

April 7, 2017

**RE: Case number C14H-1982-0001 ZC 1982-000001
Public Hearing April 10, 2017 Historic Landmark Commission**

Objection to certificate of appropriateness for 916 Congress project

We are the longtime owners of the 142-year-old building at 914 Congress Avenue, and also have our office there. We requested a postponement at your February meeting to the issuance of a certificate of appropriateness for the project at 916 Congress, and request another postponement until the owners and contractors provide more information regarding protection of our wall and roof.

The Burt Group has provided a mitigation plan, so I will address my objections to the points of its plan.

#1. Demolition and shoring: On Sheet S0.01, the structural engineer for the 916 project, Cardno Haynes Whaley, has indeed provided a drawing indicating a schematic bracing plan and approach. But it is not a complete shoring design. It is primarily for the contractor to use to estimate pricing and indicate the anticipated method of bracing the masonry walls. Someone other than Cardno must design it. That's why there's a note under the drawing that says the shoring design is to be done "by others," and reviewed by Cardno. This key element of keeping our walls from falling down during demolition apparently has not been done. Once it has been completed, we want our consulting structural engineer to review it and tell us whether it is satisfactory.

#3. Vibration and noise control: There is no mention here of vibration or noise monitoring. Offering us seven days' warning before commencing pier drilling is of no use. The contractors must provide monitoring of the significant level of vibration expected when they start drilling 18 piers, some of which will be four feet in diameter with the face of some piers three feet from the masonry party walls. The four-foot diameter piers require eight feet of embedment into the limestone bedrock. The contractor must also provide a plan for how and when construction will cease when issues arise.

#4. Water infiltration: There's no mention here of what happens with water infiltration during the time that the project has no roof. If there's a heavy rain during that time, water will seep through the porous limestone walls and threaten their structural integrity. What's the plan to keep this from happening?

The mitigation plan does not address how the contractors will protect our delicate roof during construction.

We hope to continue discussions with the owners to settle these issues, as well as others that don't pertain to our building's structural integrity, but as of today, they are far from resolved.

Regards,
Bob and Janis Daemmrich