



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

May 14, 1986

Mr. Bell & Mr. Jerald Fandetti
Urban Development & Investment Corp.
2067 Massachusetts Avenue
Cambridge, MA 02140

Gentlemen:

Please be advised that the Cambridge City Council is in receipt of a petition from Charles Kettler, et al of 42 Cogswell Avenue relative to code deficiencies and safety problems at that location. The City Council has scheduled a public hearing for Monday, May 19, 1986 at 6:00 p.m. in the Sullivan Chamber, City Hall. Your presence or that of your appropriate designee has been requested at this time.

Your anticipated cooperation in this matter will be greatly appreciated by the City Council.

Sincerely yours,

Joseph E. Connarton
Acting City Clerk.

JEC/mh



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OFFICE OF
THE CITY CLERK

May 14, 1986

Mr. Charles Kettler
42 Cogswell Avenue
Cambridge, MA 02140

Dear Mr. Kettler:

Please be advised pursuant to your petition and that of your neighbors relative to building code violations, the City Council has scheduled a hearing on this matter for Monday, May 19, 1986 at 6:00 p.m. in the Sullivan Chamber, City Hall. You and/or your designee are invited to attend at this time.

Your anticipated cooperation in this matter will be greatly appreciated by the City Council.

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OFFICE OF
THE CITY CLERK

May 14, 1986

Duncan & Mary Boyce
42 Cogswell Avenue
Cambridge, MA 02140

Dear Mr. & Mrs. Boyce:

Please be advised pursuant to your petition and that of your neighbors relative to building code violations, the City Council has scheduled a hearing on this matter for Monday, May 19, 1986 at 6:00 p.m. in the Sullivan Chamber, City Hall. You and/or your designee are invited to attend at this time.

Your anticipated cooperation in this matter will be greatly appreciated by the City Council.

Sincerely yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
Acting City Clerk.

JEC/mh



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OFFICE OF
THE CITY CLERK

May 14, 1986

Ms. Dorothy Linsner
42 Cogswell Avenue
Cambridge, MA 02140

Dear Ms. Linsner:

Please be advised pursuant to your petition and that of your neighbors relative to building code violations, the City Council has scheduled a hearing on this matter for Monday, May 19, 1986 at 6:00 p.m. in the Sullivan Chamber, City Hall. You and/or your designee are invited to attend at this time.

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OFFICE OF
THE CITY CLERK

May 14, 1986

Ms. Sherry Richman
42 Cogswell Avenue
Cambridge, MA 02140

Dear Ms. Richman:

Please be advised pursuant to your petition and that of your neighbors relative to building code violations, the City Council has scheduled a hearing on this matter for Monday, May 19, 1986 at 6:00 p.m. in the Sullivan Chamber, City Hall. You and/or your designee are invited to attend at this time.

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OFFICE OF
THE CITY CLERK

May 14, 1986

Mr. Lawrence Man
42 Cogswell Avenue
Cambridge, MA 02140

Dear Mr. Man:

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Acting City Clerk.

JEC/mh

42 Cogswell Avenue
Cambridge, MA 02140
April 28, 1986

RECEIVED BY
OFFICE OF CITY CLERK

1986 APR 30 PM 4: 20

CAMBRIDGE MA.

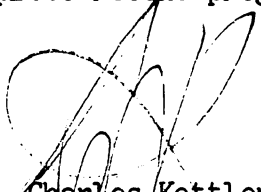
City Council of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Sirs:

Attached is a copy of a letter from Joseph Cellucci to Messrs. Bell and Fandetti, developers of 42 Cogswell Ave., Cambridge. These developers have made no attempt to correct the deficiencies in our units, and the unoccupied units remain unfinished and, as such, potential health and safety hazards. Clearly Messrs. Bell and Fandetti do not respect the authority of the Inspectional Services Department and utterly disregard the rights of those who purchase from them. The neighborhoods in which they develop are also negatively affected.

We now understand that Mr. Fandetti is seeking to develop on White Street in Porter Square. We feel that allowing Messrs. Bell and Fandetti to continue developing in the City of Cambridge would be a disservice to the residents of Cambridge. We request a public hearing on these developers' failure to complete recent projects which has resulted in health and safety hazards.

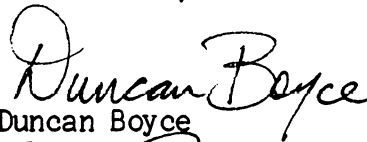
Yours,



Charles Kettler



Dorothy Linsner



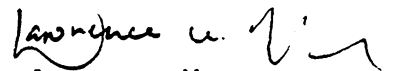
Duncan Boyce



Sherry Richman



Mary Boyce



Lawrence Man

cc: City Clerk for distribution to City Council members

Joseph Cellucci, Inspectional Services Dept.



CITY OF CAMBRIDGE

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

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

April 2, 1986

Urban Development & Investment Corp.
2067 Massachusetts Avenue
Cambridge, Massachusetts 02140

Re: 42 Cogswell Avenue

Dear Mr. Bell:

Upon receipt of your letter, dated February 27, 1986, you indicated a willingness to correct code violations at the above-listed properties. I instructed Senior Building Inspector Ronald Bentubo to visit the site with inspectors of wiring and plumbing and make a complete inspection of the units in question and report their findings back to me.

It appears that their inspection revealed more than a few code violations as you indicated in your letter. I am enclosing copies of the inspection reports and I would advise you to contact the Senior Inspector in order to respond to your method of correction.

The owners of the units have indicated to me that a financial settlement to correct these violations and reimbursement of those already corrected by them would be a more desirable solution.

This department will pursue corrective measures as required regardless of which method as described is chosen.

Very truly yours,

Joseph J. Cellucci
Joseph J. Cellucci
Commissioner

JJC:cp

cc: Mr. Charles Kettler
Unit 1, 42 Cogswell Avenue



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph J. Cellucci
Commissioner

Date March 31, 1986

From Ronald T. Bentubo *RTB*
Subject Senior Building Inspector

Reference

RE: 42 COGSWELL AVENUE

The attached are observations made on the eighteen items listed in letter dated February 22, 1986 from tenants of units 1, 2, 4 and 6 of 42 Cogswell Avenue.

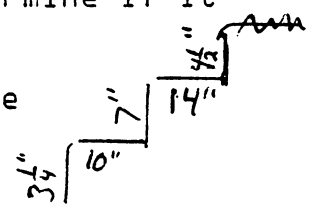
UNIT 1 - 42 Cogswell Avenue - Charles Kettler, owner

1. Does not appear to have soffit vents. Soffit made up of rough 1x8's {est} and shows about a 1/4" spacing between boards. No insect screen noted. No ridge vent noted on this building.
2. Front entry steps not done by code. *9 1/2"* Steps not attached to building and are supported by bricks on grade. {see 619.5}. Could not determine if wood is treated for the weather. *11 1/2"*
3. See George Murphy
4. Door leading to garage is hollow core with sheet metal applied to garage side {see 413.1.1}
5. I question support of 135 gallon Jacuzzi. It appears to have been installed after C.O. was issued and without Building Department approval. Poorly made 4x4 support system noted in garage supporting Jacuzzi. *4x4* support legs not secured to floor. *←33"→*
6. Determined that one wall in back of Jacuzzi had regular wall board.
7. Oak flooring not tight in all areas. Probably caused from shrinkage.
8. Noted several metal wall board corners pulling away from finish. Numerous cracks in inside corners noted throughout unit.

- 9. Studs 24" on center not allowed by code {see Figure 2103.1}
- 10. Grading appears to drain towards units
- 11. Walkway at rear of house slants back towards house.
- 12. See George Murphy
- 13. Has unconditional C.O. No.081225 dated August 12, 1985
- 14 & 15 See end of report
- 16. Tenants claim walks are of poor quality and don't have a proper base. Could not determine.
- 17. Most exterior corner boards on units 1,2,4, & 6 show large spacing where they meet. Probably caused from wood with a high water content.

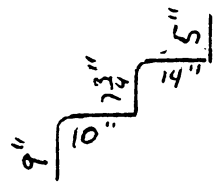
UNIT 2 42 Cogswell Avenue-Mary Boyce, owner.

- 1. Does not appear to have soffit/ vents. Soffit made up of rough 1x8's {est} and shows about 1/4" spacing between boards. No insect screen noted. Ridge vent noted. Could not determine if it is functional or cosmetic.
- 2. Front entry steps not done by code See report on Unit 1.
- 3-9 N/A
- 10 See Report on Unit 1
- 11. See Report on Unit 1
- 12. N/A
- 13. Has conditional C.O. No.091245 {7 day conditional for electrical problem}
- 14 & 15 See end of report
- 16. See Report on Unit 1
- 17. See Report on Unit 1



UNIT 4 42 Cogswell Avenue- Dorothy Linser, owner

- 1. See report on Unit 2
- 2. See Report on Unit 1
- 3-9 N/A
- 10. See Report on Unit 1
- 11 & 12 N/A
- 13. Has conditional C.O.No.091245 {7 day conditional due to electrical problem}



14 & 15 See end of report

16 & 17 See Report on unit 1

P.S. Water leak noted down metal chimmney in unit.
Could not determine source.

UNIT 5 42 Cogswell Avenue-Sherry Richman, Owner

1. See Report on Unit 2

2. See Report on Unit 1

3-9 N/A

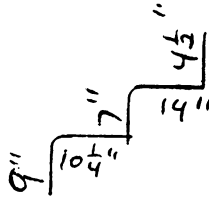
10. See Report on Unit 1

11-12 N/A

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by owner.

14 & 15 See end of report

16 & 17 See Report on Unit 1



ITEM 14 & 15

Complaint made that Units 7 & 8 have been unfinished for about 3 years. Both units not secured properly. Front door and rear sliders not locked. Most window openings covered with polyethylene only. Both lots covered with debris. {Large tree trunks, cut up tree limbs, 2x materials, broken sliding door screens, concrete forms and 25-55 gallon drums. Unit 5 also vacant and not secured properly. Broken windows in this unit were noted. Litter also noted near R.R.tracks and it appears to have come from the Bell & Dandetti job site. Trash was also noted at 46 Cogswell Avenue.

RTB:cp

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Cambridge, MA 02140
April 28, 1986

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City Council of Cambridge
City Hall
795 Massachusetts Avenue
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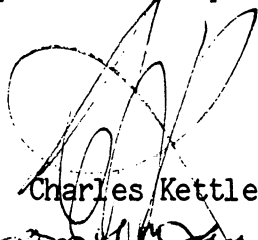
CAMBRIDGE MA.

Dear Sirs:

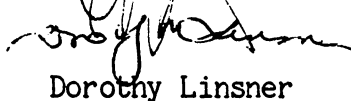
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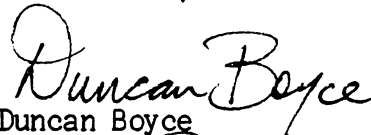
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Dorothy Linsner



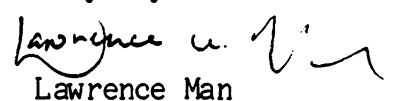
Duncan Boyce



Sherry Richman



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Lawrence Man

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Joseph Cellucci, Inspectional Services Dept.



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

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April 2, 1986

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Unit 1, 42 Cogswell Avenue



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

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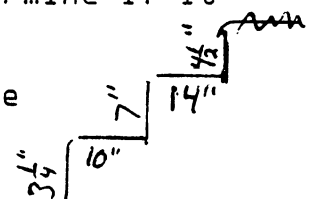
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6. Determined that one wall in back of Jacuzzi had regular wall board.
7. Oak flooring not tight in all areas. Probably caused from shrinkage.
8. Noted several metal wall board corners pulling away from finish. Numerous cracks in inside corners noted throughout unit.

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UNIT 2 42 Cogswell Avenue-Mary Boyce, owner.

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2. Front entry steps not done by code
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3-9 N/A

10. See Report on Unit 1

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16. See Report on Unit 1

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UNIT 4 42 Cogswell Avenue- Dorothy Linser, owner

1. See report on Unit 2

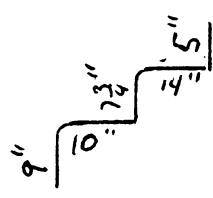
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14 & 15 See end of report

16 & 17 See Report on unit 1

P.S. Water leak noted down metal chimney in unit.
Could not determine source.

UNIT 6 42 Cogswell Avenue-Sherry Richman, Owner

1. See Report on Unit 2

2. See Report on Unit 1

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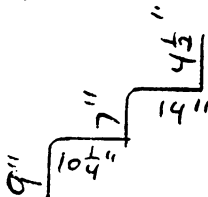
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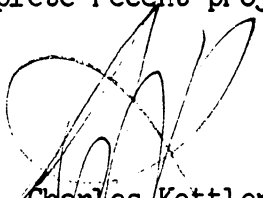
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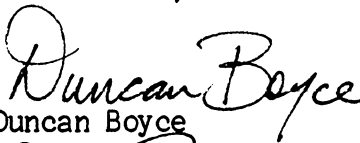
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Dorothy Linsner



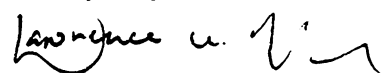
Duncan Boyce



Sherry Richman



Mary Boyce



Lawrence Man

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Joseph Cellucci, Inspectional Services Dept.



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

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Unit 1, 42 Cogswell Avenue



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph J. Cellucci
Commissioner

From Ronald T. Bentubo *RTB*
Senior Building Inspector

Subject

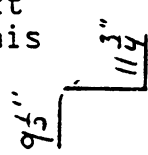
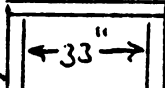
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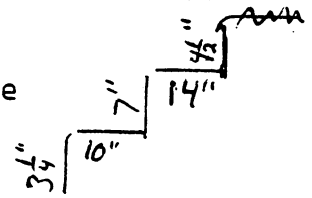
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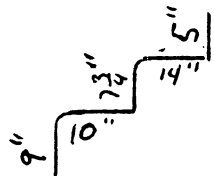
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UNIT 6 42 Cogswell Avenue-Sherry Richman, Owner

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2. See Report on Unit 1

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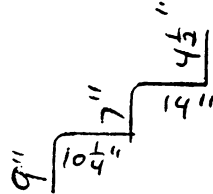
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RTB:cp

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42 Cogswell Avenue
Cambridge, MA 02140
April 28, 1986

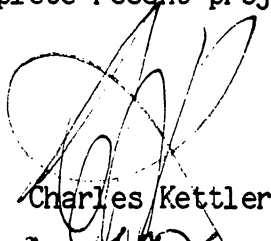
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Cambridge, MA 02139

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Dorothy Linsner



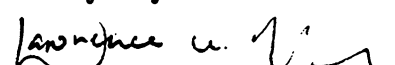
Duncan Boyce



Sherry Richman



Mary Boyce



Lawrence Man

cc: City Clerk for distribution to City Council members

Joseph Cellucci, Inspectional Services Dept.



CITY OF CAMBRIDGE

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

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

April 2, 1986

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Cambridge, Massachusetts 02140

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Joseph J. Cellucci
Commissioner

JJC:cp

cc: Mr. Charles Kettler
Unit 1, 42 Cogswell Avenue



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph J. Cellucci
Commissioner

Date March 31, 1986



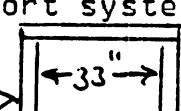
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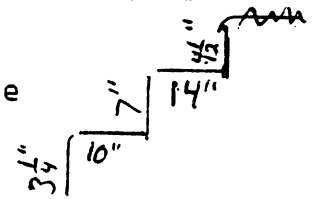
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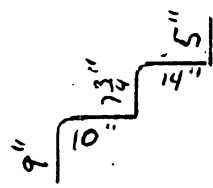
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16. See Report on Unit 1
17. See Report on Unit 1



UNIT 4 42 Cogswell Avenue- Dorothy Linser, owner

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2. See Report on Unit 1
- 3-9 N/A
10. See Report on Unit 1
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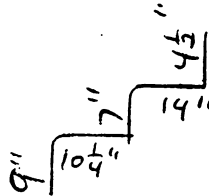
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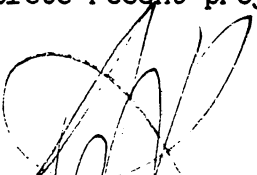

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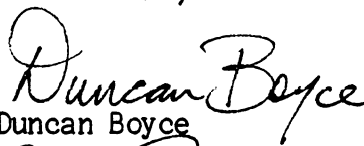

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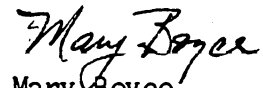
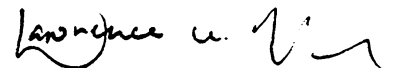
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Duncan Boyce

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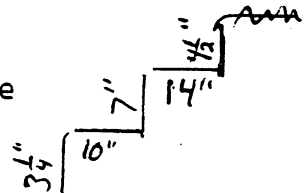
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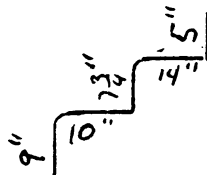
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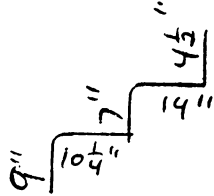
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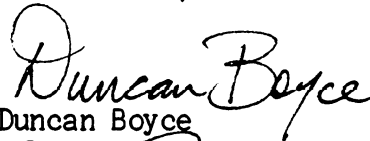
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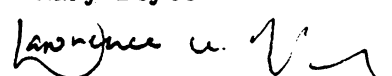
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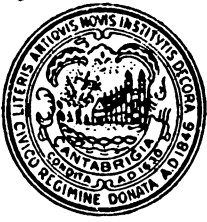
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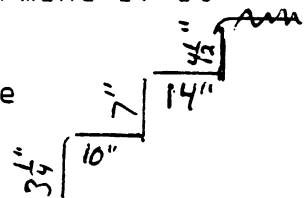
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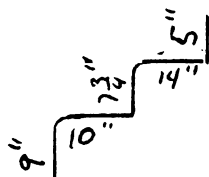
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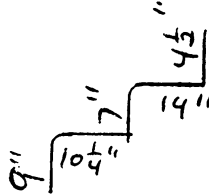
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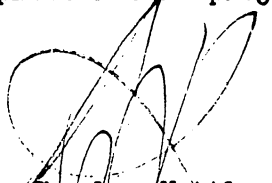
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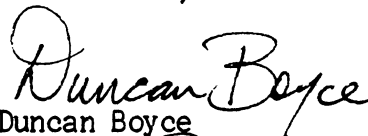
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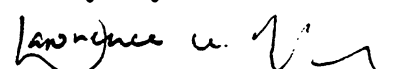
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Joseph Cellucci, Inspectional Services Dept.



CITY OF CAMBRIDGE

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

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

April 2, 1986

Urban Development & Investment Corp.
2067 Massachusetts Avenue
Cambridge, Massachusetts 02140

Re: 42 Cogswell Avenue

Dear Mr. Bell:

Upon receipt of your letter, dated February 27, 1986, you indicated a willingness to correct code violations at the above-listed properties. I instructed Senior Building Inspector Ronald Bentubo to visit the site with inspectors of wiring and plumbing and make a complete inspection of the units in question and report their findings back to me.

It appears that their inspection revealed more than a few code violations as you indicated in your letter. I am enclosing copies of the inspection reports and I would advise you to contact the Senior Inspector in order to respond to your method of correction.

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Very truly yours,

Joseph J. Cellucci
Joseph J. Cellucci
Commissioner

JJC:cp

cc: Mr. Charles Kettler
Unit 1, 42 Cogswell Avenue



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph J. Cellucci
Commissioner

Date March 31, 1986

From Ronald T. Bentubo *RTB*
Senior Building Inspector



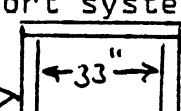
Reference

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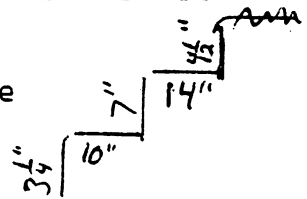
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- 13. Has unconditional C.O. No.081225 dated August 12, 1985
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- 16. Tenants claim walks are of poor quality and don't have a proper base. Could not determine.
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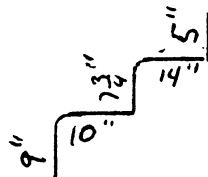
UNIT 2 42 Cogswell Avenue-Mary Boyce, owner.

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See report on Unit 1.
- 3-9 N/A
- 10. See Report on Unit 1
- 11. See Report on Unit 1
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- 14 & 15 See end of report
- 16. See Report on Unit 1
- 17. See Report on Unit 1



UNIT 4 42 Cogswell Avenue- Dorothy Linser, owner

- 1. See report on Unit 2
- 2. See Report on Unit 1
- 3-9 N/A
- 10. See Report on Unit 1
- 11 & 12 N/A
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14 & 15 See end of report

16 & 17 See Report on unit 1

P.S. Water leak noted down metal chimmney in unit.
Could not determine source.

UNIT 6 42 Cogswell Avenue-Sharry Richman, Owner

1. See Report on Unit 2

2. See Report on Unit 1

3-9 N/A

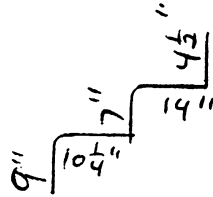
10. See Report on Unit 1

11-12 N/A

13. No C.O. on file. Copy of attached C.O. supplied
by owner.

14 & 15 See end of report

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ITEM 14 & 15

Complaint made that Units 7 & 8 have been unfinished for about 3 years. Both units not secured properly. Front door and rear sliders not locked. Most window openings covered with polyethilene only. Both lots covered with debris. {Large tree trunks, cut up tree limbs, 2x materials, broken sliding door screens, concrete forms and 25-55 gallon drums. Unit 5 also vacant and not secured properly. Broken windows in this unit were noted. Litter also noted near R.R.tracks and it appears to have come from the Bell & Dandetti job site. Trash was also noted at 46 Cogswell Avenue.

RTB:cp

RECEIVED BY
OFFICE OF CITY CLERK

1986 APR 30 PM 4: 20

CAMBRIDGE MA.

42 Cogswell Avenue
Cambridge, MA 02140
April 28, 1986

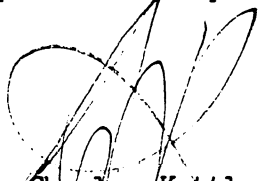
City Council of Cambridge
City Hall
795 Massachusetts Avenue
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Dear Sirs:

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We now understand that Mr. Fandetti is seeking to develop on White Street in Porter Square. We feel that allowing Messrs. Bell and Fandetti to continue developing in the City of Cambridge would be a disservice to the residents of Cambridge. We request a public hearing on these developers' failure to complete recent projects which has resulted in health and safety hazards.

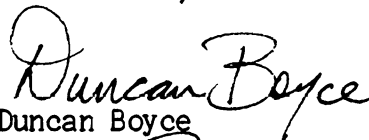
Yours,



Charles Kettler



Dorothy Linsner



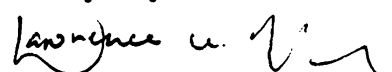
Duncan Boyce



Sherry Richman



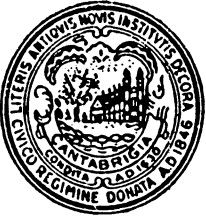
Mary Boyce



Lawrence Man

cc: City Clerk for distribution to City Council members

Joseph Cellucci, Inspectional Services Dept.



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Senior Building Inspector

Subject

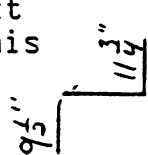
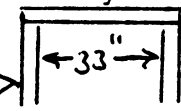
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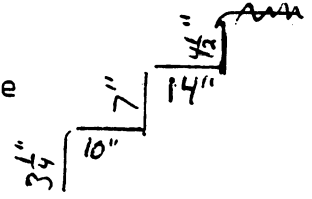
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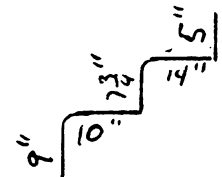
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- 3-9 N/A
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14 & 15 See end of report

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P.S. Water leak noted down metal chimmney in unit.
Could not determine source.

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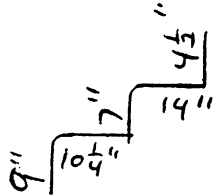
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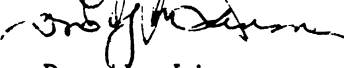
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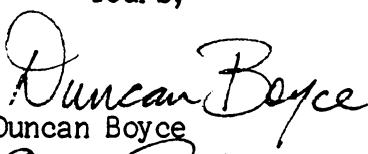
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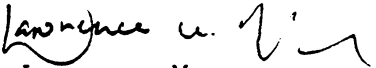

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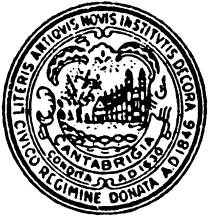

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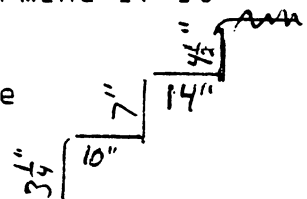
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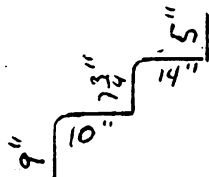
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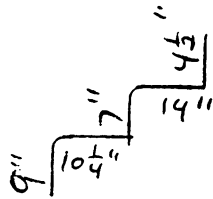
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S-365

Comm. from Charles Kettler, et al, 42 Cogswell Ave., transmitting a letter from the Commissioner of Inspectional Services to the developers of said premises after inspection of same. Said comm. requesting a public hearing before the Council to discuss the matter.

Individual letters sent to Mr. Kettler + his fellow petitioners notifying them of the May 19th public hearing
 letter sent to Mr. Bell + Mr. Fandetti, Urban Development + Investment Corp, inviting them reviewing the copy of the petition 5/14/86 - copies within

In City Council,

May 5, 1986