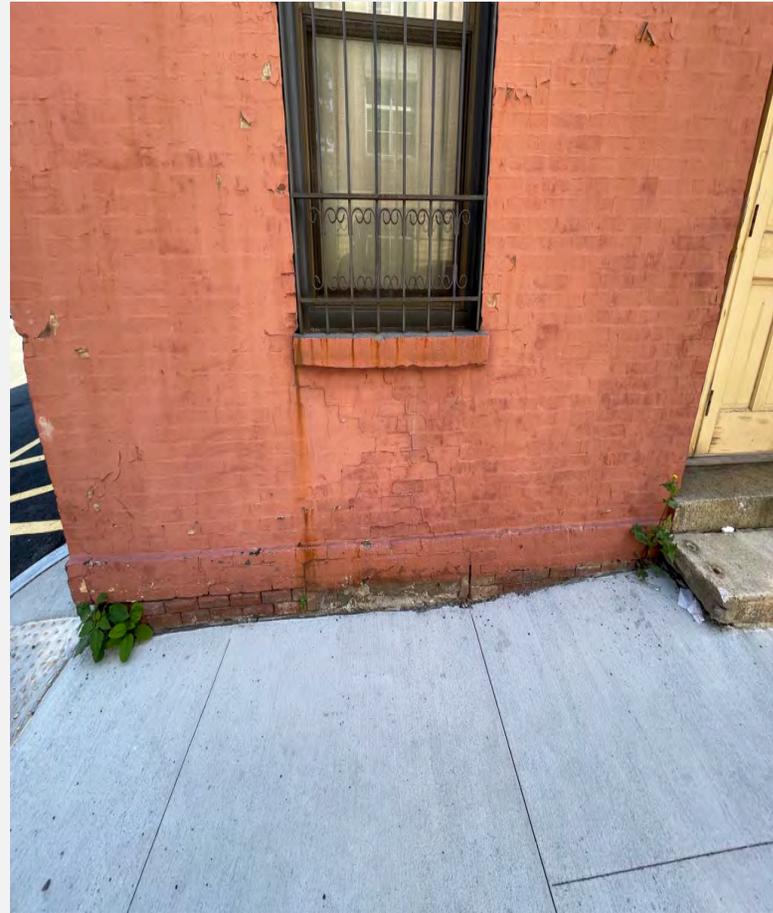
595 ALBANY ST

Existing Structural Concerns:



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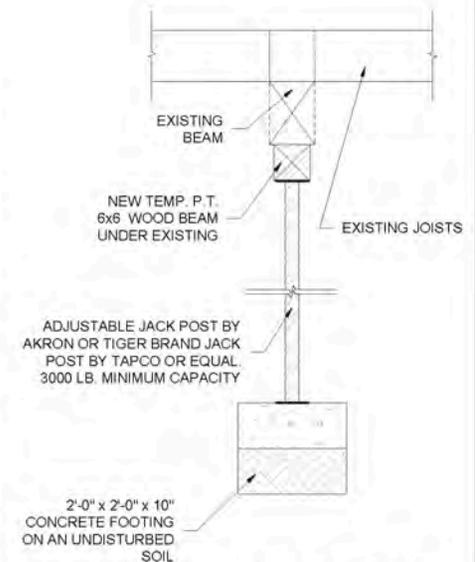
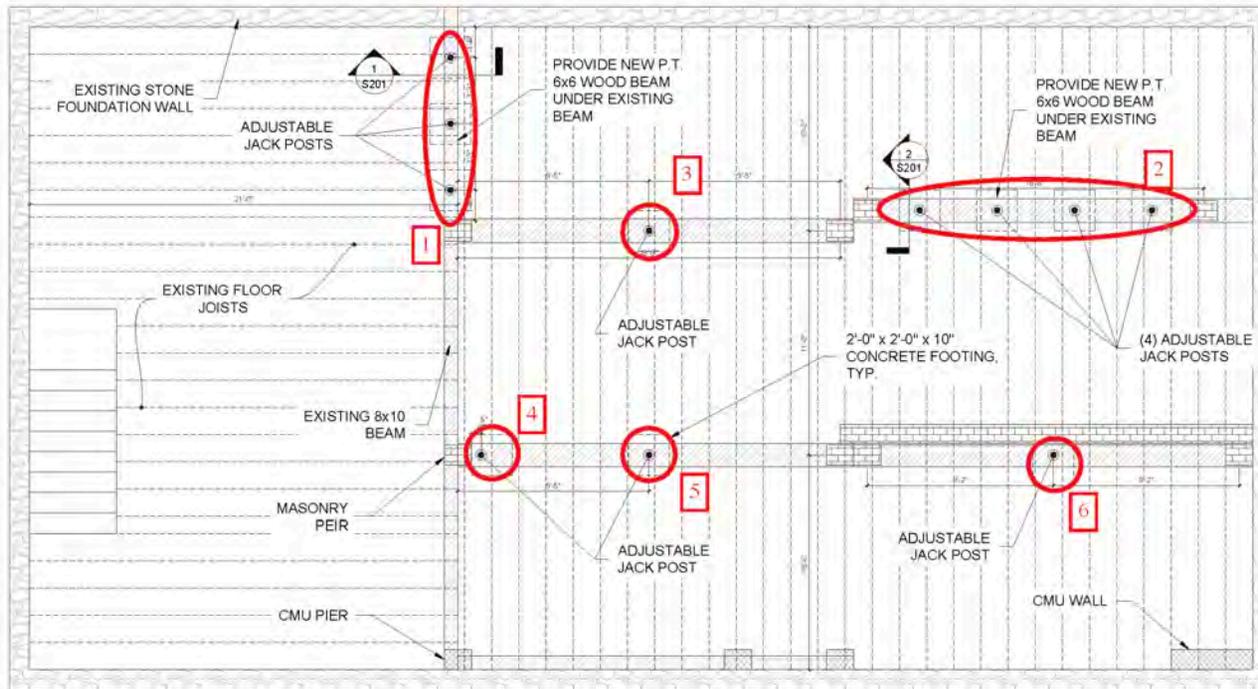
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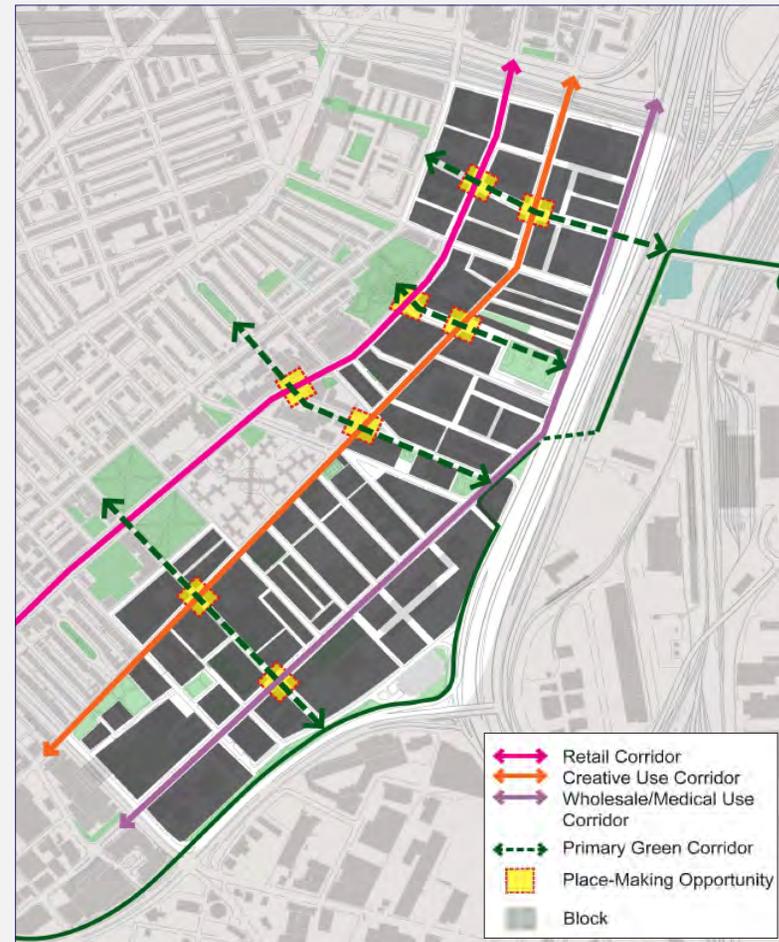
S101

595 ALBANY ST

Public Realm

Building upon the collective vision for the Study Area, an urban design framework was created to enhance the public realm in order to knit disparate areas together. The main goal of the public realm plan is the improvement of pedestrian connectivity and circulation within the Study Area as well as to neighboring areas and, more specifically, the following components:

- Enhancement of north-south connections through use corridors, strengthening of four main east-west streets for an interconnected open space network, and at the intersection of these, the creation of ground-level place-making opportunities;
- Enhancement of pedestrian and vehicular circulation through the breaking up of large blocks with new connections;
- Implementation of streetscape / public realm improvements shall occur through the BRA Article 80 development review process, which will require certain projects to provide public amenities that reinforce the recommendations in the public realm plan; and
- Creation of street design types that reinforce and improve streetscape character based on the functions of those streets as well as enhancing frontage for existing and future developments.



Public Realm diagram

595 ALBANY ST



Proposed As-of-Right Height/FAR



Proposed PDA Height/FAR

Land Use & Dimensional Regulations

The plan recommends several changes and amendments to Article 64 (South End Neighborhood District) of the Boston Zoning Code. The first major recommendation is the creation of three new zoning sub-districts that reflect the redevelopment vision statements, and generally follow the Harrison Albany Corridor Strategic Plan planning sub-area boundaries for the New York Streets, SOWA and Back Streets sub-areas. Within certain sections of these three new zoning sub-districts and the existing BioSquare Economic Development Area (“EDA”), the as-of-right maximum building heights and Floor-Area Ratios (“FAR”) would be increased. In areas eligible for Planned Development Areas (“PDAs”), additional height and density would be allowed in exchange for specific public use amenities identified through the PDA process. It is also recommended that a lot coverage requirement be established within the three proposed zoning sub-districts and existing BioSquare EDA.

The next major recommendation is to revise the existing land use regulation table found in Article 64. The table would be revised to reflect the uses implied in the vision statements for the proposed three zoning sub-districts. Most of the recommended changes to the land use table would be less restrictive in order to promote growth and facilitate permitting. One exception is the recommendation to make residential uses conditional in the Back Streets sub-area to protect existing businesses.

Lastly, due to overlapping jurisdictions, the BRA will ask the South End Landmark District Commission to consider amending the Standards and Criteria for this area to include the new heights. The goal is to simplify the development review process for proponents.

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New Sub-Districts

EDA – North (New York Streets)

The first proposed zoning sub-district is the EDA North sub-district, which is bounded by Herald Street to the north, Albany Street to the east, East Berkeley Street to the south, and Shawmut Avenue to the west. Its boundaries correspond to the New York Streets sub-area. The intent and purpose of the district is based on the following vision statement that was collectively drafted throughout the process: “A vital physical and economic link between the City’s downtown, Chinatown, and South End neighborhoods with convenient access to South Boston and the regional roadway system. Future development should provide exciting new 18-hour uses within a pedestrian-friendly public realm that includes a finer grain of city blocks that allow for enhanced transportation access and circulation. Non-residential uses should provide new jobs for Boston residents.”

EDA – Central (SOWA)

The second proposed zoning sub-district is the EDA Central sub-district which is bounded by East Berkeley Street to the north, Albany Street and I-93 to the east, Malden Street to the south, and Harrison Avenue to the west. Its boundaries correspond to the SOWA sub-area. The intent and purpose of the sub-district is based on the following vision statement that was collectively drafted throughout the process: “A vibrant mixed-use neighborhood. Existing historic resources and industrial character should be preserved while fostering a diverse range of uses including housing, commercial, artist space and strategically-located retail. Streetscape improvements should be focused to improve the pedestrian experience and reinforce connections to public transit.”

EDA – South (Back Streets)

The third proposed zoning sub-district is the EDA South sub-district which is bounded by Malden Street to the north, I-93 to the east, the BioSquare EDA and East Canton Street to the south and Harrison Avenue to the west. Its boundaries correspond to the Back Streets HACSP sub-area. The intent and purpose of the district is based on the following vision statement that was collectively drafted throughout the process: “Preserve the light industrial uses while encouraging complementary commercial and research uses that create new jobs. The architectural character of future development should reinforce the existing scale, incorporate new green technologies, and set an example for quality contemporary design in a historic context. The sub-area should welcome a new streetscape that improves the aesthetics and safety for pedestrians and vehicles.”

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- Conducive with the Harrison Albany Corridor Strategic Plan of 2012 there have been a number of recent examples where similar type structures in the Landmarks Protection Area have been razed to make way for larger modernized buildings that promote neighborhood development.
- 599 – 601 Albany St – Former Glass and Boarding Co. brick masonry building now site of 6 Story Residential Building



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- Conducive with the Harrison Albany Corridor Strategic Plan of 2012 there have been a number of recent examples where similar type structures in the Landmarks Protection Area have been razed to make way for larger modernized buildings that promote neighborhood development.
- 46 Wareham St – Former Piano Factory demolished and replaced with 6 Story Mixed Use Building



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- Conducive with the Harrison Albany Corridor Strategic Plan of 2012 there have been a number of recent examples where similar type structures in the Landmarks Protection Area have been razed to make way for larger modernized buildings that promote neighborhood development.
- 217 Albany St – Two older masonry buildings demolished and replaced with 15 story co-living development.



595 ALBANY ST

Preliminary Massing Design:



595 ALBANY ST

Proposed Design: Massing Front



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Proposed Design: Streetscape Lighting Front



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Proposed Design: Massing Rear



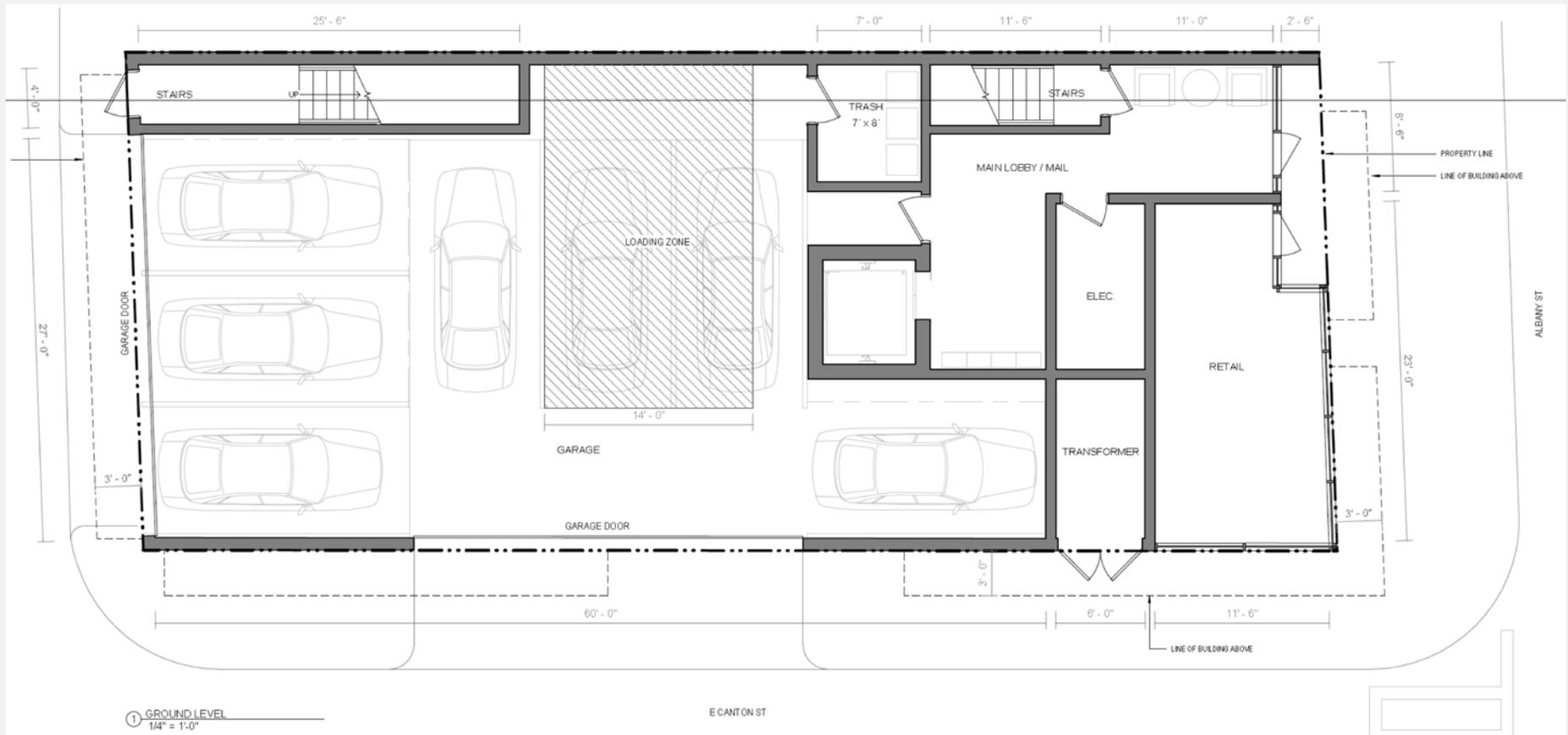
595 ALBANY ST

Proposed Design: Streetscape Lighting Rear



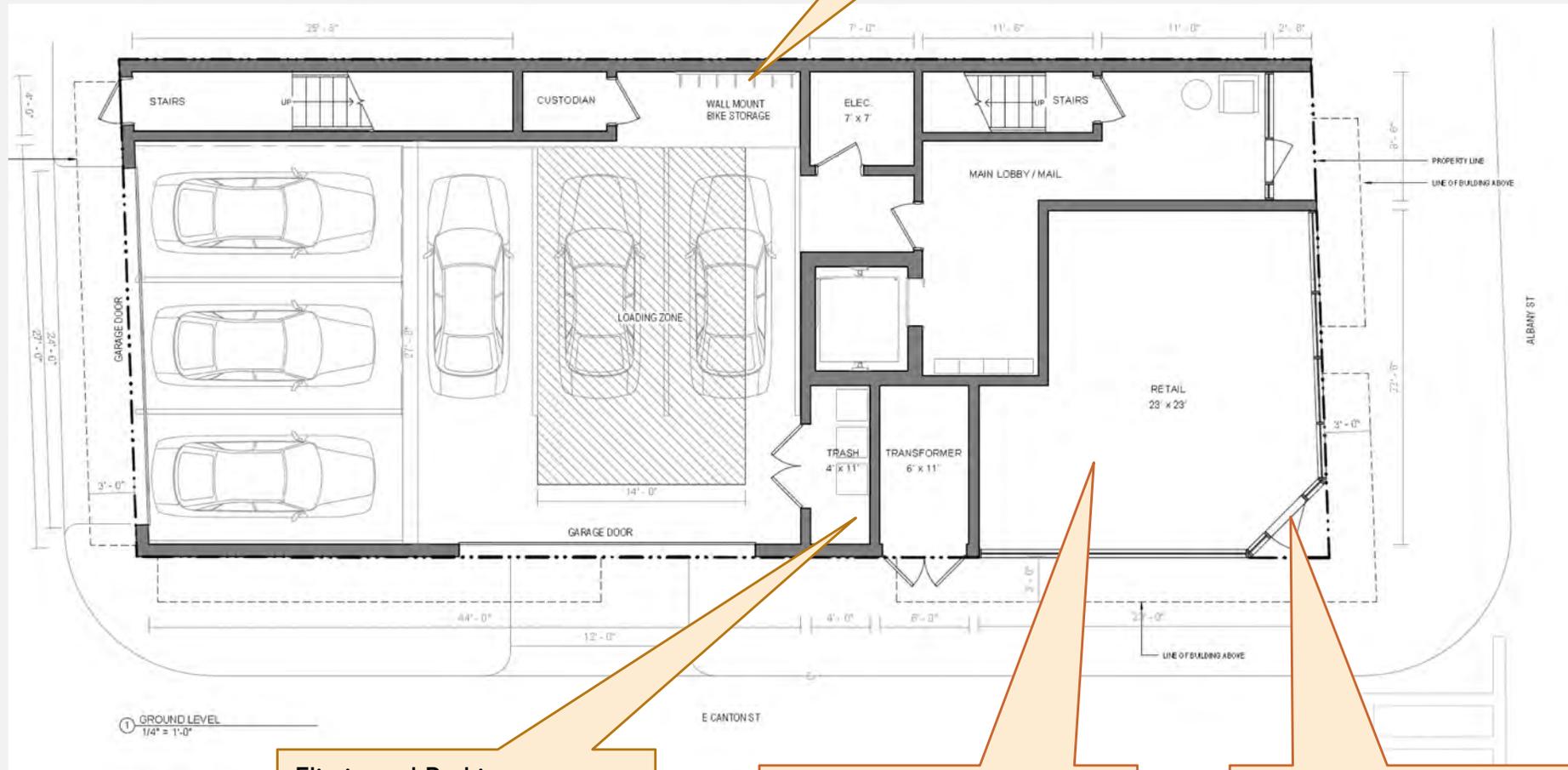
595 ALBANY ST

Proposed Design: Street Level - Original



595 ALBANY ST

Proposed Design: Street Level - Modified



Added Wall Mount Bike Storage

Eliminated Parking space, moved trash room and shifted Transformer Room

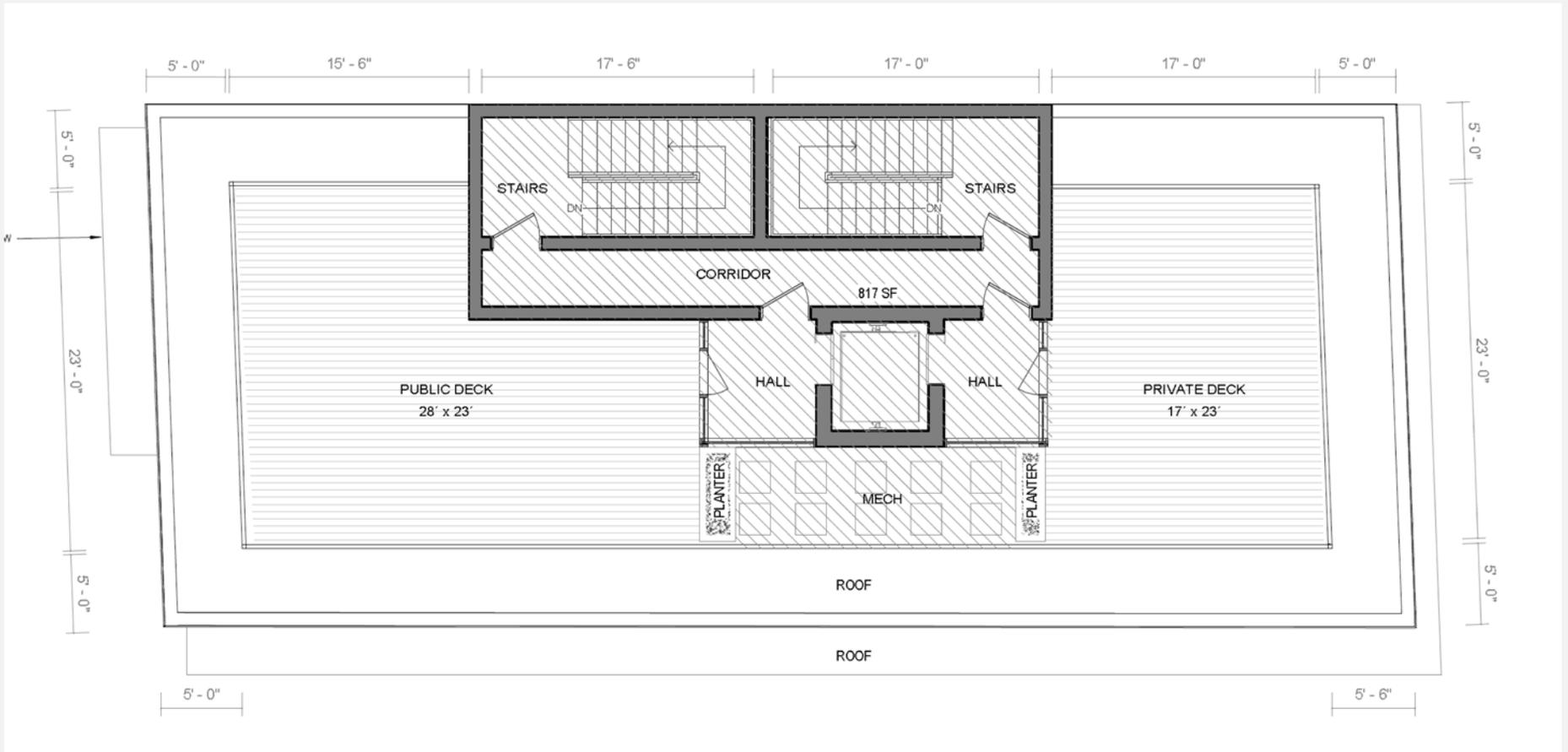
Expanded "Retail" space from 271sf to 491sf and extended storefront glass along East Canton

Added chamfered "storefront" corner entrance to harken to existing entrance

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Proposed Design: Roof Plan

- While the height of the main building and all habitable space (69') will not exceed the as-of-right height limitation of 70', we will be seeking an "excessive height" variance due to the fact that the enclosed roof access and mechanical areas exceed 330 SF for a building footprint of less than 3,300 SF.
- All decking, mechanical, and access areas will adhere to the required roofline offsets and are located at the center of the structure so as to prohibit visibility from the street.



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Repurposing Historical Features



- Opportunity to salvage, restore, and reuse existing iron tieback features from original building into the masonry façade at street level.
- Relocating these features closer to eye level will provide better visibility and potential to call out the features using informational placards.

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Conclusion:

- Seeking permission to demolish existing structure to allow for the redevelopment of a 6 story mixed use building with parking & commercial space at street level facing Albany St. and East Canton St.
- Massing and design of proposed structure to be in context with adjacent buildings at 599-601 Albany St and 575 Albany St. and will adhere to the as-of-right height limitation of 70’.
- Commercial Space proposed for the street level on Albany St will provide an attractive modernized local business opportunity for office, retail, restaurant, or artist studio to “encourage complimentary commercial use” and will contribute to the enhancement and walkability of the Albany St. Corridor and “improve the aesthetics and safety for pedestrian traffic” pursuant to the Harrison Albany Corridor Strategic Plan.
- Development team committed to working with Landmarks Commission, the BPDA, and the Neighborhood Association towards a final design with the aim to “set an example for quality contemporary design in a historic context” pursuant to the Harrison Albany Corridor Strategic Plan.

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Team:



Andrew Brassard P.E.
Principal, - ABRE Capital LLC



- Andrew has extensive experience with construction and development in historically sensitive areas in the City of Boston specifically in the South End, where he has successfully developed or managed 10 residential brownstone rowhouse historical restoration projects.



Catriel Tulian, AIA, LEED AP
Principal - Stack + Co.



- Catriel has more than 20 years experience as a Senior designer for award-winning architecture firms across the United States. As a principal at Stack+Co, Catriel has had the opportunity to design and renovate several successful projects within the South End Historic Districts, working in close consultation with the Landmarks commission to achieve projects that fit within the historic fabric of the city and preserve its character and heritage.



Marc LaCasse
Principal – LaCasse Law, LLC



- Marc has been practicing law in Massachusetts since 1988 with an expertise in advising commercial and residential real estate developers concerning all aspects of zoning and permitting in the city of Boston. Marc has extensive experience working alongside the Landmarks Commission and other City bodies dealing with a wide array of projects from large scale article 80 to small scale development and restoration projects in the South End. Marc has an intimate knowledge of the Harrison Albany St. corridor development areas as a contributing member of the board that developed the Article 64 adopted Harrison Albany Corridor Strategic plan.