

16-18 & 22 GARDNER ST.

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MAPS & PLOT PLAN



Zoning Viewer

1100045000 ✕

⚠ Regulations may apply! Please contact us for more detail. 📄

S See Street View by StreetSmart 🗨️

Assessing ^

Parcel ID 1100045000

Address 16 18 GARDNER ST ,02119

Owner DUMMOTT OLGA

[Assessor's Report](#) 🗨️

[Property Viewer](#) 🗨️

Zoning ^

Zoning District Roxbury Neighborhood

Zoning SubDistrict 3F-4000

Subdistrict Type ^

Three-Family Residential

Zoning Overlays ^

Neighborhood Design Overlay District

Map No. 6A-6C 🗨️

Article [50 \(Table\)](#)

Others ^

Boston MHC Historic Inventory Areas 🗨️

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16-22 GARDNER ST LLC
 Greensmith
 Development

5
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 31

16-18 & 22 GARDNER STREET
 BPDA ZONING VIEWER MAP (1/2)

Zoning Viewer

1100044000

Regulations may apply! Please contact us for more detail.

[See Street View by StreetSmart](#)

Assessing

Parcel ID: 1100044000
 Address: 22 GARDNER ST, 02119
 Owner: DUMMOTT OLGA J
[Assessor's Report](#)
[Property Viewer](#)

Zoning

Zoning District: Roxbury Neighborhood
 Zoning SubDistrict: 3F-4000
 Subdistrict Type: Three-Family Residential
 Zoning Overlays: Neighborhood Design Overlay District

Map No.: 6A-6C
 Article: 50 (Table)

Others

[Boston MHC Historic Inventory Areas](#)

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16-18 & 22 GARDNER STREET
 BPDA ZONING VIEWER MAP (2/2)

PHOTOGRAPHS

Site: 16 - 18 & 22 Gardner Street



Site: 16 - 18 & 22 Gardner Street



Site: 16 - 18 & 22 Gardner Street







Site: 16 - 18 & 22 Gardner Street



Site: 16 - 18 & 22 Gardner Street



REASONS FOR DEMOLITION

Summary of current building issues:

- Unoccupied and poorly managed property: Broken floor beams and ceilings, etc.
- Building envelope is mostly rotted, with extensive water and weather damage
- No thermal insulation
- Existing structural members are under-sized for code including floor joists and beams
- Foundation is extensively rotted, especially in regards to clay brick portions
- Second Floor is framed with 1x4 studs in many locations, which is non-code compliant and structurally unsound
- Current Ceiling Height is 7' in all rooms. Minimum code is 7' 6". It is not physically possible to raise the ceiling within the existing structure envelope.
- Current interior stairs are 8" rise over 9" run and exceed maximum rise/run building code requirements. Given the location of the stairs, making the stairs code compliant will require an entire change of the interior layouts, which in turn make two of the bedrooms not code compliant with minimum room width requirements.

The building has limited historical significance paired with severe and unrepairable building deficiencies. The building has not been used for several years that resulted in further deterioration of the interior space. The anticipated renovation expense is financially unfeasible to rectify these issues, thus making it not a viable option to preserve the existing building.



Exterior

The building's exterior conditions exhibit failing materials. The wood deck, soffits, and trims are damaged, and the masonry shows signs of water leakage.





2nd floor: Damaged floors



Attic Space: Water damage + damaged material



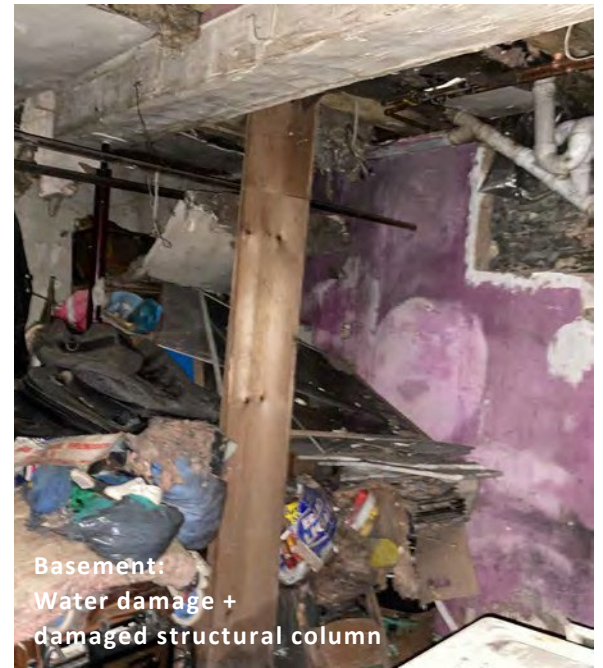
2nd floor: Warped + damaged walls + 7ft ceiling height that is not code compliant



2nd floor room: Warped ceiling, unsafe wiring, etc.



Staircase to 1st floor



Basement: Water damage + damaged structural column



1st floor: Damaged ceiling



1st floor: damaged ceiling, water leakage



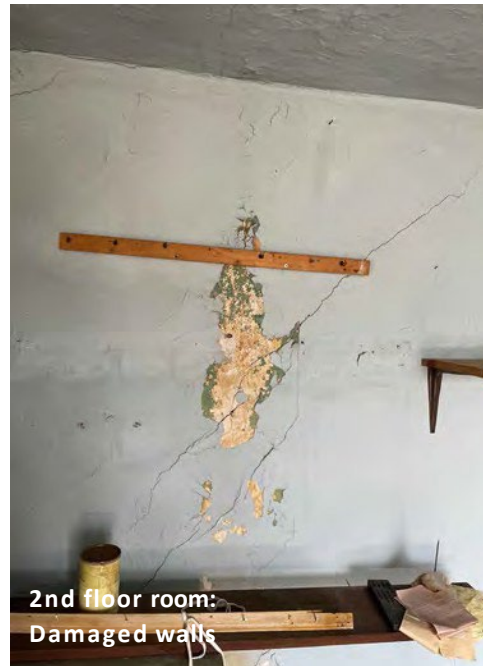
2nd floor: Unfinished electrical wire + water damage + cracks



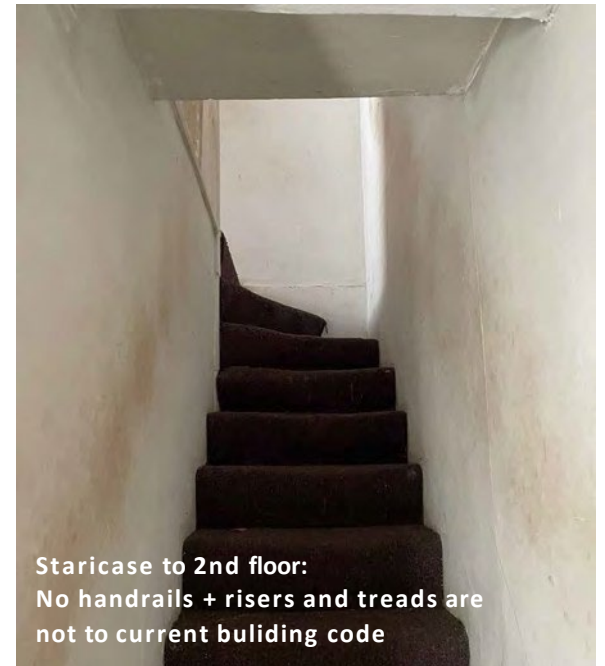
2nd floor room:
Damaged ceiling and floors



Roof water damage +
No insulation



2nd floor room:
Damaged walls



Staircase to 2nd floor:
No handrails + risers and treads are
not to current building code



Michelle Wu
Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Marc A. Joseph
Inspector of Buildings

VIOLATION NOTICE

16-22 GARDNER LLC & AUTHORIZED AGENT
48 LAMBERT AVE, #3
ROXBURY, MA 02119

DATE FILED: 12/12/2023

INSPECTOR: Ciaran McDevitt

VIOLATION NUMBER: **V720117**

Owner or in control of property located in the City of Boston at:

16 - 18 GARDNER ST ROXBURY, MA 02119

WARD: **11**

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 114.0 et seq. (9th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 114.2.

780 CMR:	Description	Violation Remedy
116	Unsafe Structures Building is structurally compromised and is in danger of collapsing.	To remedy this condition: Secure services of structural engineer for report and recommendation for safe ways raze or repair building. Apply and secure permit for same.

Failure to correct this Violation within **24 Hours** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Inspector

Ciaran McDevitt

Phone: (617)961-3388
Email: ciaran.mcdevitt@boston.gov

For the Commissioner

Date Issued

12/12/23

Structural Investigation Report

Property Address:

16-18 Gardner St, Boston, MA 02119

Prepared For:

Evan Smith



Prepared by
**SurfZone Engineering
Consultants LLC**
August 21, 2023



Farzam S. Maleki, PhD, PE

INTRODUCTION

The subject structure was visited on August 16, 2023. The subject structure is a multi-family residence built in 1870s.

PURPOSE, LIMITATIONS, AND SCOPE OF INVESTIGATION

1. This inspection was to assess the overall structural integrity of the house.
2. The scope of this inspection included visual observation of structural components and highlighting the areas of concern.
3. No special testing was performed to determine the quality of the material used in the structure.
4. This report only covers the safely accessible and exposed areas related to the scope of our visit as discussed during the walkthrough. While the utmost efforts for a thorough and comprehensive inspection have been made, there would be no warranty or guarantee regarding the inspected structure due to the level of uncertainties. This report has been prepared to the best of our engineering judgment.

FIELD INVESTIGATION FINDINGS AND RECOMMENDATIONS

The building consists of two units with an addition in the front. There are several structural issues observed during the visit as listed below:

1. There is a significant slope (4-6 inches over the 10') on the first-floor living room. The ceiling height is 7' and the has a noticeable slope toward the center of the house.



2. The stairs from the unit to the basement are not up-to-code with approximately 5' clearance and are not safe.
3. The brick foundation wall on the right side of the building is crumbling and has structural bulged, cracked, and needs to be replaced.



5. The main beam in the basement supporting the first-floor framing system is not properly supported and is not structurally sound. This beam is significantly slanted, cracked, and sits on a temporary screw jack. Screw jacks do not have any footing and are not permanent support. The beam end is cut at one side and floats. This beam needs to be replaced with an engineered beam to be installed on lally columns (on designed footings). The floor joists are 3x4 @ 2' spacing, are undersized for the span, and need to be reinforced.



6. The chimney is significantly tilted (approximately 3" over 7 ft) and is compromised. This chimney needs to be rebuilt and is not salvageable/repairable.



7. There are signs of severe boring insect damage on the floor framing on the southwest corner of the house. It is recommended to engage a qualified pest control contractor to inspect and treat as needed. The compromised members need to be completely replaced with designed members.



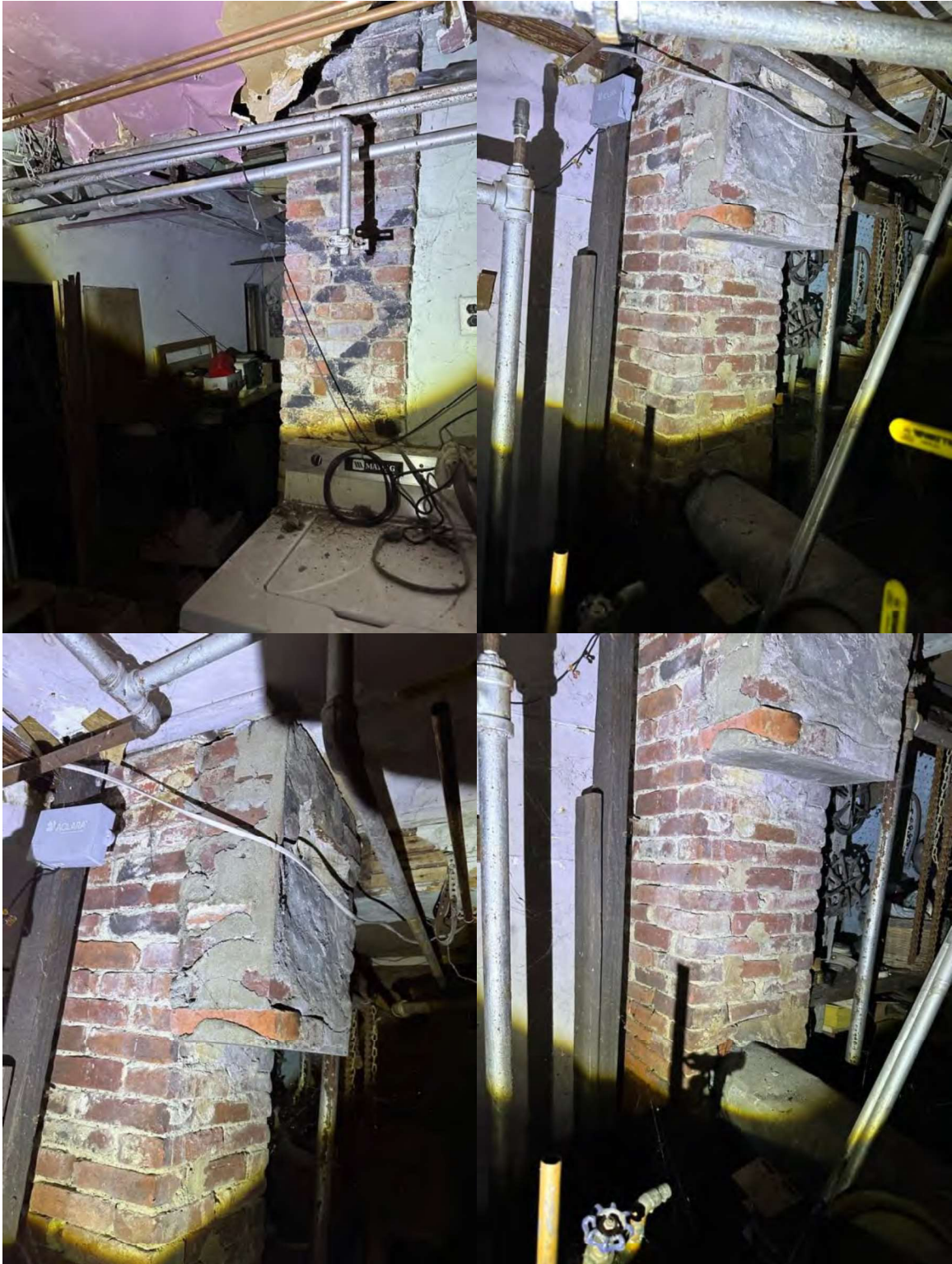


8. The two main beams supporting the other side of the house (northwest side – furnace room) are not structurally supported. One of the beams is supported by a compromised brick support at the end. This beam and the perimeter sill beam have signs of boring insect damage and need to be replaced. The existing floor framing is not safe to walk and needs temporary shoring before complete construction.











9. The Exterior wall framing exposed on the first and 2nd floor (right side looking from the front) shows a 3x4 stud on the flat. This exterior wall framing appears to be insufficient for insulation. The exterior wall studs on the 2nd floor are smaller (1" thick) and need to be reframed completely for lateral load-bearing strength. The exterior siding has signs of significant boring insects and needs to be completely redone.



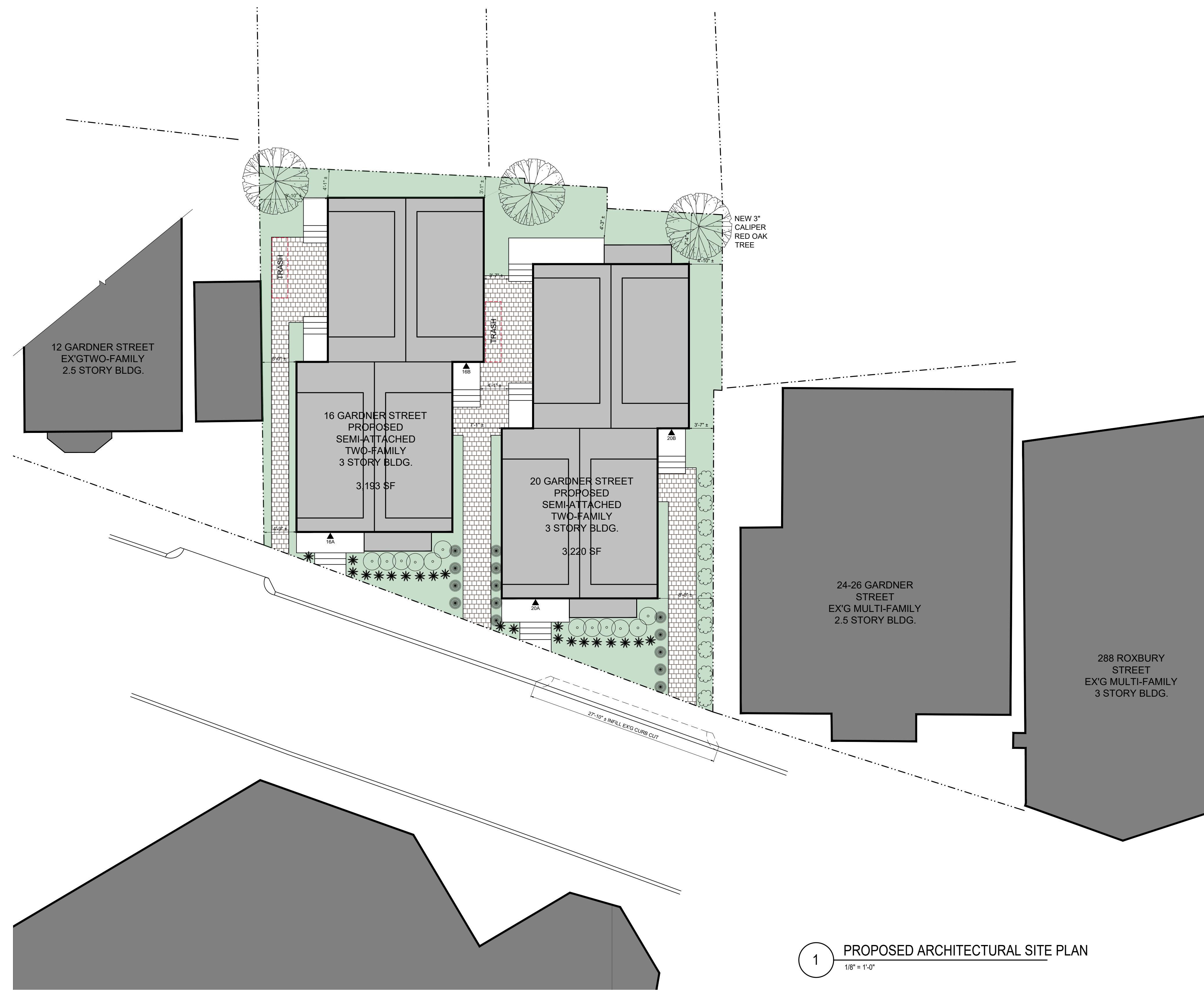


10. The attic was not safely accessible for inspection at the time of the visit.
11. The front addition appears to have not been built in a designed footing and the stairs are not up to code.



12. This inspection and attached report only cover the safe and accessible areas of concern, which have been discussed during the walkthrough.

PLANS & ELEVATION FOR NEW STRUCTURE



1 PROPOSED ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

PLANTING SCHEDULE

SYMBOL	NAME
	RHODODENDRON
	SEASONAL NATIVE PERENNIALS
	OAKLEAF HYDRANGEA
	NATIVE GRASSES

Location
PROPOSED TWO-FAMILY DEVELOPMENT
16-20 GARDNER STREET
ROXBURY, MA 02119

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024047
Scale: AS NOTED
Date: 09-05-2024
Drawn By: DF

Drawing Name
PROPOSED ARCHITECTURAL SITE PLAN

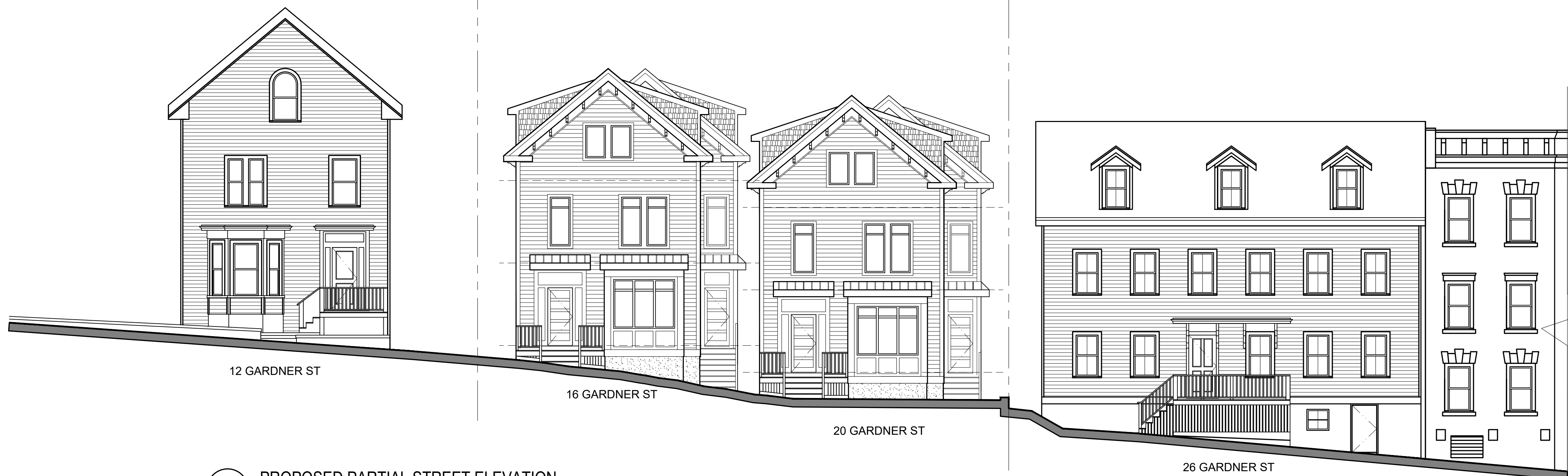
Sheet No.
L-1.0



16 GARDNER ST

20 GARDNER ST

2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



12 GARDNER ST

16 GARDNER ST

20 GARDNER ST

26 GARDNER ST

1 PROPOSED PARTIAL STREET ELEVATION
1/8" = 1'-0"

Location

PROPOSED TWO-FAMILY
DEVELOPMENT
16-20 GARDNER STREET
ROXBURY, MA 02119



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024047
Scale: AS NOTED
Date: 09-05-2024
Drawn By: DF

Drawing Name
**PROPOSED
STREET &
FRONT
ELEVATIONS**

Sheet No.
A-2.1



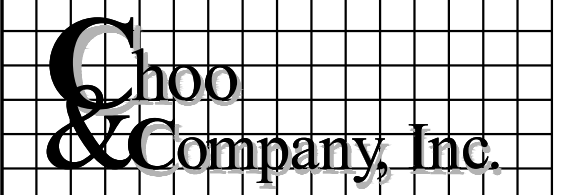
THE FIRE SEPARATION DISTANCE IS
BETWEEN 3'-5" WITH MAX. AREA OF
OPENINGS OF 25% WALL AREA.
44 SF / 569 SF = 7.7% < 25% OK

THE FIRE SEPARATION DISTANCE IS
BETWEEN 3'-5" WITH MAX. AREA OF
OPENINGS OF 25% WALL AREA.
87 SF / 560 SF = 15.5% < 25% OK

1 PROPOSED LEFT SIDE ELEVATION
1/4" = 10"

Location

PROPOSED TWO-FAMILY
DEVELOPMENT
16-20 GARDNER STREET
ROXBURY, MA 02119



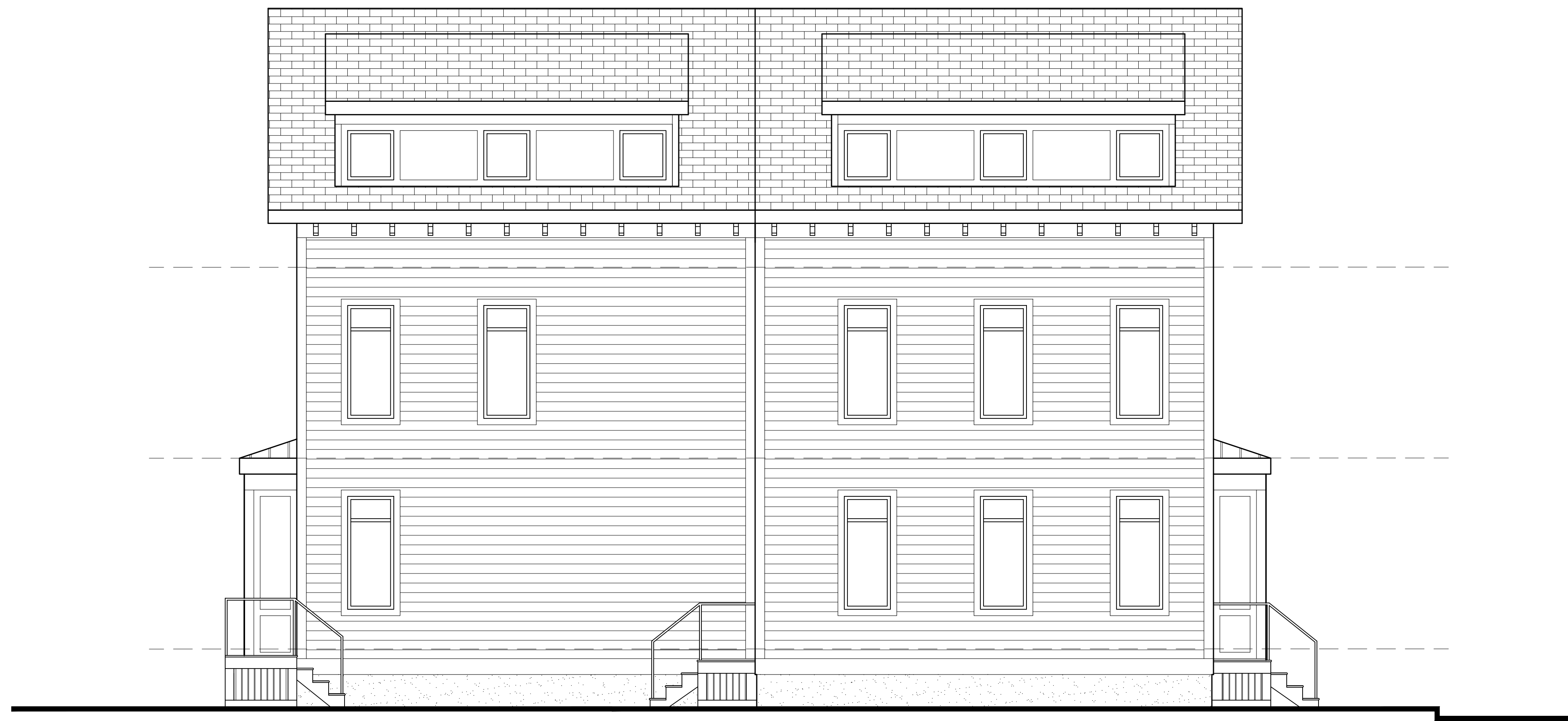
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024047
Scale: AS NOTED
Date: 09-05-2024
Drawn By: DF

Drawing Name
**PROPOSED
LEFT SIDE
ELEVATION**

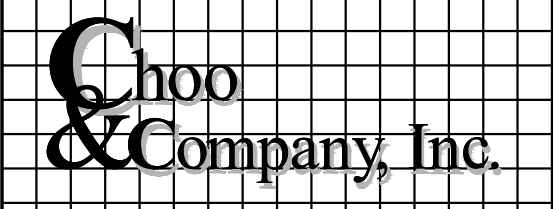
Sheet No.
A-2.2



1 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'0"

Location

PROPOSED TWO-FAMILY
DEVELOPMENT
16-20 GARDNER STREET
ROXBURY, MA 02119



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024047
Scale: AS NOTED
Date: 09-05-2024
Drawn By: DF

Drawing Name
PROPOSED
RIGHT SIDE
ELEVATION

Sheet No.
A-2.4



20 GARDNER ST
 1 PROPOSED REAR ELEVATION
 1/4" = 1'0"

Location

PROPOSED TWO-FAMILY
 DEVELOPMENT
 16-20 GARDNER STREET
 ROXBURY, MA 02119



One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 2024047
 Scale: AS NOTED
 Date: 09-05-2024
 Drawn By: DF

Drawing Name
 PROPOSED
 REAR
 ELEVATION

Sheet No.
A-2.3



12



STOP

MATERIALS



Boral Trim

Hardie Siding



Triple Pane Windows



Boston Brick Walkways



Certainteed Landmark Shingles



Ipe Decking

PROOF OF OWNERSHIP



2021 00061037
Bk: 65587 Pg: 172 Page: 1 of 3
Recorded: 08/01/2021 02:58 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

I, **IVALINDA B.D. CASTANEDA**, Personal Representative of the Estate of Olga J. Dummott a/k/a Olga Dummott, pursuant to the power of sale conferred under the probated will, Suffolk Probate and Family Court, Docket No. SU18P1964EA,

for consideration paid and in full consideration of Ten 00/100 (\$10.00) Dollars

grant to **16-22 GARDNER LLC**, A Massachusetts Limited Liability Company with a principal place of business at 103 Terrace Street Roxbury Crossing Massachusetts

with QUITCLAIM COVENANTS

That certain parcel of land commonly known and numbered as 22 Gardner Street, Boston (Roxbury District), Suffolk County, Massachusetts, and more particularly described as follows:

Being the same premises described in an instrument of taking by the Collector/Treasurer of the City of Boston against Felix Selicki dated August 1, 1975 and recorded with the Suffolk Registry of Deeds on August 15, 1975 in Book 8811, Page 249; in a Notice of a Petition to Foreclose against Felix Selicki dated and recorded with said Deeds on May 5, 1981 in Book 9743, Page 39; and in a Final Decree of Foreclosure against Felix Selicki dated March 30, 1990 and recorded with said Deeds on April 30, 1990 in Book 16250, Page 323.

Said premises contains approximately 1,940 square feet of land.

The premises are conveyed subject to the following restrictions and with the benefit and use of the owners (which term shall include its heirs, devisees, administrators, executors, legal representatives, successors and assigns) of that certain property which adjoins the premises located at 18 Gardner Street, Boston (Roxbury District), Suffolk County, Massachusetts:

- a.) the Premises are to be used and maintained for open space purposes, including but not limited to, gardening, landscaping and off-street parking;
- b.) that no structures are to be erected, constructed or installed upon the premises, whether permanent or temporary in nature except a tool/gardening shed, garage and/or fencing; provided however, notwithstanding any term or provision to the contrary contained herein, the Grantee may construct upon the premises an addition to the existing dwelling unit located at 18 Gardner Street; and

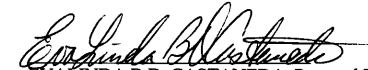
*Law Office of Monica Abraham
166 Main Ave. Suite 5
Lynn, MA 01902*

Address: 22 Gardner Street, Roxbury, MA

c.) that the premises shall not be used for unsightly storage or other hazardous purpose. The above-described premises are also conveyed subject to and with the benefit of all agreements, easements, appurtenances and restrictions of record insofar as now in force and applicable.

For title see Deed recorded with the Suffolk County Registry of Deeds in Book 18521, Page 186.


Witness my hand and seal this 2th day of May, 2021


EVALINDA B.D. CASTANEDA, Personal Representative
of the Estate of Olga J. Dummott a/k/a Olga Dummott

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 2th day of May, 2021, before me, the undersigned notary public, personally appeared EVALINDA B.D. CASTANEDA, Personal Representative of the Estate of Olga J. Dummott a/k/a Olga Dummott, proved to me through satisfactory evidence of identification, which were MA Drivers License (source of ID) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose



Notary Public
My Commission Expires:

