

Print for Legibility



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT

DATE: 4-17-90

TIME: \_\_\_\_\_ A.M./P.M.

Report by  
Inspector Ron Bentubo  
Complaint #012820

Subject 217-218 Thorndike Place/71 Fulkerson St.

Directed to: Comm. Cellucci Date and time of  
Occurrence \_\_\_\_\_

Action Requested: \_\_\_\_\_

Inspector's Response:

In response to items 8, 9 and 10 of the above complaints, Leo Malloy, Lenny Leonardo and myself conducted an inspection on 4/11/90. Dwight Johnson from Thayer & Associates, Inc. Agents for Thorndike Place Condominium Trust were there to assist us.

Item 8. Mr. Johnson stated the trash compactors were closed down by the Thorndike Place Condominium Board of Trustees because of several fires reported in them. He also stated that the land for the compactor and dumpster has not been sold. A letter to this effect will be forwarded to me.

Item 9. Water seepage was noted in the parking garage. Mr. Johnson stated that the Condo Trust has contracted an engineer to assess the leak and to recommend repair options. A letter to this effect will be forwarded to me. See 650 report from Mr. Malloy and Mr. Leonardo on this item.

Item 10. See 650 Report from Mr. Malloy.

In order to assess items 5,6 and 7, listed below are the five units which were sold to Cambridge residents at below market price.

Inspector's Signature [Signature] Date 4/17/90



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ A.M./P.M.

Report by  
Inspector \_\_\_\_\_

Subject \_\_\_\_\_

Directed to: \_\_\_\_\_

Date and time of  
Occurrence \_\_\_\_\_

Action Requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspector's Response: \_\_\_\_\_

Unit 101A, 217 Thorndike Place - Owners: Mr. Joseph Miceli

Unit 206, 218 Thorndike Place - Owners: Mr. & Mrs. Michael Arruda

Unit 102, 218 Thorndike Place - Owners: Mr. Joseph Baratta

Unit 208, 217 Thorndike Place - Owners: Mr. & Mrs. Anthony Chesnakas

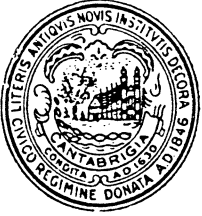
Unit 104, 217 Thorndike Place - Owners: Debra Dottin

In a face to face conversation with Mr. Miceli and by a telephone conversation with Mrs. Arruda and Mr. Baratta, they all have stated that all problems associated with these units have been corrected. Debra Dottin could not be located and does not appear to live in her unit. (See letter from Just-A-Start). Records at this office indicate that problems in Mr. & Mrs. Chesnakas unit have been resolved.

Item 2, 3 and 4 cannot be addressed by Inspectional Services Department and appear to be civil matters.

Item 1. The unit in question is 104, 217 Thorndike Place, owned by Debra Dottin. See response letter from Just-A-Start.

Inspector's Signature AP Miceli Date 4/12/80



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_ A.M./P.M.

Report by  
Inspector \_\_\_\_\_

Subject \_\_\_\_\_

Directed to: \_\_\_\_\_

Date and time of  
Occurrence \_\_\_\_\_

Action Requested: \_\_\_\_\_

Inspector's Response: \_\_\_\_\_

A letter from Thayer and Associates, Inc. is attached to this report, addressing items 8 and 9.

On 4/17/90 Leo Malloy and I inspected units 208, 217 Thorndike Place which is owned by Mr. & Mrs. Anthony Chesnakas. Mrs. Chesnakas stated all problems but one has been corrected in her unit. She stated fumes are being vented into her kitchen from other units. Our records indicate this was cited on report #16516, and appears to have been dismissed in court on 3/16/90. See letter dated 11/9/88 from FAR Group.

Inspector's Signature W. Bentula Date 4/17/90

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CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT

DATE: 4-12-90

TIME: 8:30 A.M. / P.M.

Report by Inspector Leo F. Malloy

Subject Complaint #012820

Directed to: Commissioner Joseph Cellucci

Date and time of Occurrence 4-11-90 (10:00 A.M.)

Action Requested: Check and inspect plumbing related complaints listed in letter of March 25, 1990, to the City Manager by East Cambridge Stabilization Committee.

RE: 217 Thorndike Street.

Inspector's Response: #6 Not plumbing related - water leaking from outside through foundation wall. #7 Venting by mechanical means addressed by building code.  
#9 No indications of flooding. Water on garage floor comes from outside as noted in #6, it had rained the evening of April 10th and the morning of April 11th.  
#10 Plumbing in parking garage drainage system was installed as per Mass. State Plumbing Code and inspected at time building was built by City of Cambridge Plumbing Inspector, Gas interceptor was also inspected by M.D.C. Sewer Department.

There was indication that water was leaking from apartment 209 into apartment 109. It could be a leaking closet seal on toilet or water leaking from shower by improper use of shower curtain. There was a plumber there to try to locate source of leak and repair same.

Inspector's Signature Leo F. Malloy Date 4/12/90

Print for Legibility



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT

DATE: 4/12/90  
TIME: \_\_\_\_\_ A.M./P.M.

Report by  
Inspector Leonardo, L.J.

Subject 217 Thordike

Directed to: Bentabo, R

Date and time of  
Occurrence \_\_\_\_\_

Action Requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspector's Response: \_\_\_\_\_

9) Water Seepage on outer walls near  
The Electric Main Switch did not appear to be  
entering the Equipment.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspector's Signature PJ Leonardo Date 4/12/90

JAS

JUST A START CORP.

P.O. BOX 305 • 432 COLUMBIA STREET #12 • CAMBRIDGE, MA 02141

TELEPHONE: 617-494-0444

April 9, 1990

Mr. Ronald Bentubo  
Senior Building Inspector  
City of Cambridge  
Department of Inspectional Services  
831 Massachusetts Avenue  
Cambridge, MA 02139

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
APR 10 11 11

Dear Mr. Bentubo:

Re: Responsibilities as Related to Development/Construction/  
Occupancy of the Condominiums at 217-218 Thorndike Street/  
72 Fulkerson Street, East Cambridge, Massachusetts

Pursuant to a letter dated 25 March, 1990, from The East Cambridge Stabilization Committee to the Cambridge City Council, and to supplement Just A Start's letter of April 6, 1990, to all parties to whom the Stabilization Committee letter was addressed, and pursuant to the request of the Department of Inspectional Services, this letter supplements all of the above correspondence, as follows:

1. The above-noted condominium development was developed, constructed, and as far as we know continues to be managed by the FAR group, it's agents and/or assigns;
2. The complaints listed in the Stabilization Committee's letter of 25 March, 1990, relate to units throughout the condominium development, including market rate and community affordable units;
3. Just A Start's role began, at the request of the Committee and the City of Cambridge, long after development financing, plans, bids, contracting and most construction was completed. We had no role in development/permitting/contracting/construction. Our only role was in marketing five (5) community affordable units. This marketing we did in cooperation with the East Cambridge Committee and the City of Cambridge. Therefore, we have no liability, having had no role, in matters related to development, financing or construction of the condominium development at this address.

Mr. Ronald Bentubo  
Page 2  
April 9, 1990

Just A Start continues its marketing and repurchase/resale role on the community affordable units, as these come back on the market over the years. We are in a repurchase phase on one unit, said unit NOT in violation of the current sublease agreement. We would appreciate being notified of any code violations as related to any of the community affordable units, including the one we are repurchasing, upon the completion of the Department of Inspectional Services' inspection.

Thank you for your attention to this matter.

Sincerely yours,



Gordon N. Gottsche  
Executive Director

cc: Mr. Joseph Cellucci  
Commissioner

**THAYER &  
ASSOCIATES, INC.**

April 12, 1990

Mr. Ronald Bentubo  
Senior Building Inspector  
Inspectional Services Dept.  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Mr. Bentubo:

This letter is to provide the information you requested during our meeting on April 11th at Thorndike Place Condominium regarding issues raised in a letter to the Cambridge City Council from the East Cambridge Stabilization Committee.

Per your request, I have enclosed a copy of a letter from David Frizzell, Master Electrician, stating his assessment of the condition of the main electrical service switch gear in the garage at Thorndike Place. As we observed during our meeting, water is penetrating through the concrete in the garage including in the area near the switch gear. The Thorndike Place Condominium Board of Trustees has contracted with Maurice A. Reidy Engineers to assess the leak and to recommend repair options.

Please be further advised that the Thorndike Place Condominium Board of Trustees voted to close the trash compactors and trash chutes in both buildings after fires were reported in the trash compactors. Neither the compactors nor the land they are on have been sold by the Association. The Trustees of Thorndike Place Condominium did purchase from FAR VI Limited Partnership a parking easement to store a dumpster. The parking space is located directly adjacent to 217 Thorndike Street. Consideration paid was \$3,500.00.

I hope you find this information helpful. Please do not hesitate to call if I can be of any further assistance.

Very truly yours,  
THAYER & ASSOCIATES, INC. Agents for:  
Thorndike Place Condominium Trust

  
Dwight Johnson  
Vice President

RECEIVED 12 29 1989

DAVID M. FRIZZELL

*Master Electrician*

36 THAYER ROAD  
BELMONT, MA 02178  
489-1092

December 26, 1989

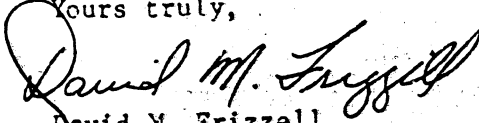
Mr. Dwight Johnson  
Thayer & Associates, Inc.  
P.O. Box 196  
Cambridge, MA 02140

RE: 217 Thorndike Street  
Cambridge, MA  
December 6, 1989

The Main service switch gear, in basement garage, is installed on garage floor and is showing signs of rust.

I removed the bolt on panels protecting the switch gear. The inside showed no signs of any water entering the enclosure. All connections were tight and properly positioned. The top panel was rusted on the unpainted edge. The bottom right front corner showed signs of rust on the outside only. No rust any place inside switch equipment. The rust on the outside is caused by a wet concrete floor which the switch gear is sitting on.

Reccomendation that the rust panels and supports be sanded and painted with an anti-rust paint. The main switch enclosure (switch gear) should be raised 1/2" or trench 1" deep x 3" wide cut around 2 sides to help control water on garage floor.

Yours truly,  
  
David M. Frizzell

# **FAR**

G R O U P

April 5, 1988


Anthony and Nancy Chesnakis  
Unit 208  
217 Thorndike Pl.  
Cambridge, MA 02141

Dear Tony and Nancy,

As a result of concern expressed over the heat distribution in the full bath in your unit at 217 Thorndike, we researched some potential solutions. Because of the location of this bath relative to the trunk lines of the HVAC system we will not be able to run a heat duct into the bathroom. This leaves us with the only alternative of furnishing some sort of electric heat. We would be willing to install a heat lamp, cabinet heater or electric baseboard.

The FAR Group is prepared to perform this work at no cost to you provided we receive your approval in a timely manner. We maintain our commitment to offering a product which our buyers will be happy with. If you are interested in having this work performed please contact either myself or Irving by April 15 and we will proceed as rapidly as possible. We look forward to hearing from you soon.

Sincerely,

  
Matthew Yarmolinsky

cc: FAR Group



CITY OF CAMBRIDGE

No. 16560

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: 217 THORNDIKE PLACE # 208  
Number Street Apartment Number

OCCUPANT: CHESTAKAS NANCY TELEPHONE: 5721768  
Last Name First Middle I.

OWNER: FAR GROUP IRVING FISHMAN TELEPHONE: 5476700  
Last Name First Middle I.

OWNER'S ADDRESS: 60 HAMILTON ST. CAMBRIDGE MASS 02139  
Number Street City

INSPECTION REQUESTED BY: TENANT COMP 08170 DATE: 10-5-88

DATE OF INSPECTION: MO. 10 DAY 6 YEAR 88 HOUR 12

STATE SANITARY CODE

ROOM(S)/VIOLATIONS

REGULATION 105 CMR 410.

1. CAP OFF THE DRYER VENT PIPE IN THE 351A LAUNDRY ROOM.

2. REPAIR THE LOOSE FLOOR TILE IN THE HALL 500 BATH ROOM.

STATE BUILDING CODE

CODE REGULATIONS

Building Section

Plumbing Section

Electrical Section

(Other) Section

Referral to Other Agencies DATE

*[Signature]*  
(INITIAL)

One or more of the violations cited above is a condition which may materially impair the health, safety or well-being of the occupant(s) as determined by Regulation 410.750 of the State Sanitary Code or the Authorized inspector.

The OWNER is hereby ordered to remedy the above cited violation within 14 days or face prosecution by the City of Cambridge.

RECEIPT OF THIS INSPECTION REPORT BY THE OWNER IS NOTICE AS REQUIRED BY MASSACHUSETTS GENERAL LAWS CHAPTER 239 SECTION 8A.

SIGNED UNDER PAINS AND PENALTIES OF PERJURY:

INSPECTOR: [Signature] APPROXIMATE DATE & TIME OF REINSPECTION: 10-20-88

CERTIFIED TRUE COPY

I THIS DAY DELIVERED A TRUE COPY WITHIN

IN HAND TO [Signature] ON 10-6-88 TIME 2:15 PM  
CONSTABLE OF CITY OF CAMBRIDGE

White To Files

Yellow to Owner

Pink to Inspector

Gold to Tenant



October 17, 1988

Joe Cremens  
Inspector  
Inspectional Services  
City of Cambridge  
City Hall  
Cambridge MA 02139

Dear Inspector Cremens:

I am writing to you to follow up on our recent telephone conversation regarding Housing Inspection Report # 16560, unit # 208 at Thorndike Place Condominiums, 217 Thorndike Street, Cambridge. Ful

As I mentioned to you on the phone the inspection was requested by the occupants of the unit who are in fact the owners of the unit. Nancy and Anthony Chesnakis purchased unit 208 in February of 1987, nearly twenty months ago. The FAR Group does not own or manage this unit. Each owner in the condominium has complete control and responsibility for their own unit. If they damage it or if you find violations they are the owners and they must correct those violations.

The FAR Group developed Thorndike Place Condominiums. 217 Thorndike Street received its Certificate of Occupancy in November of 1986. The FAR Group stands ready to help the owners if problems develop with their systems but we do not accept liability for them.

I realize that your department must respond to requests to inspect premises but the Report were incorrectly sent to us. I would appreciate it if you would correct your records and send me an acknowledgment. Thank you.

Sincerely,

  
Irving Fischman

60 Hamilton Street  
Cambridge, Massachusetts 02139  
617-547-6700

CITY OF CAMBRIDGE

No 16516

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

H. J. CELLUCCI  
INSPECTOR OF BUILDINGS  
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 217 THORNDIKE PLACE # 208  
Number Street Apartment Number

OCCUPANT: CHESNAKAS NANCY TELEPHONE: 578-1768  
Last Name First Middle I

OWNER: FAR GROUP TELEPHONE: 547-6700  
Last Name First Middle I

OWNER'S ADDRESS: 60 HAMILTON ST CAMBRIDGE MASS  
Number Street City 02139

INSPECTION REQUESTED BY: TENANT DATE 11-1-88

DATE OF INSPECTION: MO. 11 DAY 1 YEAR 88 HOUR

STATE SANITARY CODE

ROOM(S)/VIOLATIONS REGULATION 105 CMR 410.

PROVIDE HEAT FOR THE BATH-ROOM #200  
AS PROMISED IN LETTER 4-5-88  
WEATHER TIGHT FRONT DOOR TO THE APARTMENT #501  
HAVE HEAT BALANCED (NOTE BACK BEDROOM  
SHOWS A LACK OF HEAT) #200  
REPAIR BATH-ROOM FLOOR #500  
HAVE KITCHEN EXHAUST CHECKED #100  
NOTE: VIOLATIONS STILL PENDING ON  
FORM # 16560

STATE BUILDING CODE	CODE REGULATIONS
Building	Section
Plumbing	Section
Electrical	Section
(Other)	Section

Referral to Other Agencies DATE

J.F. One or more of the violations cited above is a condition which may materially impair the health, safety or well-being of the occupant(s) as determined by Regulation 410.750 of the State Sanitary Code or the Authorized Inspector.

(INITIAL) The Owner is hereby ordered to remedy the above cited violation within 17 days or face prosecution by the City of Cambridge.

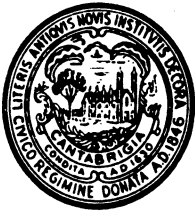
RECEIPT OF THIS INSPECTION REPORT BY THE OWNER IS NOTICE AS REQUIRED BY MASSACHUSETTS GENERAL LAWS CHAPTER 239 SECTION 8A.

SIGNED UNDER PAINS AND PENALTIES OF PERJURY:  
INSPECTOR J. Fallon APPROXIMATE DATE & TIME OF REINSPECTION 11-14-88

CERTIFIED TRUE COPY  
I THIS DAY DELIVERED A TRUE COPY WITHIN  
IN HAND TO \_\_\_\_\_ ON \_\_\_\_\_ TIME \_\_\_\_\_

CONSTABLE OF CITY OF CAMBRIDGE

White To Files Yellow to Owner Pink to Inspector Gold to Tenant



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

FAX. 868-8159

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

June 11, 1990

To The Honorable, The City Council:

In response to Awaiting Report Item No. 21, relative to violations in the building and city codes at Thorndike Place Condominums, attached are reports issued by the Inspectional Services Department as well as letters from Thayer Associates, Inc., The Far Group and Just-A-Start Corporation.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mev  
enclosure

Agenda # 8

# 76  
S-279

Awaiting Report Item Number 21 regarding  
violations in the building and city codes  
at Thorndike Place Condominiums.

In City Council,

June 11, 1990

*Yabled by  
Councillor Goomey.  
2/11/91 Placed on file*