



## CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.  
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

Peter J McLaughlin  
Commissioner

June 27, 2025

Re: ORDER TO MAKE STRUCTURE SECURE PURSUANT TO G.L. C. 143,  
§§ 6 and 7 RIVERVIEW CONDOMINIUMS, 221 MT. AUBURN STREET,  
CAMBRIDGE, MA

This letter serves as official notification under G.L. c. 143, § 6, that the existing structure located at 221 Mt. Auburn Street, Cambridge, Massachusetts, known as the Mount Auburn Building in the Master Deed recorded at Book 12188, Page 401 (the "Structure"), is currently in a condition that is unsafe and dangerous to life and limb, and therefore must be removed. You are hereby ordered to remove the Structure located at 221 Mt. Auburn Street, Cambridge, Massachusetts (the "Property") by twelve o'clock noon on Thursday, July 3, 2025, pursuant to G.L. c. 143, § 7. Section 7 of the G.L. c. 143 provides that any person so notified shall be allowed until twelve o'clock noon of the day following service of the notice in which to begin removal of such structure. Without waiving any rights or obligations to the owner or mortgagees of the Property, the City of Cambridge (the "City") agrees to extend the time for commencement of demolition to twelve o'clock noon on Thursday, July 3, 2025. If you fail to do so, please be advised that the City reserves the right to remove the Property through demolition as authorized under state law.

On or around April 28, 2025, the Condominium Association for the Riverview Condominiums, through its counsel, James Rafferty, provided the City with a Slab Evaluation (the

“Report”) completed by Simpson Gumpertz & Heger Inc (“SGH”) dated February 7, 2025 (revised on April 25, 2025). The Report states:

Riverview Condominium (Riverview) planned to replace the roofing at the Low Roof (Level 8) and install new drainage and downleaders to address leakage and ponding issues. As part of the work, the downleaders were to be installed through new core holes in the cantilevered balconies at the South (front) elevation. During coring operations, the coring contractor inadvertently cut through reinforcement in the cantilevered balconies. SGH observed cracks in the extracted cores as well as in the slab and also observed that the slab reinforcement was substantially misplaced compared to the original design drawings.

As a result of these reservations, Riverview asked SGH to evaluate the capacity of the slabs throughout the building. SGH’s work included visual observations of the building, drone photography, slab deflection measurements, non-destructive testing, material testing, and observations of the slab at exploratory openings. SGH then performed a structural analysis of the two-way concrete slabs based on as-built conditions.

SGH documented the following condition during its work:

- Low Reinforcement – reinforcement placed lower than specified on the design drawings.
- Low Concrete Compressive Strength- lower than specified concrete strength.
- Utility penetrations – penetrations and alterations of the concrete slabs.
- Deterioration from Leakage and Corrosion – Ongoing leakage through the exterior walls, concrete slabs, and leaking and condensing utilities causing reinforcement steel corrosion inside the building. There is also isolated corrosion damage to the exterior concrete components.
- Previous Concrete Repair Work – slab repairs performed within the critical punching shear zone that may have further weakened the structure.

The Report notes that the compounding issues noted above are in some cases widespread throughout the building, specifically low reinforcement and low compressive strength. SGH’s analysis results show that there is a very low (to potentially zero) safety factor when the slabs are subject to code-required loads.

The City reserves the right to convene a Board of Survey to assess the Property pursuant to G.L. c. 143, § 8, as well as issue the survey report and any further orders that it determines are necessary to protect the health and safety of the public and the occupants and owners of the Property.

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The Property continues to pose a danger to the public. Accordingly, you are ordered to remove the Structure by demolition. If you fail to do so, please be advised that the City reserves the right to remove the Structure by means of demolishing the Structure. If the City takes action to demolish the Property, the City reserves its right to recover the cost of demolition, and other related costs, in the manner set forth in G.L. c. 143, § 9.

Upon receipt of this correspondence, please forward a copy to your mortgage company, if any.

If you have any questions concerning this Order, please contact me at 617-349-6100.

Very truly yours,

A handwritten signature in black ink, appearing to read 'P. McLaughlin', with a stylized flourish at the end.

Peter McLaughlin  
Building Commissioner  
Inspectional Services Department