

EXHIBITS

- A - D Tenant complaints responded to on April 23, 1987.
- E Tenant complaint responded to on May 20, 1987.
- F Complaint on vehicles and trash never responded to in spite of report.
- G Complaint which triggered call to DEQE on June 31, 1987 and unearthed chemicals. Note " File Closed" notation. Porch railing cited as sound collapsed July 11, seriously injuring 17 year old girl.
- H Letter from abuttor citing non-compliance with 1983 court ruling to demolish burned-out laundry building and continued use of 149 - 151 Putnam Ave. for non-residential use. (Demolition completed this summer; court case in progress on unauthorized use.)
- I Partial notation of violations for past two years. Earlier sheet and accompanying complaints, missing.
- J Inspection by Mr. Bentubo indicating things to be done before demolition. Commissioner issued permit two weeks later in spite of problems not being redressed.
- K Additional complaint unresolved.
- L Letter from litigant in successful 1983 case to seek enforcement of court order and detailing history of case and property.
- M Letter from litigant citing ongoing unresolved problems and indicating missing documents.
- N Letter from commissioner to temporary receiver of property regarding need for survey board. No record of survey in records of department.
- O Response to above letter.

Other documents reviewed by me at department office but not available at recent visit.

Court ruling referred to in Exhibit H which was a Zoning Appeals ruling refusing permission to change structural supports for porch. Ruling dated June 12, 1980. Work disallowed was done anyway. Condition cited in several complaints but dismissed in commissioner's notation.



CITY OF CAMBRIDGE

No. 13435

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 149-151 River St 2
Number Street Apartment Number

OCCUPANT: Cramer Family F TELEPHONE: 76-2881
Last Name First Middle I.

OWNER: Cramer Frederick J. TELEPHONE: _____
Last Name First Middle I.

OWNER'S ADDRESS: 114 Wilton St. Lowell MA 02172
Number Street City

INSPECTION REQUESTED BY: Home T DATE 4/1/87

DATE OF INSPECTION: MO. 4 DAY 23 YEAR 87 HOUR 2

STATE SANITARY CODE _____

ROOM(S)/VIOLATIONS REGULATION 105 CMR 410.

Provide window screens throughout apt. 9/17

Repair defective loose window throughout 5/60

Check floor slab in kitchen through ceiling

+ all central bedroom + study

Repair rotted floor joists in kitchen

Check for water damage in kitchen

Check for water in bathroom

Provide paint to all habitable rooms + bathroom

STATE BUILDING CODE _____

CODE REGULATIONS _____

Building _____

Section _____

6/5 No Progress

6/12/87 M.E.C. J.E. Staked with levant on the phone 6/15/87 and he said no progress

B



CITY OF CAMBRIDGE

Nº 13434

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 149-151 Putnam Ave. 2 R.
Number Street Apartment Number

OCCUPANT: Rojas Juan TELEPHONE: 604-9015
Last Name First Middle I. 2-0-2077

OWNER: Conroy Elizabeth J. TELEPHONE: _____
Last Name First Middle I.

OWNER'S ADDRESS: 114 Wilbur St. Lexington MA
Number Street City

INSPECTION REQUESTED BY: Tenant DATE 4-14-87
DATE OF INSPECTION: MO. 4 DAY 23 YEAR 87 HOUR _____

STATE SANITARY CODE

ROOM(S)/VIOLATIONS REGULATION 105 CMR 410.

Install over head light in Kitchen 251
Paint broken painted ceiling with vinyl
Paint room, living room, hallway & bathroom 510
Paint baseboard in bathroom
Check for electrical wiring in kitchen 300
Repair hole in floor in kitchen & living room
Repair hole in floor in bathroom, glue board in kitchen
Provide fire escape 551
Provide lock on door to apartment
Provide fire escape in kitchen 250

STATE BUILDING CODE

CODE REGULATIONS

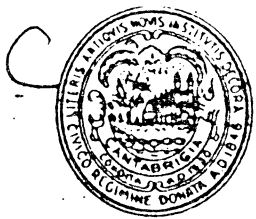
Building _____

Section _____

6/5 No Progress

Land Area & Mr Lewis No Progress

6/12/87 No progress JJC



CITY OF CAMBRIDGE

Nº 13432

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 149-151 Putnam Ave. 3 R.
Number Street Apartment Number

OCCUPANT: Hall Nancy F TELEPHONE: 547-1407
Last Name First Middle I.

OWNER: Conroy, Frederick J. TELEPHONE: 617-351-1214
Last Name First Middle I.

OWNER'S ADDRESS: 114 Waltham St. Lexington MA
Number Street City

INSPECTION REQUESTED BY: Tenant DATE 4-14-77
DATE OF INSPECTION: MO. 4 DAY 23 YEAR 77 HOUR 10:30 AM

STATE SANITARY CODE

ROOM(S)/VIOLATIONS REGULATION 105 CMR 410.

Provide window screens throughout apt. 551
Repair hole in exterior corridor wall 500
Replace missing floor tiles in kitchen 500
Caulk around tub in bathroom.
Replace missing ceiling tiles (bathroom) 500
Repair all loose drafty defective windows
Remove the abutment.
Repair cracked plaster ceiling in front (small) 500
Provide heating unit to all the bedrooms 500

STATE BUILDING CODE

CODE REGULATIONS

Building _____ Section _____

6/5 No Progress

6/18/87 No progress



CITY OF CAMBRIDGE

No 13431

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 149-151 Putnam Ave.
Number Street Apartment Number

OCCUPANT: _____ TELEPHONE: _____
Last Name First Middle I.

OWNER: Carroll Padavan TELEPHONE: _____
Last Name First Middle I.

OWNER'S ADDRESS: 114 Walnut St Lowell MA 02173
Number Street City

INSPECTION REQUESTED BY: Tenant DATE 4/1/87

DATE OF INSPECTION: MO. _____ DAY _____ YEAR _____ HOUR _____

STATE SANITARY CODE

ROOM(S)/VIOLATIONS _____ REGULATION 105 CMR 410.

- Provide adequate lighting near + front halls on all levels.
- Remove badly deteriorated baseboards (part missing) in front + rear hallways.
- Remove broken floor in front + rear hallways.
- Provide bumper-ball system to all apt's.
- Remove holes in front + rear hallways.
- Provide adequate rear mail door + lock.
- Install smoke detectors throughout bldg. (Check w/ Fire Dept City of Cambridge)
- Remove door knob on apt. door.
- Provide covered walkways containing sufficient hold downs between property.

STATE BUILDING CODE _____ CODE REGULATIONS _____

Building Dept. (adequate spec) Section _____

6/5 No Progress
6/11/87 No progress



CITY OF CAMBRIDGE

No 13405

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 151 PUTNAM AVE #4

OCCUPANT: LEWIS HOMER O. SR. TELEPHONE: N/A
Last Name First Middle I. 770-4570 (w)

OWNER: CONROY FREDERICK J. TELEPHONE: _____
Last Name First Middle I.

OWNER'S ADDRESS: 114 WALTHAM ST. LEYINGTON, MASS
Number Street City

INSPECTION REQUESTED BY: TENANT (CF # 333681) DATE 5/15/87

DATE OF INSPECTION: MO. 5 DAY 30 YEAR 87 HOUR 11 AM

STATE SANITARY CODE

- #1 ROOM(S)/VIOLATIONS REGULATION 105 CMR 410.
YOUR MAIN FRONT DOOR MUST CLOSE AND LOCK PROPERLY. ALSO MUST BE ELECTRICALLY OPERATED STRIKER MECHANISM AND WILL BE ANTI (SECURED) JIMMY PROOF #480C
- #2 YOU WILL PROVIDE AN AUTO BUZZER AND INTERCOM SYSTEM. 06.854
- #3 PROVIDE KEAR EXTRACTOR DOOR WITH SECURE LOCK AND KEYS 480B.
- #4 YOU MUST REPAIR AND REFINISH ALL WALLS AND CEILINGS (INCLUDING COMMON AREAS) IN A WORK PERSON LIKE MANNER #500
- #5 YOU MUST REPAIR ALL ROPES, PAVES, LOCKS AND HAVE THEM OPEN (CLOSE + LOCK EASILY (ALSO BE WEATHER TIGHT) PRIMARY WINDOWS. 520 + 500.
- #6 YOU WILL ALSO SUPPLY SCREENS FOR ALL THE ABOVE (ITEM #6) #551
- #7 EXTERMINATE ENTIRE BUILDING FOR MICE #330
- #8 REPAIR ROOF, SO IT WILL NOT LEAK #500
- #9 REPAIR KITCHEN FAUCET (LEAKS) #551

STATE BUILDING CODE CODE REGULATIONS
YOU MUST PROVIDE THE BATHROOM FLOOR WITH A

6/12/87 M.E. He also called his works and he does not work there anymore He

F



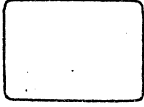
City of Cambridge

No 32793

INSPECTIONAL SERVICES DEPARTMENT
ROOM 308, CITY HALL, CAMBRIDGE, MASS., 02139

Rw / C

Scheduled Appointment



Sector

CITY OF CAMBRIDGE
COMPLAINT RECORD

'87 JAN 27 AM 9 07

Building

Elevator

Housing

Sanitation

other

DATE 1-20-87 Rec'd by S.D. INSP.

LOCATION 149-151 PUTNAM AVE.

OWNER: (name) CHARLES BANK CLEANERS (tel.)

(address) SAME

COMPLAINT: ADJACENT LOT GRASS AND DEBRIS
UNREGISTERED VEHICLES

CALLER: (name) Ann (tel.)

(address)

REMARKS:

REPORT: 2-12-87 LOT WAS CLEANED UP AT
TIME OF INSPECTION. NO CAUSE FOR
COMPLAINT.

FILE R. WILLIAMS

INSP.



City of Cambridge

No 33397

INSPECTIONAL SERVICES DEPARTMENT
ROOM 308, CITY HALL, CAMBRIDGE, MASS., 02139

Scheduled Appointment



Sector

COMPLAINT RECORD CITY OF CAMBRIDGE

'87 JUN 30 AM 11 35

Building

Elevator

Housing

Sanitation

other

DATE 6/30/87 Rec'd by John Pagnanelli INSP.

LOCATION Rear of 149-151 Putnam Ave Elmer SE

OWNER: (name) ? (tel.)

(address)

COMPLAINT: Project at rear of this address being demolished however supposedly support beams over from Garage been demolished to rear express load porch of 149-151. Also 5 55 gal drums of chemical on property.

CALLER: (name) John Courtney (tel.)

(address) (result of inspection across the street)

REMARKS: Called Kevin Whist office at 11:20 spoke w Mr Killings he will get message to Kevin re 5 55gal drums. Also briefed Don Bentulo on structural

REPORT: aspt. Commr. Cellucci said this structural concerning rear porch had previously been resolved and structural condition of the 149-151 project was ok

File closed Pagnanelli

INSP.

MSK11111111
Cambridge MA 02158
10 July 1985

HP
The Cambridge Rent Control Board
Cambridge, MA

Sirs:

I would like to bring to the attention of the Cambridge Rent Control Board the issue of the illegal occupancy of 149 Putnam Ave. by the office of the Charlesbank Laundry. The subject business is at this time in direct violation of the law since:

1- A Superior Court Judgment (attached) has specifically stated that the occupancy of the 149 Putnam Ave address by the Charlesbank Laundry could not exceed 365 days from the date of judgment; namely 24 February 1983. (See paragraph 4 of the said judgment). The City of Cambridge and I are specifically named in paragraph 17 of this judgment as plaintiffs.

2- Except for the 151 Putnam Avenue address, the property in the occupied building is zoned as C-3 under the rent control regulations as of 25 February 1984 (See paragraphs 4 and 5 of attached judgment). The Charlesbank Laundry appears to be in violation of the City's zoning laws.

3- Under the current Rent Control Laws as I understand them, it is illegal to allow rental property classified C-3 to be unoccupied (unrented as C-3 property) for a period of time longer than 120 days effective November 1984. If this is correct, then the property at 149 Putnam Ave. has been in direct violation of this regulation since February 1985.

In view of the extremely limited available residential property in Cambridge, I feel that the Cambridge Rent Control Board should act to rectify the illegal use of the 149 Putnam Ave property. This I feel is just in view of the City's specific position as plaintiff in the original Superior Court Judgment.

Sincerely
William A. Ewing



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

Date: 4-24-87

Reference to: Bldg. Insps.

Location of Property: 149-151 Putnam Ave.

Name of Owner: FREDRICK J. CONROY Tel. No. 862 8260

Address of Owner: Professional Bldg. 114 Waltham St. Lex. MA 02172

Reason for Referral: _____

Check 2nd egress from upper 4
apts. through rear. (Rear door leads
into enclosed construction with overhead
garage door) No light in this enclosure.

Date: _____

Finding of Referral: Tel owner 5/4/87 for appointment. Secretary
claims owner is on vacation. Will send form to
owner for an inspection date

Signature [Handwritten Signature]

Title Sr. Bldg. Insp.

Please return White to Inspectional Services Department and retain Yellow copy for your files. Pink copy to Master file



City of Cambridge

INSPECTIONAL SERVICES DEPARTMENT
ROOM 308, CITY HALL, CAMBRIDGE, MASS., 02139

Wednesday 5/20/87

10:00

Cremens

NO 33368

CITY OF CAMBRIDGE Scheduled Appointment
INSPECTIONAL SERVICE



Sector

COMPLAINT RECORD 87 MAY 15 PM 4 46

Building

Elevator

Housing

Sanitation

other

DATE 5/15 Rec'd by SN INSP.

LOCATION 149-151 Putnam Ave. #4

OWNER: (name) (tel.)

(address)

COMPLAINT: General Inspection

Roof leaks.

CALLER: (name) Homer Lewis (tel.) 492-9540 (w) 492-9649 (w)

(address) Same

REMARKS:

REPORT: 11¹⁰ am / 12⁰⁵ pm 5/20/87 SEE H. IRU #13405 JJC

INSP.

COLONIAL REALTY COMPANY

✓ P.O. Box 172
19-21 ELMER STREET - CAMBRIDGE, MASS. 02138
864-6034

167 FULLER STREET - BROOKLINE, MASS. 02146
277-0342 - 277-7265

13 June 1985

Mr. Joseph J. Cellucci
Commissioner, Inspectional Services
City Hall - 3rd Floor
Cambridge, Mass. 02139.

Dear Commissioner Cellucci: RE: 153-159 Putnam Avenue
12-24 Elmer Street

We have been in touch with you a number of times, most recently at the end of May, 1985, about subject property, which was bought in at foreclosure by Coolidge Bank and Trust Company on 6 March 1984. On 31 May 1985, the undersigned spoke with workmen he observed working on the premises, and in response to his inquiry they advised they had been engaged and were working for and at the direction of Coolidge Bank and Trust Co. We presume said bank is still the owner and/or in control of the property, unless records at the registry of deeds indicate otherwise.

On or about 7 May 1981, over four years ago, there was a fire of suspicious origin that destroyed a substantial part of the building(s), which in subsequent litigation it was established exceeded 50% of the replacement value of the building(s) so that it could only be replaced by a conforming use, i. e., one allowed in a residential district C.

Approximately December, 1981, the then owner filed a Chapter 11 Petition with the U.S. Bankruptcy Court. Subsequent to the then owner's (Debtor's) filing of the Chapter 11 petition, permission was granted by the Bankruptcy Court for the Middlesex Superior Court action brought by various abutters as well as the City of Cambridge (that later joined into the action), to prevent the then owner from continuing operations at the locus. On or about 15 February 1983, a Consent Final judgement/decree was entered by the Middlesex Superior Court (Spunt et al v. Wimm et al, #76-567), which required a ceasing of all ... operations ... no later than approximately 15 August 1983. You will notice from the docket number, the litigation started in 1976.

The then owner had earlier applied to the Board of Zoning Appeal and was denied permission to extend it's non-conformity. In spite of the denial, the then owner connected the subject premises to property of Winn Trust at what appears to be 149-151 Putnam Avenue, in defiance of the City BZA and your Department. Further, inside the burned out buildings they constructed a cement block structure without a permit and in defiance of the City.

At this time we are advised and aver that cement block structure is full of equipment connected with the former laundry (or present laundry), business in defiance of the zoning laws and Consent Judgement of the Middlesex Superior Court. Lights have been seen from our office, which is directly across the street, in the internal structure some evenings from time to time.

CONTINUED

13 June 1985

PAGE 2.

The property continues to deteriorate. The wires to the smokestack are in some cases loose and the smokestack is riddled with holes. It may be in danger of falling.

Since last fall (1984), the rear doors to the burned out buildings facing on Elmer Street, have been open and children have been coming and going to and from the building at will, until 31 May 1985 when after talking with you the workmen who claim to have been sent by Coolidge bank at least secured two of the doors after apparently doing some work inside. Children can get into the 12-16 Elmer Street, section. The roof has caved in, and we regularly see children playing on the roof, which is clearly to the eye structurally unsound and dangerous and an attractive nuisance. A great accumulation of rubbish and old machinery are plainly visible in the premises. Cement block mortar is crumbling, and premises are open to the weather.

In addition to what appears to be the continuation of illegal use, these premises constitute in our respectful opinion a menace to the neighborhood and a serious threat and hazard to inquisitive children. These premises are only a block from the King School and across the street (Putnam Avenue), from a housing project. In addition to abutters, the City of Cambridge was a party to the Middlesex Superior Court litigation and resulting Court orders.

We respectfully request you take immediate action in accord with M.G.L. Chapter 143, and cause these dangerous and menacing structures to be removed. They cannot be rehabilitated or used for commercial-industrial use.

We respectfully call upon you to cause the demolition and removal of the illegally constructed sub-structures and joining of same to the property at 149-151 Putnam Avenue.

We appreciate the recent appearance, on 3 June 1985, of your Inspector in response to our most recent oral complaints to you. If the bank or its successor will not remove the offending and illegal structures, it appears you have authority to have the City do it, and enforce the City's lien against the property owner(s), in accord with M.G.L. Chapter 143.

We feel we have been more than patient, and a continuation of these conditions are a violation of our Massachusetts and Federal civil rights. This sort of situation certainly would not have been tolerated this long in most other parts of the City. We certainly want to co-operate with you in every way and do not want to place ourselves in an adversarial position with the City or its officials. As one of the designated parties in the Court order, I am writing you on behalf of all of the abutters, and parties to the litigation. Your job is certainly not an easy one, but if people are allowed to act in open defiance of the City ordinances and regulations and orders of the Court, only anarchy and destruction of this community can result.

As a courtesy, because the City was involved as a party in the litigation, we are sending a copy of this letter to the City Solicitor, and as the City Council, we are advised, issued one or more orders in connection with this property some years ago while the litigation was pending, we are sending them a notice by way of the City Clerk.

We thank you for your considerable time and consideration in this most difficult matter.

Sincerely,
COLONIAL REALTY COMPANY
Shepard L. Spunt

47
COLONIAL REALTY COMPANY

P.O. Box 172
19-21 Elmer Street - Cambridge, Mass. 02138
864-6034

167 Fuller Street - Brookline, Mass. 02146
877-0342 - 277-7268

May 14, 1987

Inspector Vincent Clarke
Inspectional Services Dept.
City Hall - Rm. 308,
Cambridge, Ma. 02139

Re: 147, 149, 151, 157 & 159 Putnam Ave.
16, 20 & 24 Elmer St.

Dear Inspector Clarke:

After completing a related matter at your office this afternoon, I brought to your attention the subject locations. You and Inspector Courtney were kind enough to try to assist me in this regard. When you went to your files to look into this matter we found most of the file was missing. Accordingly, I enclose from my file a copy of a letter dated June 24, 1985 addressed to Mr. James Tower at Coolidge Bank and Trust Co., in Watertown, signed by Commissioner Cellucci, who sent it to me. Also enclosed is a copy of our copy of letter of July 6, 1985 to Commissioner Cellucci. Both of these letters were not in your file, nor was the supporting documentation for Commissioner Cellucci's June 24 1985 letter. Accordingly you asked that I send you these letters from my file of which you do not have copies. Your file contained a letter dated August, 1986 from Coolidge Bank and Trust Co., indicating the subject property had been sold to Mr. Joseph Raduano. Your file also had certified letters in it addressed to Mr. Raduano that were apparently not picked up at the post office.

While we were discussing this, one of the other Inspectors passed by and suggested an application for a razing permit was on Commissioner Cellucci's desk, but that he was away on vacation. From time to time I have discussed this with various members of your Department, and on at least two occasions with the Commissioner in the past few months.

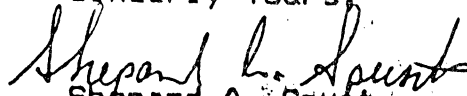
As recently as this afternoon children were observed on the roof of the 20-24 Elmer St., sections of the building. The collar of the smoke stack also appears to have substantially deteriorated since our earlier correspondence. We are concerned one or more children might be seriously hurt or worse if they fall through the caving in roof onto the debris below, or if the smoke stack falls into Elmer Street. We also call to your attention plainly marked fifty-five gallon drums of Trichloroethylene approxamatly at the 147 Putnam Avenue,

location. There are other containers variously marked as hazardous in the illegally built section that joins the 149-151 Putnam Avenue, building to the former Charlesbank Laundry site. According to the D.E.Q.E., these are hazardous chemicals that require special disposal. We believe there are also old deteriorating metal fuel and chemical tanks under the site or street, which must be properly removed.

Nearly two years have elapsed since the enclosed correspondence. It seems incredible the City is either unwilling or unable to enforce the laws and raze the offending derelict structures. The City does have funds available to act in emergencies for the public safety. As you are aware, if the City removes the offending structures the cost to the City, as we understand it, will become a lien against the real estate.

We have been hearing for the last six months or more that the new owner is about to act. May we have your immediate response as to just when action will be taken? We understand your Department is being reorganized, but feel nearly two years of "no action" is unreasonable. On behalf of a number of owners on Elmer St., and Putnum Ave, and a large number of tenants we remain,

Sincerely Yours,


Shepard A. Spunt

SAS/A
encl.s :2, as noted
cc: Insp. John Courtney
City Manager Robert Healy



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

CERTIFIED MAIL

June 24, 1985

Mr. James Tower
Collection Officer
Coolidge Bank & Trust Company
65 Main Street
Watertown, Massachusetts 02172

Re: 147, 149, 151, 157 & 159 Putnam Avenue
16, 20 & 24 Elmer Street

Dear Mr. Tower:

On May 31, 1985 a complaint was submitted to this department regarding maintenance of the above-listed properties.


In response to the complaint the following action was taken.

1. I instructed Senior Building Inspector Ronald Bentubo to survey the premises and write a report on his findings.
2. Based on Bentubo's report, I requested the City of Cambridge survey board to make an inspection of the premises. {see enclosure}

Therefore, you shall be allowed until twelve o'clock noon of the day following the service of this notice in which to comply with enclosures.

Failure to remove or make the structure safe may result in court action.

Very truly yours,


Joseph J. Cellucci
Commissioner

JJC:cp
Encs. 2

cc: Robert Healy

COLONIAL REALTY COMPANY

✓
P.O. Box 172
19-21 ELMER STREET - CAMBRIDGE, MASS. 02138
864-6034

167 FULLER STREET - BROOKLINE, MASS. 02146
277-0342 - 277-7265

6 July 1985

Mr. Joseph J. Cellucci
Commissioner, Inspectional Services
City Hall - 3rd Floor
Cambridge, Mass. 02139.

Dear Commissioner Cellucci: RE: 147-159 Putnam Avenue
12-24 Elmer Street
June 14, 1985 Board of Survey Report

Thank you for copy of what appears to be an "order letter" to Mr. James Tower at Coolidge Bank & Trust Company dated June 25th, 1985. You did not, however, send us a signed copy of the report, which we would appreciate at your earliest convenience.

To assist you, we enclose a photostat of a certified copy of Consent Final Judgement that resulted from the consolidated Superior Court Cases #76-567 and #81-5008, which was recorded at the Registry of Deeds in East Cambridge in Book 14910, Pages 34-38.

Any buyer, and specifically Coolidge Bank & Trust Company, who bought the property in at public sale in March, 1984, reasonably had full notice of the conditions connected with this property. We respectfully call your attention to the following sections of the Judgement:

- A. On the first page, last two lines read, "it may be replaced only by a conforming building or use, i.e. one allowed in a Residence C 3 district."
- B. On top of page two, paragraph numbered 2, reads, "Said ruined building shall not be rebuilt for any purpose other than one permitted in the Residential C 3 district."
- C. At base of page two, paragraph numbered 9. In essence no laundry operations after 180 days from this date...late February, 1983.
- D. At bottom of fourth page, paragraph numbered 17, gives "Any of the Superintendant of Buildings of the City of Cambridge in the name of the City...shall have standing on behalf of themselves and the other individual plaintiffs herein to enforce this Judgement."

When we last spoke, you were concerned about having funds to carry out the authority and powers you have under M.G.L. Chapter 143. Roughly two weeks has gone by and your letter to Coolidge Bank & Trust Company remains ignored. With the advent of a new fiscal year on 1 July 1985, if you ever had funds for such a purpose, you must have them available now.

It appears on best information that the illegally built structure inside part of the derelict and secured to 149-151 Putnam Avenue, in defiance of the denial of the Board of Zoning Appeals, City Ordinances, Building Regulations, and built without permits, etc., continues to be stuffed full of laun-

CONTINUED

Mr. Joseph J. Cellucci, Commissioner
Page 2

6 July 1985

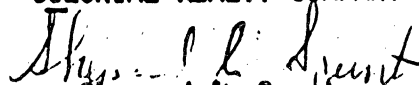
dry equipment. In our letter to you of 13 June 1985, we called to your attention that we have seen lights in this illegal structure in the evenings from time to time, it being directly opposite our office. We have been told there is not supposed to be any power in the structure; yet we see lights, and can guess that possibly lines have been brought in from the continuing laundry operation in the 149-151 Putnam Avenue, building. This appears to be a clear violation of paragraph 9, on page 2 of the Judgement; in addition to the potentiality of illegal electric wiring either in the illegal structure or emanating from adjoining premises. We respectfully request this be investigated and appropriate action taken.

On July 3rd, 5th, and today, the 6th, children have been observed on the roofs of the damaged/derelict structures. It is only a matter of time, in our opinion, until you have a serious accident.

As it appears the owners will not act, we call upon you to raze the offending structures and illegal structures. We understand the cost of this action constitutes a lien against the land. If that we not enough, certainly the large bank that appears to own the property should have the ability to pay the City's claim. In either case, we cannot understand the reason for continuing delay now that we are into a new fiscal year.

We look forward to your prompt attention and co-operation.

Sincerely,
COLONIAL REALTY COMPANY


Shepard A. Spunt

SAS/w

encl.: Consent Final Judgement

CC: Russell B. Higley, Corporation Counsel
Councillors
Stuart DeBard, Esq.

City of Cambridge

S-696

Various back-up materials including letters
from Colonial Realty Co. & the Cambridge
Inspectional Services Dept. concerning the
premises numbered 149-151 Putnam Avenue.

November 23, 1987