



CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9077

#4

RENT CONTROL BOARD

ROGER MERVIS, EXECUTIVE DIRECTOR

TO: Russell B. Higley, Esq.
City Solicitor

FROM: Anne Kaufman, Senior Hearing Examiner *AK*
Cambridge Rent Control Board

SUBJECT: Council Order No. 20 - 8/8/83
Re: 151-153 Auburn Street

DATE: September 1, 1983

The property located at 151-153 Auburn Street was registered with the Cambridge Rent Control Board on November 7, 1982 as a thirteen (13) unit rooming house owned by Barr Realty Corp., managed by Harold Gilboard. The registration stated that each unit was rented furnished and that nine (9) contained a range and refrigerator. Heat, hot water and electric services were provided by the owner.

No information contrary to that contained in the initial registration has been received by this office. Therefore, we have continued to carry the property as a thirteen (13) unit rooming house to date.

On June 1, 1983, a Supplemental Landlord's Registration was filed with this office indicating a change in ownership to Robert and Edward Chambers, 11 Harwell Drive, Cambridge, Mass. 02141. On or about the date of that filing, Robert Chambers came to see Roger Mervis, Executive Director of Rent Control. At that meeting he presented the attached letter, dated May 25, 1983, and assured Mr. Mervis that the work planned for 151-153 Auburn Street included only those egress, electrical and other repairs necessary to bring

the property up to code. Mr. Mervis then telephoned John Pasquarello, Executive Assistant to the Building Commissioner, and informed him that no rent control or removal permit issues were apparent in the proposed work as described by Mr. Chambers.

It is my understanding that several permits then were issued by the Building Department which conform to the work described by Mr. Chambers at his meeting with Mr. Mervis.

Ordinance 966 (c) proscribes removal of rent controlled units from the market without the issuance of a removal permit(s) by the Rent Control Board. Therefore, use of 151-153 Auburn Street as anything less than a thirteen (13) unit property would first require compliance with the removal permit procedure. As part of that process, the Board would weigh the considerations delineated in Section (d) of the Ordinance and Regulation 46-08 and determine whether removal permits should issue.

If you require any additional information, please do not hesitate to contact me.

AK/cw

cc: Roger Mervis
Joseph Cellucci

May 25, 1983

To: Cambridge Building Department
795 Mass. Ave.
Cambridge, Ma.

TO WHOM IT MAY CONCERN:

I have recently purchased 151-153 Auburn St., Cambridge. This is a 13 unit rooming house that is cited by the Building Department for electrical and egress violations. I am requesting a current inspection to immediately bring this property to code. I would like to start immediately on the electrical repairs and fire alarm system approved by Deputy Cantwell of the Cambridge Fire Department.

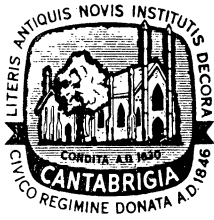
There is one tenant in the building who has not paid rent to myself or the previous owner. I am also requesting the Health and Fire Departments to inspect this tenant's unit in which he has stored flammable materials.

I have no intension of doing any work other than bringing this building to a minimum code level and be re-issued a rooming house license for rent controlled units.

Sincerely,



Robert Chambers
11 Harwell Drive
Cambridge, Ma.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 498-9021

LICENSE COMMISSION

MARY E. CALNAN
Chairman

September 6, 1983

To: Russell Higley, City Solicitor
From: *MEC* Mary E. Calnan, Chairperson, License Commission

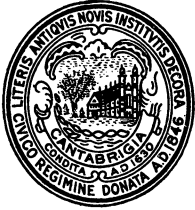
Subj: City Council Order #20
Lodging House 151-153 Auburn Street

Ques. #1 151 Auburn Street has been licensed as a lodging house
from August 23, 1927 to April 30, 1959.

151-153 Auburn Street has been licensed as a lodging
house from August 24, 1965 to April 30, 1983.

Ques. #2 It is not currently licensed as a lodging house. I
understand that the house is vacant.

Ques. #3 The License Commission holds hearings on all transfers of
all types of licenses including lodging houses. On
August 5, 1983 Edward and Robert Chambers applied for a
lodging house license at 151-153 Auburn Street as new
owners. A hearing date was set for August 30, 1983 but
was not held because of activity of the City Council
in the matter. We still have the file and are waiting
for the results of a meeting by the Interdepartmental Room-
ing House Committee before any further action will be taken
by the License Commission.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9020

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

EDWARD A. CUNNINGHAM
SEVERLIN B. SINGLETON
DAVID B. O'CONNOR
BIRGE ALBRIGHT
LEGAL COUNSEL

September 7, 1983

Mr. Robert W. Healy
City Manager
City Hall
Cambridge, Mass.

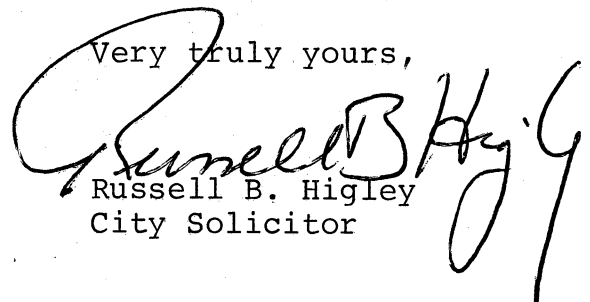
Re: 151-153 Auburn Street

Dear Mr. Healy:

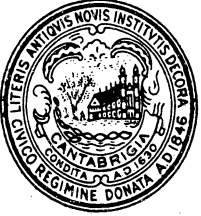
In response to Councillor Duehay's Council Order #20 of August 8, 1983, I am enclosing the responses which I received from Anne Kaufman of the Rent Control Board and Mary E. Calnan of the License Commission relative to the status of the real property at 151-153 Auburn Street, Cambridge, Mass.

The License Commission has scheduled a hearing relative to the transfer of the lodging house license. This hearing has been postponed pending a hearing by the Interdepartmental Rooming House Committee which will meet later this week. The License Commission will reschedule a meeting relative to the transfer upon receipt of a report from the above committee.

Very truly yours,


Russell B. Higley
City Solicitor

RBH/jl



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

#4

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

September 12, 1983

To the Honorable, the City Council:

With reference to 151-153 Auburn Street, Cambridge,
I transmit herewith communication from Russell B. Higley,
City Solicitor, with responses from the Rent Control Board
and the License Commission to City Council Order #20 of
August 8, 1983.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

S-4165

Re: comm. from the City Solicitor & responses
from the Rent Control Board & License Commis-
sion Re: 151-153 Auburn Street.

In City Council,

September 12, 12, 1983

9/12/1983

Placed
on
File -