

NARRATIVE STATEMENT

Demolition Review Application Somerville Historic Preservation Commission

Property: 3 Cameron Ave, Somerville, MA 02145

Applicant/Owner: Cameron REI, LLC

Construction Supervisor: Niranjan Gawli

File No.: 25-003311

Building Permit No.: B25-000174

Dear Members of the Commission,

I am writing on behalf of Cameron REI, LLC to submit this narrative statement in support of our Demolition Review application for 3 Cameron Ave.

Background

Cameron REI, LLC obtained Building Permit B25-000174 for renovation work at 3 Cameron Ave. The original plans, submitted February 6, 2025, and subsequently revised and resubmitted March 19, 2025 following plan review comments, proposed demolition of 49% of the existing exterior surface area of the building, consistent with the threshold under Somerville Code of Ordinances Section 7-28(c).

During the course of construction, while marking layout lines for the exterior walls, my framing crew discovered that an existing wall stud on the left side of the structure was leaning outward toward the neighboring property.

Remediation Undertaken

In response to this discovery, and out of a good-faith concern for the safety of the structure and the workers, my project team made the decision to:

1. Remove the existing exterior sheathing on the affected wall section to properly assess the extent of the lean and access the framing;
2. Install a new stud attached alongside the existing leaning stud on the exterior side, to hold new sheathing and bring the wall back into proper alignment;
3. Install an additional interior stud attached to the existing stud, to support interior drywall finishes; and
4. Install new plywood sheathing over the corrected wall assembly.

The existing studs were retained in place throughout this process rather than removed. No window openings were added to this wall. The building's footprint was not altered in any way. This work was undertaken as structural remediation to address an unforeseen safety condition, not as an independent or elective demolition of the structure.

I acknowledge that, as a result of this additional sheathing work, the cumulative exterior surface area affected may have exceeded the 49% threshold reflected in the approved plans, which has led to the City's determination that the project requires review under SCO Sec. 7-28(c). I bring this matter to the Commission in good faith and am submitting this Demolition Review application precisely because of, and in direct response to, the City's request to do so.

It is my respectful position that the additional work was safety-driven remediation of an unforeseen structural condition, consistent with my obligation as the property owner to address such conditions once discovered, rather than a discretionary expansion of the original demolition scope. I note this context for the Commission's consideration, while fully respecting the Commission's role and process in making its own determination.

I have been in direct and ongoing communication with Somerville Inspectional Services, including Building Inspector Tom Cantillon and Zoning Inspector Josh, since this matter was identified, and have cooperated fully with the City's process at every step.

I respectfully request the Commission's guidance and look forward to working collaboratively with the Commission and City staff to resolve this matter in a manner that is satisfactory to all parties.

Respectfully,

Niranjan Gawli

Cameron REI, LLC