

CITY OF CAMBRIDGE

491 BROADWAY, CAMBRIDGE, MASSACHUSETTS 02138 • TEL. 876-0125

FIRE DEPARTMENT HEADQUARTERS

THOMAS V. SCOTT
Chief of Department

May 31, 1990

Mr. Robert W. Healy
City Manager
City Manager's Office
Cambridge City Hall

Dear Mr. Healy:

The following is in regards to Council Order #6 of May 14, 1990, in regards to suspicious fires on 137-139 Richdale Avenue.

On April 16, 1990, the Fire Investigation Unit responded to a fire at 0651 hours at 137-139 Richdale Avenue to investigate a fire in a pile of building materials which were located in the interior of the building. On arrival of our responding units the front door was in a closed position but unlocked. After investigation the cause was determined to be arson.

On April 22, 1990, again, the Fire Investigation Unit responded to a fire at 0315 hours. This fire was located inside the building against the rear wall of the right hand corner. The burning building materials covered an area of approximately 25' x 15'. The building was found in an unsecured condition with a large opening at the far left end. This fire, after investigation, was determined to be arson. On April 22, 1990, the owner, Mr. Joseph Noquera, of 22 Mill Street, Arlington, Mass, was notified through his office of conditions and was told to secure the building.

On May 10, 1990, at 0253 hours the Fire Investigation Unit responded to another fire within the same building. This fire was located just inside the large opening at the left hand side of the building. The fire involved building materials and again the building was unsecured upon the arrival of the Fire Department responding units. This fire after investigation was determined to be an arson fire.

There is an ongoing investigation into the fires and patrols are being carried out nightly by the Investigation Unit.

Sincerely,

Thomas V. Scott

Thomas V. Scott, Chief

OFFICE OF THE CITY MANAGER

90 MAY 31 AM 11:16

RECEIVED



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 499-6100

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

May 31, 1990

Joseph R. Nogueira
NJR Management
202 Richdale Ave.
Cambridge, MA 02140

RE: 137-139 Richdale Ave.

Dear Sir:

In keeping with findings from my latest on-site inspection at the above structure, it has become imperative for this office to apply emergency measures stipulated in section 123 of the Mass. State Building Code regarding unsafe structures.

In that light, you are hereby directed to have the opening on west side of building fully boarded within 24 hours following the reception of this notice.

Failure to do so will result in appropriate action from the City of Cambridge.

Sincerely,

Chenier Durand
Building Inspector

CD.dg



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph J. Cellucci
Commissioner

Date May 31, 1990

From Chenier Durand
Building Inspector

Reference

Subject 137-139 Richdale Ave.

The above warehouse structure was inspected on May 10, 1990, following a call by the Fire Department. building was found abandoned and wide open after 3 consecutive fire incidents suspected to be arson.

The owner was then cited for violations of section 104 of the Mass. State building Code (SEE ATTACHED FORM 65 # 20203).

Reinspection on May 21, 1990, indicated that violation was not corrected to satisfaction (SEE NOTATION SHEET).

Hence, it has become mandatory to apply emergency measures as stated in section 123 of the same code regarding unsafe buildings. Attached letter was then sent to the owner.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph J. Cellucci
Commissioner

Date June 8, 1990

From Chenier Durand
Building Inspector

Reference

Subject 137-139 Richdale Avenue

Re-inspection of the site conducted on June 6, 1990 showed that the warehouse structure has been completely boarded up and secured.

Starting June 13, 1990 I will conduct weekly inspections of this site to assure that this structure remains in a secured state.

See attached letter from building owner.



WINCHESTER
MANAGEMENT COMPANY

202 Richdale Avenue
Cambridge, Massachusetts 02140
(617) 492-9200

June 06, 1990

Chenier Durand
City of Cambridge
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: 137-139 Richdale Avenue

Dear Sir:

In regards to your letter of May 31, 1990 regarding the property at 137-139 Richdale Avenue. The west side of the opening at the west side of the building has been fully boarded.

Sincerely

Joseph Nogueira
NJR Management

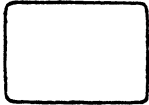
JRN:ss



City of Cambridge

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

014746



Sector

COMPLAINT RECORD

Building Elevator Housing Sanitation

Scheduled Appointment

50 PM
MAY 10 1990
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
ROOM 308, CITY HALL
CAMBRIDGE, MASS. 02139
other

DATE 5/10/90 Rec'd by CD INSP. _____

LOCATION 137-139 RICHDALE AVE

OWNER: (name) JOE NOGHERA (tel.) _____

(address) 202 RICHDALE AVE

COMPLAINT: ARSON FIRES VERY FREQUENT. POSE
THREAT TO NEIGHBOURHOOD. BUILDING ABAN-
DONED & WIDE OPENED -

CALLER: (name) FIRE DEPT (CAMB.) (tel.) _____

(address) _____

REMARKS: _____

REPORT: CONTACTED OWNER'S SECRETARY. STRESSED
URGENCY TO HAVE BUILDING SECURED AT
ONCE & DISPOSE OF COMBUSTIBLE TRASH
ACCUMULATED THEREIN. BUILDING WAS INS-
PECTED 5/10/90 ALONG WITH NEIGHBOUR RE-
SIDING AT 121 RICHDALE AVE. INSP. [Signature]

→ CITATION TO OWNER.



CITY OF CAMBRIDGE

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

2003

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

BUILDING HOUSING-INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 137-139 RICHDALE AVE
Number Street Apartment Number

OCCUPANT: NONE TELEPHONE: _____
Last Name First Middle I.

OWNER: NOGUILERA JOE R. TELEPHONE: _____
Last Name First Middle I.

OWNER'S ADDRESS: 202 RICHDALE AVE CAMBRIDGE MA 02140
Number Street City

INSPECTION REQUESTED BY: FIRE DEPT (CAMB.) DATE _____

DATE OF INSPECTION: MO. 5 DAY 10 YEAR 1990 HOUR _____

STATE SANITARY CODE

ROOM(S)/VIOLATIONS

REGULATION 105 CMR 410.

→ RANDOM ACCUMULATION OF COMBUSTIBLE MATERIALS IN ABOVE BUILDING CREATES A SERIOUS FIRE HAZARD SITUATION. RELOCATE OR DISPOSE OF SAME ADEQUATELY

→ OPENING AT WESTERN SIDE OF BUILDING SHOULD BE BOARDED ACCORDINGLY, SO AS TO RESTRICT ACCESS TO HAZARDOUS AREA OF BUILDING (ESPECIALLY KIDS & VAGRANTS)

→ BREACHES THROUGH METAL SHEET WALL FACING RICHDALE AVE SHOULD BE BLOCKED FOR THE SAME REASON.

STATE BUILDING CODE

CODE REGULATIONS

Building _____

ARTICLE T

101

NOTATION SHEET

NOTATION

INSPECTOR

ON SITE INSPECTION FOLLOWING COMPLAINT
BY FIRE DEPT. SEE REPORT ON CM -
LAINT FORM # 014746

Deming

CITATION SENT TO OWNER TO HAVE BLDG
SECURED & GET RID OF COMBUSTIBLE TRASH.

P. M. M. M.

REINSPECTION CHECK - NO PROGRESS

Curran

OPENING AT WESTERN SIDE OF WAREHOUSE
IS PARTLY BOARDED & SOME BREACHES ON
RICHDALE AVE WALL. BLOCKED.

De. wane

VISIT TO OWNER'S OFFICE TO LET HIM KNOW
THAT OPENING ON WESTERN SIDE SHOULD BE
FULLY BAARDED. OWNER COULD NOT BE CON-
TACTED. LEFT MESSAGE WITH SECRETARY.

Dr. Mann

780 CMR: STATE BUILDING CODE COMMISSION

stop-work order, except such work as he is directed by the building official to perform to remove a violation of unsafe conditions, shall be liable to prosecution as provided in Section 121.0.

SECTION 123.0 UNSAFE STRUCTURES

123.1 Inspection: The building official immediately upon being informed by report or otherwise that a building or other structure or anything attached thereto or connected therewith is dangerous to life or limb or that any building in that city or town is unused, uninhabited or abandoned, and open to the weather, shall inspect the same; and he shall forthwith in writing notify the owner to remove it or make it safe if it appears to him to be dangerous, or to make it secure if it is unused, uninhabited or abandoned and open to the weather. If it appears that such structure would be especially unsafe in case of fire, it shall be deemed dangerous within the meaning hereof, and the building official may affix in a conspicuous place upon its exterior walls a notice of its dangerous condition, which shall not be removed or defaced without authority from him.

123.2 Removal or making structure safe: Any person so notified shall be allowed until twelve o'clock noon of the day following the service of the notice in which to begin to remove such building or structure or make it safe, or to make it secure, and he shall employ sufficient labor speedily to make it safe or remove it or to make it secure; but if the public safety so requires and if the mayor or selectmen so order, the building official may immediately enter upon the premises with the necessary workmen and assistants and cause such unsafe structure to be made safe or demolished without delay and a proper fence put up for the protection of Passersby, or to be made secure.

SECTION 124.0 EMERGENCY MEASURES

124.1 Failure to remove or make structure safe, survey board, survey report: If an owner of such unsafe structure refuses or neglects to comply with the requirements of such notice within the specified time limit, and such structure is not made safe or taken down as ordered therein, a careful survey of the premises shall be made by a board consisting; in a city, of a city engineer, the head of the fire department, as such term is defined in Section 1 of Chapter 148 of the Massachusetts General Laws Annotated, as amended, and one disinterested person to be appointed by the building official; and, in a town, of a surveyor, the head of the fire department and one disinterested person to be appointed by the building official. In the absence of any of the above officers or individuals, the mayor or selectmen shall designate one or more officers or other suitable



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 25, 1990

To The Honorable, The City Council:

Attached, please find a response to Awaiting Report Item No. 33, relative to suspicious fires at 137-139 Richdale Avenue, from Thomas Scott, Chief of Fire as well as a report from Joseph Cellucci, Commissioner of Inspectional Services, regarding this matter.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
enclosure

Agenda # 11 *S-641*
Awaiting Report Item Number Thirty-Three
regarding suspicious fires at 137-139
Richdale Avenue.

In City Council,

June 25, 1990

Placed on file