

Area of Roof Collapse abutting sidewalk

Area of Roof Collapse and upper wall failure in immediate proximity to stands, dugout and ballfield.

GREEN AREA- CITY OF BOSTON PUBLIC PARK AND BALLFIELD.

Area of imminent roof collapse abutting gathering area of HSPH

Mission Grammar School Playground

Flooring System Failing

Area of Collapse

Mission Grammar School

PARCEL A AREA 62,986± SQ. FT. 1.45± ACRES

Harvard School of Public Health

Now or Formerly MISSION ASSOCIATES LLC BOOK 33032, PAGE 306 PARCEL ID 1000012010

#70 SMITH STREET 3 STORY BRICK

#90 SMITH STREET 4 STORY BRICK

ST. ALPHONSES HALL SMITH STREET 4 STORY BRICK

Now or Formerly CITY OF BOSTON MISSION HILL PLAYGROUND PARCEL ID 1000011000

BASEBALL FIELD

DETAIL 1"=20'
S64°37'17"E 46.84
S25°11'50"W 1.56
S64°48'10"E 191.69

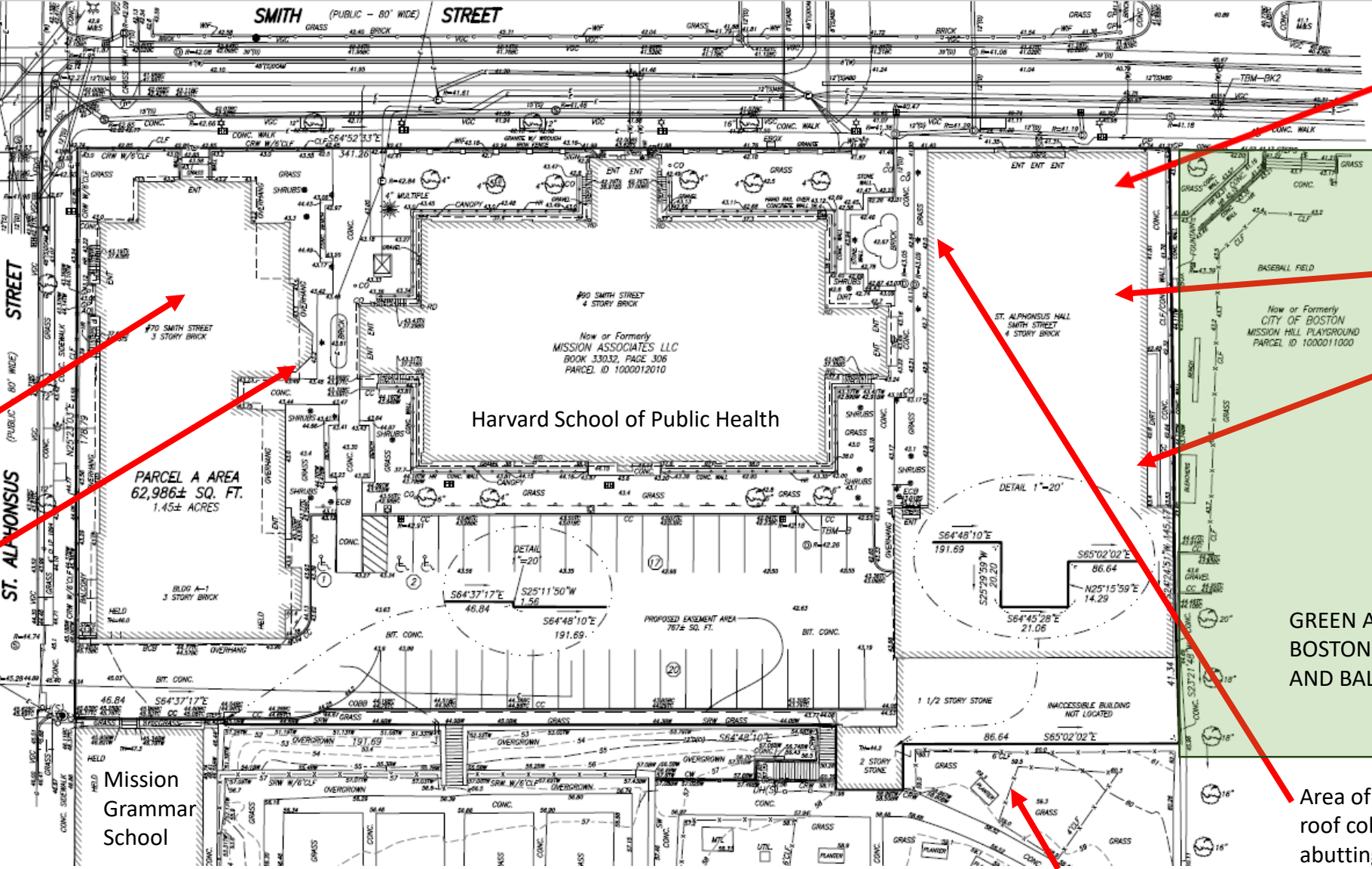
DETAIL 1"=20'
S64°48'10"E 191.69
S65°02'02"E 86.64
N25°15'59"E 14.29
S64°45'28"E 21.06

PROPOSED EGRESS AREA 787± SQ. FT.

1 1/2 STORY STONE

INACCESSIBLE BUILDING NOT LOCATED

2 STORY STONE





Area of Collapse



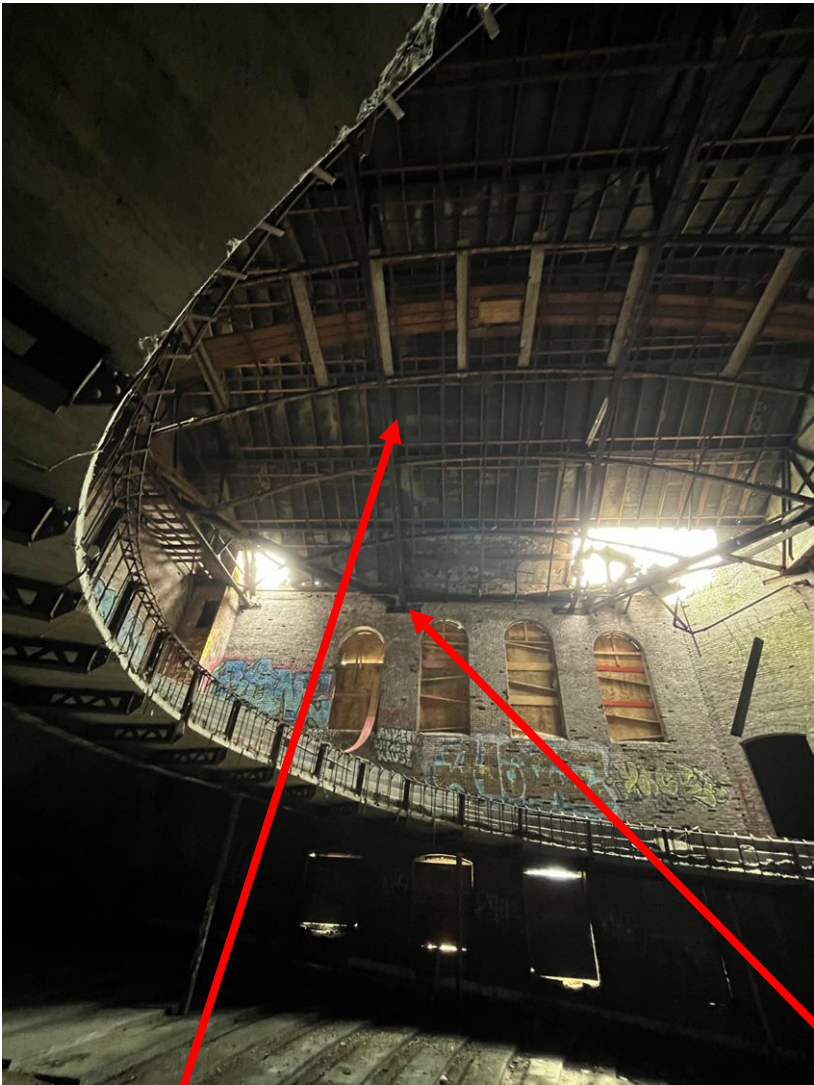
Areas of Collapse



Ballfield dugout and stands

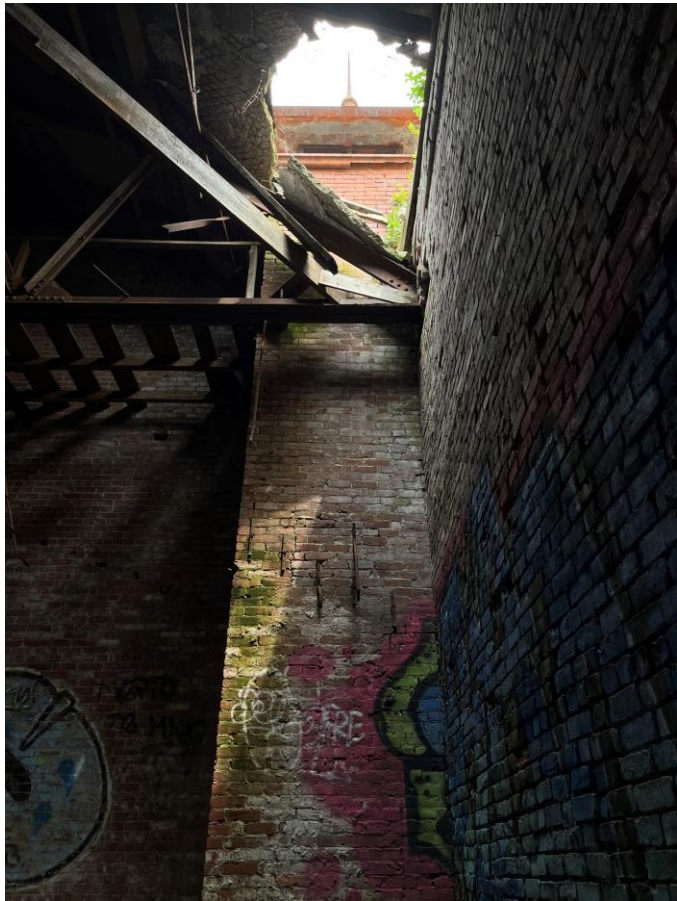


Newly discovered break-in next to ballfield



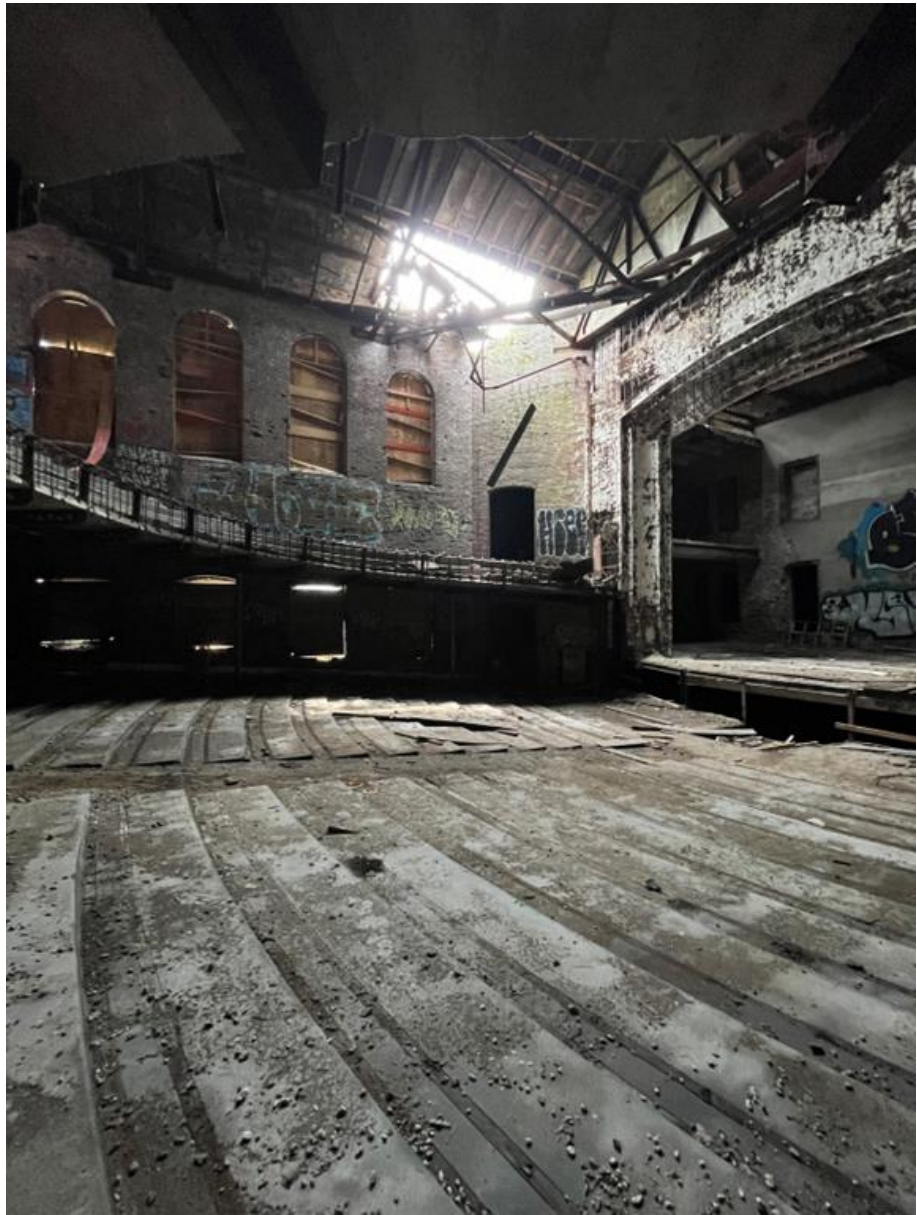
Ceiling and upper-wall collapse by ballfield

Severely deteriorated Steel truss at risk of catastrophic failure

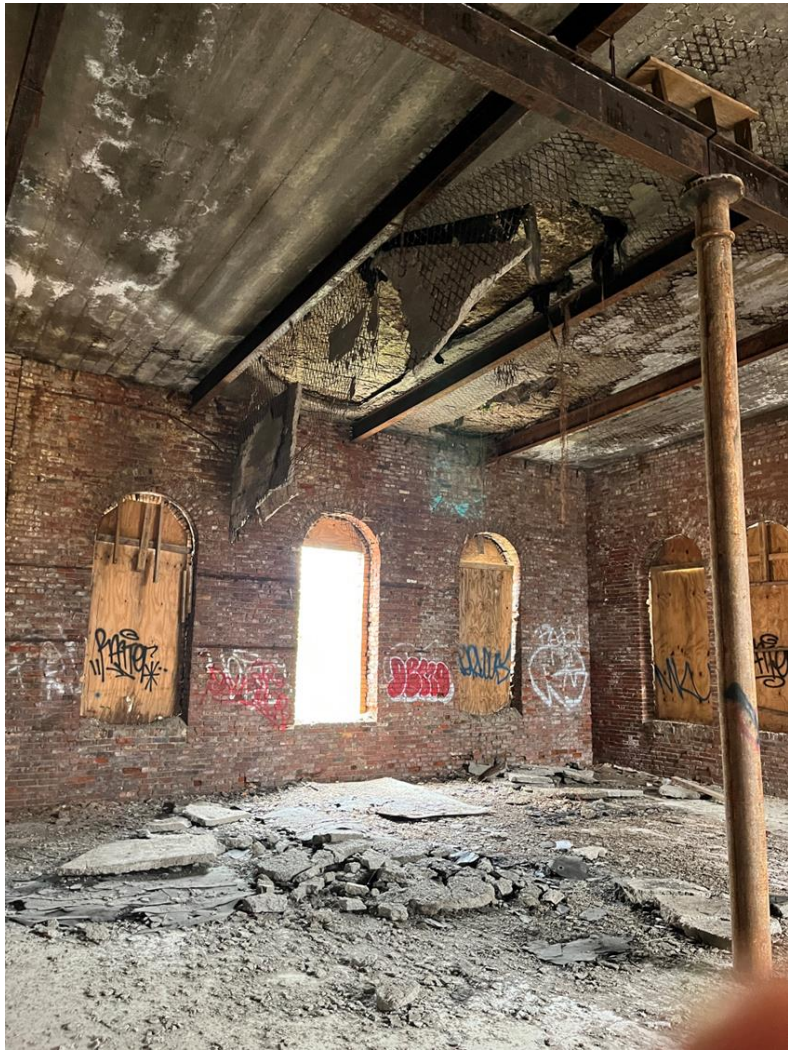


Collapse by Dugout

Severely deteriorated Steel truss at risk of catastrophic failure



Ceiling and upper-wall collapse by stands



Newly failing ceiling section



Area of Collapse by Sidewalk



Collapse by Stands



View of Ballfield from Hall



HSPH and Hall



HSPH Gathering Area



Convent and HSPH



90 Smith, Convent and Mission Grammar



Areas of Collapse in Convent



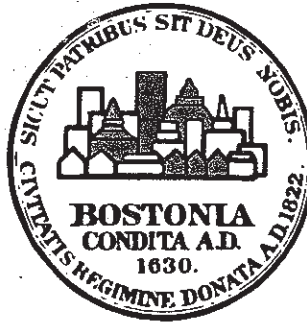
Rear of HSPH/90 Smith and Hall



80 + 100 SMITH STREET / MISSION HILL

SALVAGE PLAN

JUNE 12, 2023



Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/635-3850

Susan Pranger, Chair
Thomas Herman, Vice-Chair
John Amodio
David Berarducci
Dana Brown
Harron Ellenson
Cyrus Field
John Freeman
Thomas Green
Pamela Hawkes
William Marchione
Jeffrey Pond
Ellen Lipsey, Exec. Director

June 6, 2005

Mark Donahue
Mission Associates, LLC
c/o Weston Associates
170 Newbury Street
Boston, MA 02116

CERTIFICATE OF DESIGN APPROVAL WITH PROVISOS

Re: Application #05.675 (200.05.01)

Dear Mr. Donohue:

At its hearing held in Boston City Hall on May 24th, 2005, the Boston Landmarks Commission reviewed your application for the following work for the Basilica Court project: The project consists of approximately 229 units of rental housing located at 80-100 Smith Street and 100 St. Alphonsus Street. The project includes adaptive reuse of the Mission School; demolition of the Power Station, St. Alphonsus Hall and the Convent; and construction of two new residential buildings, an eight-story building on the approximate footprint of St. Alphonsus Hall and a 14-story building on the approximate footprint of the Convent. The project also includes below- and on-grade parking, rehabilitation of perimeter walls and fences and rehabilitation of the retaining wall separating the upper and lower portions of the Mission Church complex. The Commission based its review on the plans and specifications submitted with the application dated February 8, 2005, the submittal dated May 10, 2005 and the Smith Street, St. Alphonsus Street and ball field elevations for Scheme A dated May 24, 2005 and the site plans dated May 23, 2005.

The application is approved with the following provisos:

1. All of the final designs, details, colors, and materials shall be submitted to the BLC – the Design Review Committee and full commission – for final review and approval before the work commences. This includes the plans for new construction, rehabilitation and repairs to the building envelope of the Mission School (according to the Standards and Criteria for secondary buildings), site/landscaping work, salvaged items, lighting and signage.
2. For salvaged materials, the applicant shall submit to the BLC for review and approval an inventory documenting all materials to be salvaged along with salvage techniques, storage provisions and reuse plans. Stone from St. Alphonsus Hall shall be used for the first floor courses of the building replacing the hall, details to be reviewed and approved by the BLC. Reuse of terra cotta panels, cast iron elements, and stained glass from the Convent shall also be reviewed and approved by the BLC.
3. The BLC notes in particular Section 9.6 of the Standards and Criteria addressing Demolition. Demolition shall only be considered for the purpose of new construction. Demolition shall only be allowed once a financial commitment to the project, or a demonstrated financial capacity, has been presented to the satisfaction of the City of Boston, and once major permits, including a building or foundation permit, have been secured. The owners of record shall be responsible for securing all of the buildings of Mission Church Complex. If the owners fail to secure the buildings, the further deterioration or loss of the buildings due to water damage, vandalism, fire, or other causes shall be considered demolition by neglect.

This determination is based solely upon the information submitted to the Commission with the application. If statutory reviews by other authorities conflict with this decision, those actions may affect the status of the certificate. This certificate is valid for two years from the date of issue. The applicant is required to notify the Commission of any changes to this proposal, and failure to do so may affect the status of this certificate. The Commission reserves the right to require remedial action to bring work into compliance with Commission standards if any work occurring without a Certificate of Design Approval results in significant change in the appearance of the building. The Commission may also require remediation if work does not meet the noted specifications of a Certificate of Design Approval or which is not in compliance with Boston Landmarks Commission standards and criteria for this property or with Commission policy. Photographs of the completed project should be submitted to the Commission office to confirm compliance with the terms of the certificate.

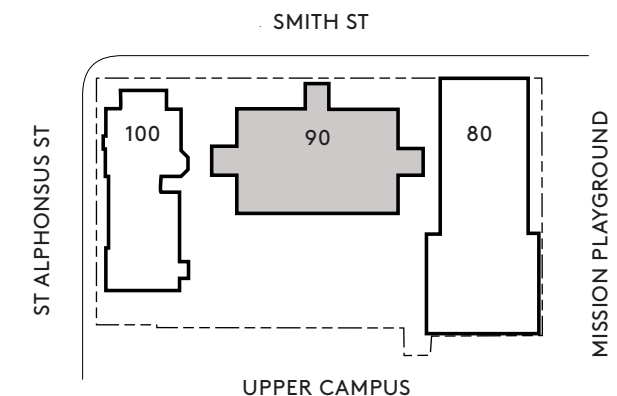
Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department at 1010 Massachusetts Avenue, Boston. Feel free to contact the Commission staff at (617) 635-3850 if you have any questions regarding this decision. Thank you for your cooperation with the Commission.

Sincerely,


Ellen J. Lipsey
Executive Director

Record of Vote by the Commission: Motion by Pranger, seconded by Amodio. In favor: Amodio, Brown, Field, Herman, Marchione, Pond and Pranger. Opposed: None.

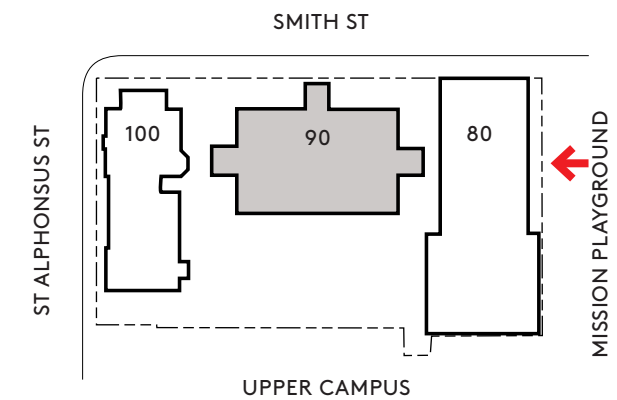
cc: Mark Maloney, BRA
David Carlson, BCDC
Brona Simon, MHC





SALVAGE KEY NOTES

1. Salvage existing stonework - grey dimensional stone to be reused in first story facades of new 80 Smith (approx 1,000 sf req'd)
2. <not used>
3. <not used>
4. Salvage address stone & blade sign
5. <not used>
6. Salvage decorative terra cotta panel
7. Salvage Roxbury Conglomerate for reuse in site landscaping (approx 1,000 sf req'd)



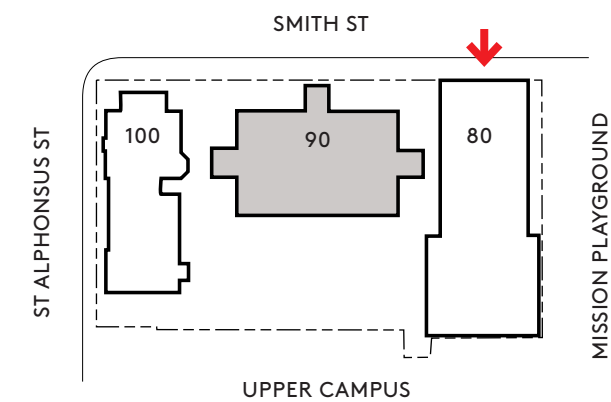


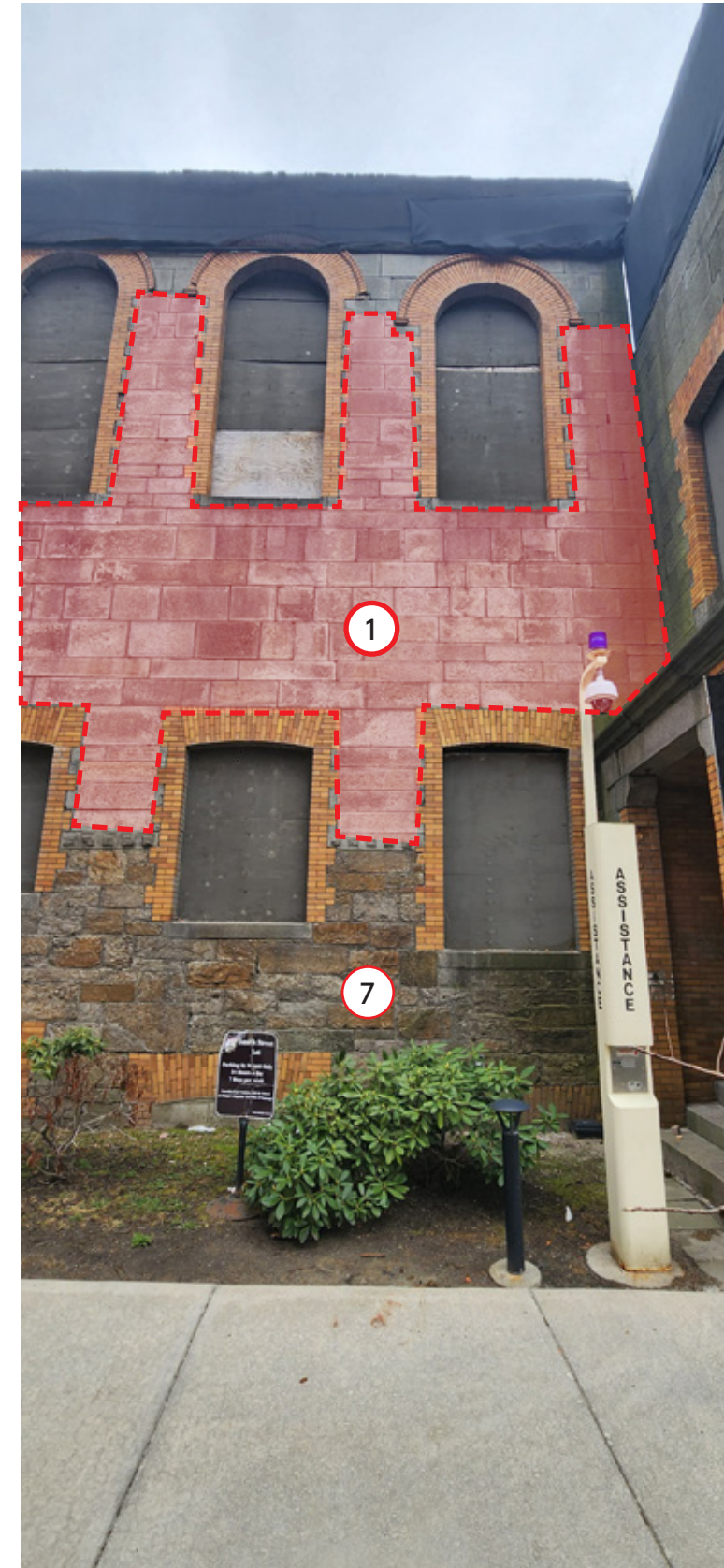
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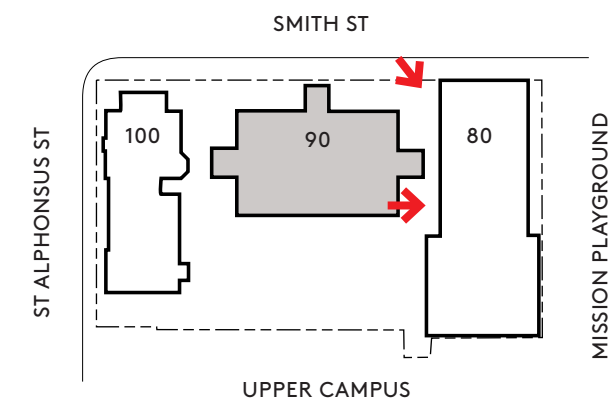
Salvage existing entry columns





SALVAGE KEY NOTES

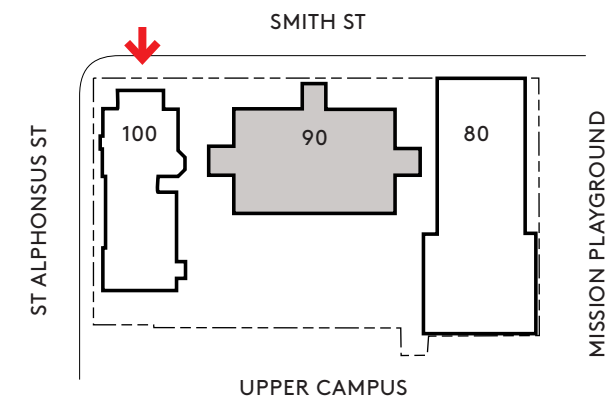
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SALVAGE KEY NOTES

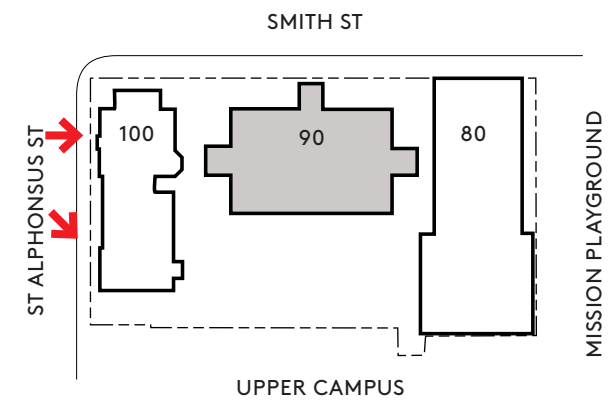
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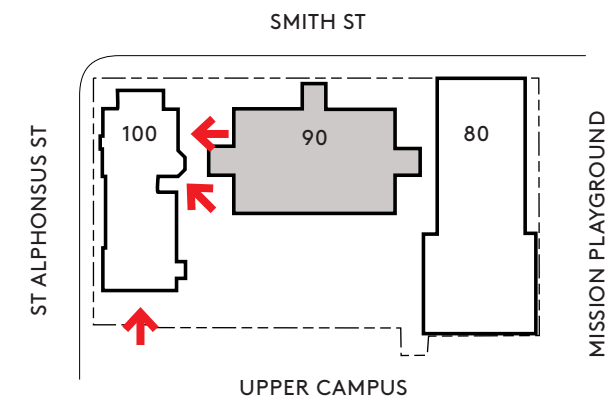
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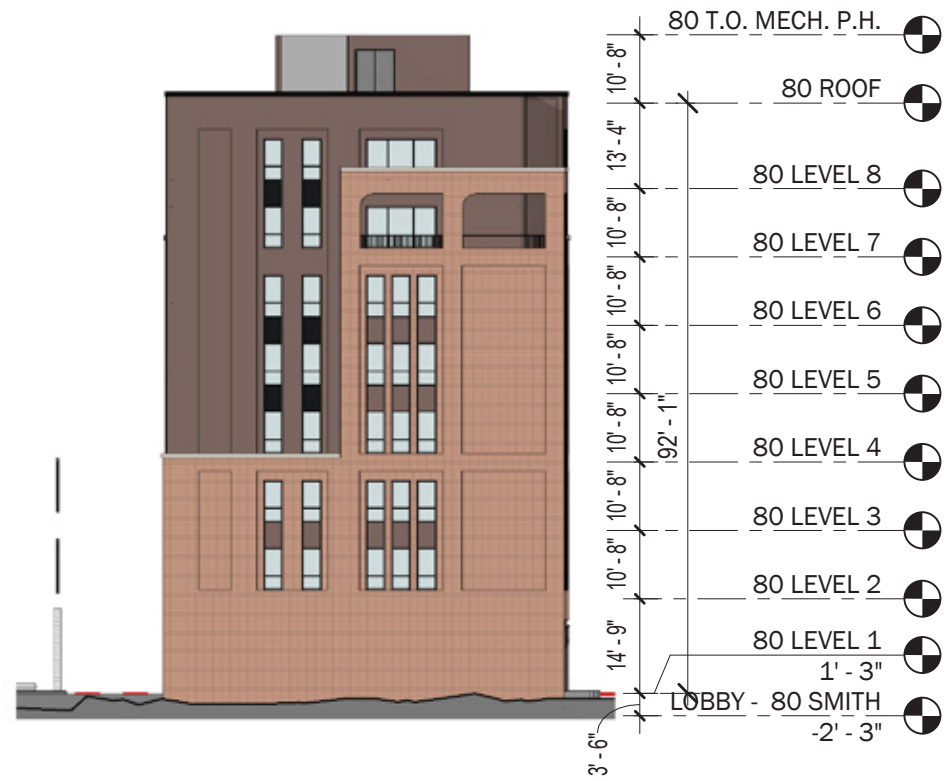




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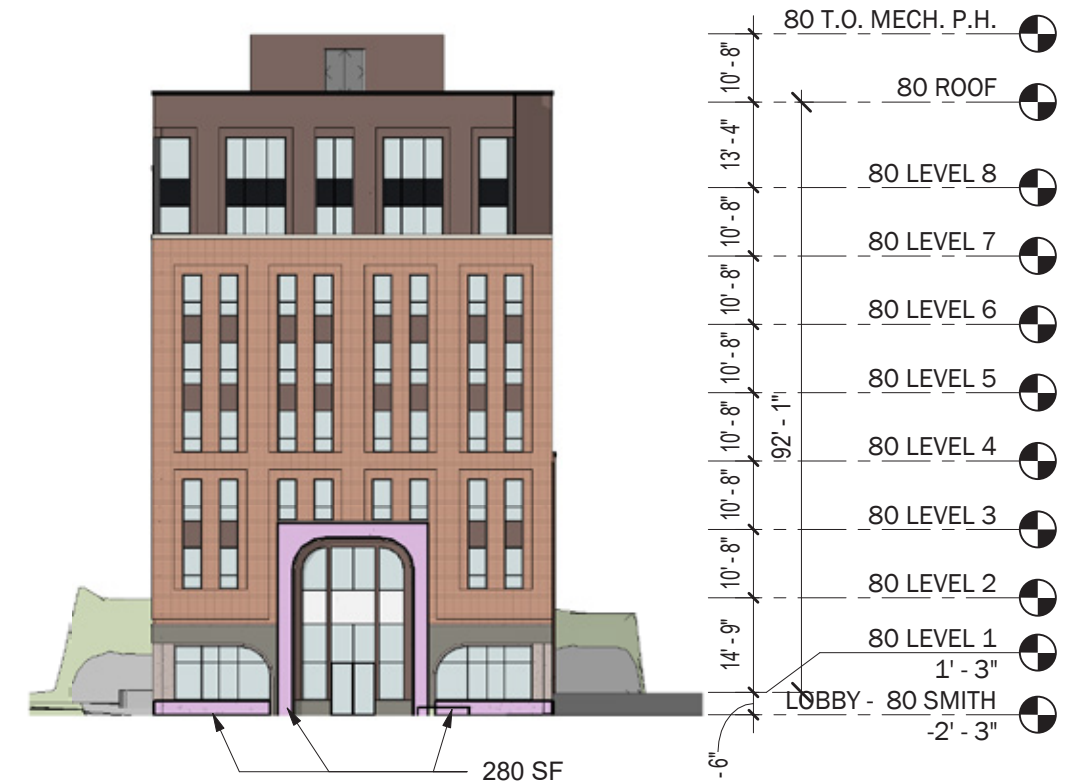
3 80 SMITH - SOUTH
1" = 30'-0"



4 80 SMITH - WEST
1" = 30'-0"



1 80 SMITH - EAST
1" = 30'-0"



2 80 SMITH - NORTH
1" = 30'-0"



Boston Inspectional Services Department Building and Structures Division

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

Michelle Wu
Mayor

Marc A. Joseph
Inspector of Buildings

PERMIT

For minor alteration, repair, replacement, renovation & demolition, not to include structural work, egress, or change of occupancy.

Primary Contact: **JOHN GORMAN**
Name of Owner:
Address: **80 - 100 Smith ST
Mission Hill, MA 02120**

Issue Date: **05/19/2023**
Fees: **\$4,400.00**
Declared Value: **\$438,000.00**
Legal Occupancy: **Institutional
offices**

Neighborhood: **Mission Hill** Ward: **10**

Application/Permit No: **SF1411715**

Work Description: At 80 Smith Street, to correct "unsafe and dangerous" violation V637004, raze the entire building/structure. The building at 100 Smith Street is being razed under building permit SF1411719. The occupied building at 90 Smith Street is remaining intact. Dig Safe # 20231201777

Requirements:

1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4

POST THIS PERMIT IN VIEW OF THE PUBLIC WAY OR STREET



Michelle Wu
Mayor

Boston Inspectional Services Department

Building and Structures Division

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

Marc A. Joseph
Inspector of Buildings

PERMIT

For minor alteration, repair, replacement, renovation & demolition, not to include structural work, egress, or change of occupancy.

Primary Contact: **JOHN GORMAN**

Name of Owner:

Address: **94 Saint Alphonsus ST
Mission Hill, MA 02120**

Neighborhood: **Mission Hill**

Application/Permit No: **SF1411719**

Issue Date: **05/19/2023**

Fees: **\$4,220.00**

Declared Value: **\$420,000.00**

Legal Occupancy: **School**

DOC#1786/2

Ward: **10**

Work Description: At 100 Smith Street, to correct "unsafe and dangerous" violation V639670, raze the entire building/structure. The building at 80 Smith is being razed under building permit SF1411715. The occupied building at 90 Smith Street is remaining intact. Dig Safe # 2023120777

Requirements:

1. Before any construction commences, this permit must be posted at the front of the street address, affixed to a window and open to public inspection until the completion of work.
2. Rough inspections are required for: excavation before concrete is poured; before foundation work is covered; when rough wiring or plumbing is completed; prior to insulating or closing of walls.
3. Final inspections for mechanical and/or electrical shall be done prior to obtaining the final approval by the Building Inspector.
4. The holder must call the District Inspector to arrange for all inspections: 617 635-5300.

Date	Building Inspector	Insp Type	Date	Building Inspector	Insp Type
Date	Electrical Inspector	Insp Type	Date	Electrical Inspector	Insp Type
Date	Mech Inspector	Insp Type	Date	Mech Inspector	Insp Type

Construction work is permitted from Mon - Fri, 7am to 6pm, CBC Ord. 16-26.4

POST THIS PERMIT IN VIEW OF THE PUBLIC WAY OR STREET

ROOME & GUARRACINO, LLC

Consulting Structural Engineers

300 Tradecenter, Suite 3540
Tel: 617.628.1700

Woburn, MA 01801
Fax: 617.628.1711

April 25, 2023

Mr. David MacKay
Weston Associates, Inc.
170 Newbury Street
Boston, MA 02116

Reference: Convent Building - 100 Smith Street
Mission Hill, MA

Dear David:

As a follow-up to our letter dated October 4, 2022, I re-visited the existing convent building located at 100 Smith Street in Boston, Massachusetts. The purpose of the visit is to review if further damage has occurred since September 2022 and to report herewith my findings. As you know, I made it know to you in my letter that the condition of this building was an imminent threat to public safety at which you informed Boston Landmarks Commission.

Many of the issues I noted in my letter report of October 2022 still hold true with the exception that the level of disrepair has worsened over time. Areas of deteriorated and collapsed floors have increased and more areas of masonry deterioration in the Walls are visible. It is evident that the conditions have worsened over the last several months through the winter and there is no way of telling when a catastrophic collapse can occur.

It is my strong professional opinion that the existing former convent building at 100 Smith Street be razed in a safe and controlled manner. If you have any further questions, or if we can be of any further assistance, please feel free to call.

Very truly yours,
ROOME & GUARRACINO, LLC



Carmine Guarracino, P.E.
Principal

ROOME & GUARRACINO, LLC

Consulting Structural Engineers

300 Tradecenter, Suite 3540
Tel: 617.628.1700

Woburn, MA 01801
Fax: 617.628.1711

April 25, 2023

Mr. David MacKay
Weston Associates, Inc.
170 Newbury Street
Boston, MA 02116

Reference: St. Alphonsus Hall - 80 Smith Street
Mission Hill, MA

Dear David:

As a follow-up to our letter of September 19, 2022, I re-visited the existing building originally known as Saint Alphonsus Hall on April 21, 2023 located at 80 Smith Street in Boston, Massachusetts. The purpose of the visit is to review if further damage has occurred since September 2022 and to report herewith my findings. As you know, I made it known to you in my letter that the condition of this building was an imminent threat to public safety at which you informed Boston Landmarks Commission.

Many of the issues I noted in the report of September 2022 still hold true with the exception that the level of disrepair has worsened over this time. For example, the large holes in the large main roof over the theater have become wider and additional sections of wall along the edges of the damage have collapsed. It is evident that conditions have worsened over the last several months through the winter and there is no way of telling when a catastrophic collapse can occur.

It is my strong professional opinion that the existing former church building at 80 Smith Street be razed in a safe and controlled manner. If you have any further questions, or if we can be of any further assistance, please feel free to call.

Very truly yours,
ROOME & GUARRACINO, LLC



Carmine Guarracino, P.E.
Principal

ROOME & GUARRACINO, LLC

Consulting Structural Engineers

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Fax: 617.628.1711

September 19, 2022

Mr. David MacKay
Weston Associates, Inc.
170 Newbury Street
Boston, MA 02116

Reference: St. Alphonsus Hall
80 Smith Street
Mission Hill, MA

Dear David:

This letter summarizes our findings regarding the present condition of the structures of the former Saint Alphonsus Hall church located at 80 Smith Street in Boston, Massachusetts. These observations are based on our field observations on August 25th, 2022. Existing architectural and structural drawings are not available for the original building and as such, our comments are based solely on our field observations and experience. Our field observations were only visual surface observations and we have not cut any holes in building finishes to verify structure, nor have we done any testing to determine the structures underlying condition.

Existing Conditions

On August 25th, 2022, I toured the existing building located at 80 Smith Street, which was a theater building originally known as Saint Alphonsus Hall to support the Mission School. Upon entering the main section of the building, I noted that portions of the roof have collapsed and portions of the exterior walls at the roof eaves have collapsed. See pictures 1. and 2. The walls are unreinforced masonry walls which are about 22 to 24 feet in height and support steel roof trusses that span the entire width of the building. Roof rafters consists of 2 x timbers with timber decking. Many areas of rot deterioration are noted below the decking. The steel trusses also exhibit significant rust deterioration at the supports into the exterior masonry walls. I noted netting to be in place over the walls and down the exterior face of the building. See pictures 3. and 4.

I then proceeded to the upper floor toward the front of the building and noted large sections of concrete slabs which have failed at the roof level. Large segments of concrete are piled onto the second floor slab. Evidence of moisture, concrete spalling and deterioration is evident throughout the underside of the remainder of the roof slab. Similar evidence of deterioration is noted to the second floor slab below.

ROOME & GUARRACINO, LLC

Consulting Structural Engineers

300 Tradecenter, Suite 3540
Tel: 617.628.1700

Woburn, MA 01801
Fax: 617.628.1711

October 4, 2022

Mr. David MacKay
Weston Associates, Inc.
170 Newbury Street
Boston, MA 02116

Reference: Convent Building
100 Smith Street
Mission Hill, MA

Dear David:

As a follow-up to our letter dated September 19, 2022, this letter summarizes our findings regarding the present condition of the structures of the former convent building located at 100 Smith Street in Boston, Massachusetts. These observations are based on our field observations on August 25th, 2022. Existing architectural and structural drawings are not available for the original building and as such, our comments are based solely on our field observations and experience. Our field observations were only visual surface observations and we have not cut any holes in building finishes to verify structure, nor have we done any testing to determine the structures underlying condition.

Existing Conditions

On August 25th, 2022, I toured the existing building located at 100 Smith Street, which was the former convent building for the Mission School. Upon entering the building, I noted that large portions of the first floor and second floor have collapsed. The floor framing consists of timber framing and the exterior walls are unreinforced masonry walls. In the basement area, many areas of rot deterioration are noted below the decking and in the joists where leaking water from the roof has caused these issues noted on site.

When walking through the building, it was evident from the deterioration on top of the floor from moisture above that certain areas were not accessible as they posed a dangerous condition for potential collapse. I noted several areas of mortar and masonry deterioration along the interior side of the exterior masonry walls.



Michelle Wu
Mayor

Boston Inspectional Services Department

Building and Structures Division

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

VIOLATION NOTICE

Marc A. Joseph
Inspector of Buildings

MISSION ASSOCIATES LLC & AUTHORIZED AGENT
C/O WESTON ASSOCIATES INC
170 NEWBURY ST
BOSTON, MA 02116

DATE FILED: 10/06/2022

INSPECTOR: Pernell Jackson

VIOLATION NUMBER: **V637004**

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

80 SMITH ST Mission Hill, MA 02120

WARD: 10

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 114.0 et seq. (9th 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 114.2.

780 CMR:	Description	Violation Remedy
116	Unsafe Structures Unsafe & Dangerous: Structures or existing equipment that are or hereafter become unsafe insanitary or deficient because of inadequate means of egress facilities or otherwise dangerous to human life or public welfare. Roof have collapsed and portions of exterior wall at roof eaves have collapsed.	To remedy this condition: Apply for and secure a permit forthwith to make all necessary repairs. Including all required inspections. Contact Inspector Pernell Jackson at 617-961-3290 or email at pernell.jackson@boston.gov

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

Pernell Jackson

Phone: (617)961-3290

Email: pernell.jackson@boston.gov

For the Commissioner

Date Issued

10/13/2022



Michelle Wu
Mayor

Boston Inspectional Services Department Building and Structures Division

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

VIOLATION NOTICE

Marc A. Joseph
Inspector of Buildings

MISSION ASSOCIATES LLC & MARK J. DONAHUE
170 NEWBURY ST
BOSTON, MA 02116

DATE FILED: 10/20/2022

INSPECTOR: Pernell Jackson

VIOLATION NUMBER: **V639670**

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

100 SMITH ST Mission Hill, MA 02120

WARD: 10

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 114.0 et seq. (9th 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 114.2.

780 CMR:	Description	Violation Remedy
116	Unsafe Structures Building is currently vacant and roof is open to the elements, walls and ceilings has partially collapsed. Deteriorating floor joists.	To remedy this condition: Apply and secure a permit forthwith to make all necessary repairs including all required inspections. Contact Inspector Pernell Jackson at 617-961-3290 or email at pernell.jackson@boston.gov

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

Pernell Jackson

Phone: (617)961-3290

Email: pernell.jackson@boston.gov

For the Commissioner

Date Issued

10/26/2022