

# 16-18 & 22 GARDNER ST.

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# MAPS & PLOT PLAN



**Boston Planning & Development Agency** | Zoning Viewer | Search: Address or Parcel ID...

**1100045000**

**Regulations may apply! Please contact us for more detail.**

[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**

Esri Community Maps Contributors, Harvard University, City of Boston, MassGIS, © OpenStreetMap, Microsoft, Esri, Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

16-22 GARDNER ST LLC  
 Greensmith Development

5  
 —  
 31

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

**Zoning Viewer** | Address or Parcel ID...

**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**

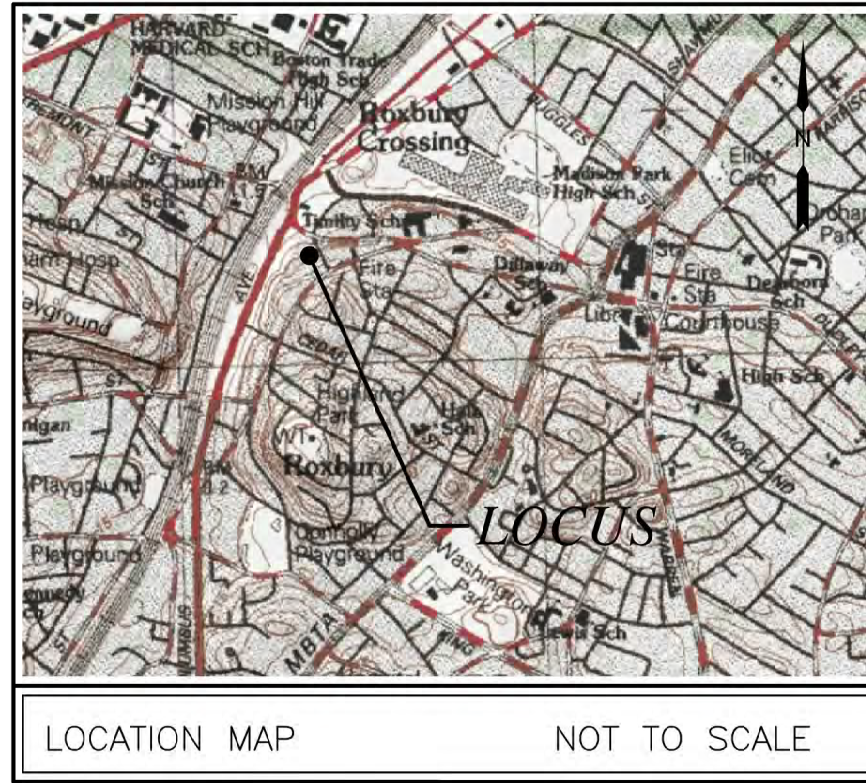
**Boston MHC Historic Inventory Areas**

Esri, Community Maps Contributors, Harvard University, City of Boston, MassGIS, © OpenStreetMap, Microsoft, Esri, Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

16-22 GARDNER ST LLC  
 Greensmith Development

6  
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 31

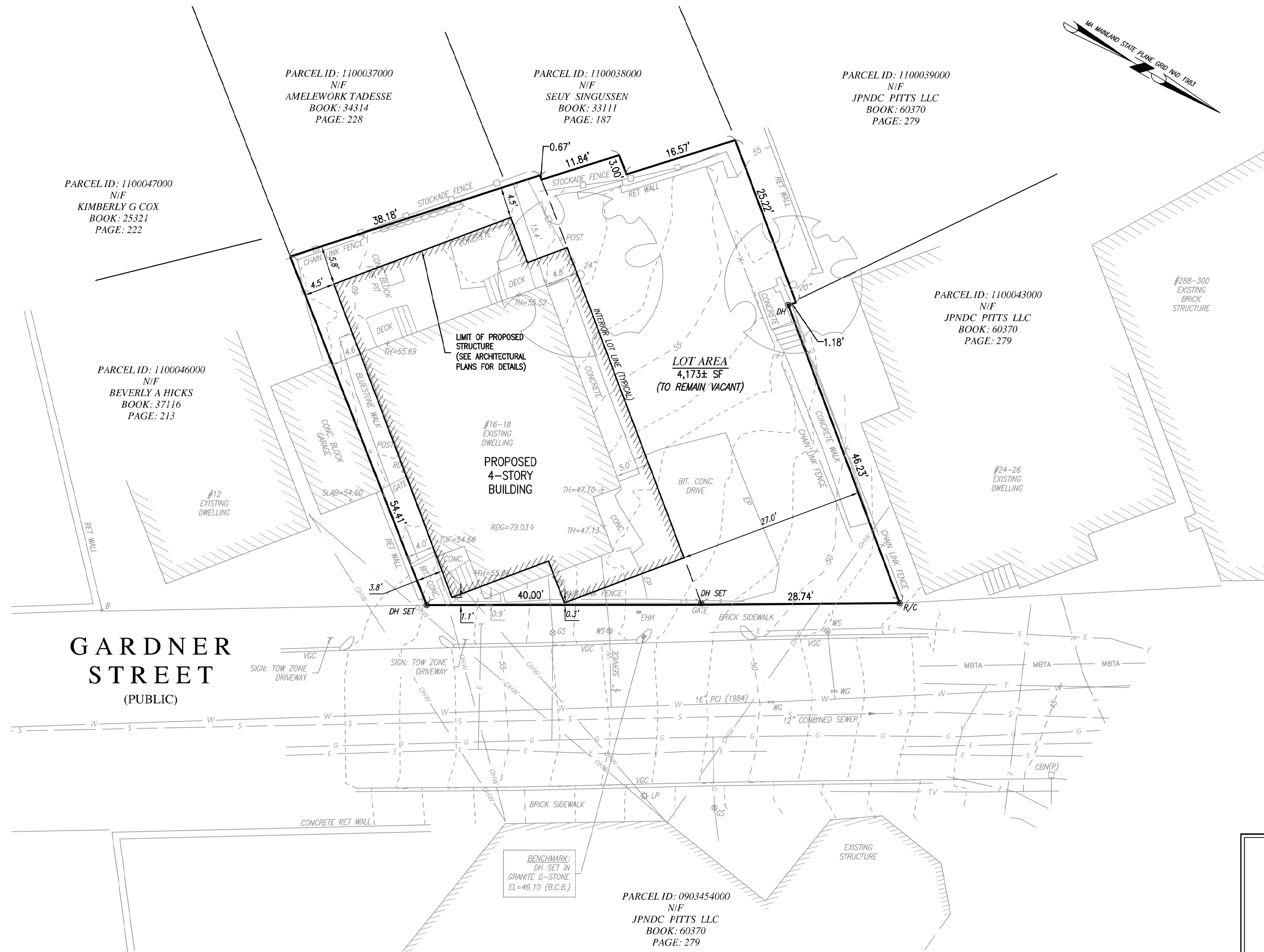
**16-18 & 22 GARDNER STREET**  
**BPDA ZONING VIEWER MAP (2/2)**



**RECORD OWNER:**  
 PARCEL ID: 1100045000  
 16-18 GARDNER STREET  
 16-22 GARDNER LLC  
 103 TERRACE STREET  
 ROXBURY, MA 02119  
 LAND COURT CERT No. 137686  
 LAND COURT PLAN 1303-A  
 PARCEL ID: 1100044000  
 22 GARDNER STREET (VACANT)  
 16-22 GARDNER LLC  
 103 TERRACE STREET  
 ROXBURY CROSSING, MA 02119  
 DEED BOOK 65587 PAGE 172

- NOTES:**
- PLAN REFERENCES:
    - SUFFOLK COUNTY LAND COURT PLAN 1409-A.
    - SUFFOLK COUNTY PLAN BOOK 5940, PAGE 323.
    - NORFOLK COUNTY PLAN BOOK 357, PAGE 73.
    - NORFOLK COUNTY PLAN BOOK 353, PAGE 133.
    - FIELD NOTEBOOK 480, PAGE 112.
    - FIELD NOTEBOOK 586, PAGE 3.
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS BETWEEN MAY AND JULY OF 2021.
  - ALL ELEVATIONS ARE BASED ON THE BOSTON CITY BASE (B.C.B.)
  - SUBJECT SITE IS IN THE "ROXBURY NEIGHBORHOOD" DISTRICT AS DEPICTED ON THE BOSTON PLANNING AND DEVELOPMENT AGENCY ZONING VIEWER.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25025C0078G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**ZONING REQUIREMENTS**  
 ROXBURY NEIGHBORHOOD DISTRICT  
 THREE-FAMILY RESIDENTIAL (3F-4000) ZONING SUBDISTRICT  
 MAP NUMBER: 6A/6B  
 NEIGHBORHOOD DESIGN REVIEW OVERLAY DISTRICT

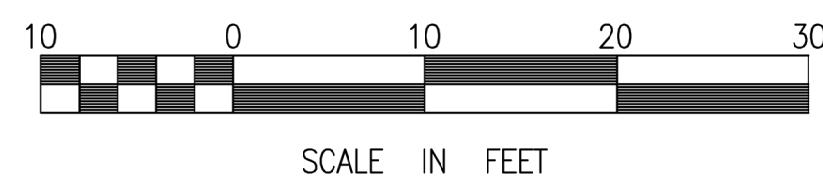
AREA	2,000 SF FOR 1 UNIT
FRONTAGE/WIDTH	25 FEET
BUILDING HEIGHT	35 FEET (3 STORIES)
MAX. FLOOR AREA RATIO	0.8

**MINIMUM YARDS:**

FRONT	20 FEET
SIDE	10 FEET*
REAR	30 FEET

\*SEMI-ATTACHED DWELLINGS, TOWN HOUSE BUILDINGS, AND ROW HOUSE BUILDINGS ARE REQUIRED TO HAVE SIDE YARDS ONLY ON SIDES THAT ARE NOT ATTACHED TO ANOTHER DWELLING.

REFER TO TABLE F - "ROXBURY NEIGHBORHOOD DISTRICT - RESIDENTIAL SUBDISTRICT - DIMENSIONAL REGULATIONS" FOR ADDITIONAL REQUIREMENTS AND/OR RESTRICTIONS THAT MAY APPLY.



**LEGEND**

□ BP	BEAN POLE FOUND
⊙ DH	DRILL HOLE FOUND
⊙ R/C	REBAR AND CAP
◆ TBM	BENCHMARK
⊙ EHH	ELECTRIC HAND HOLE
⊙ GS	GAS SERVICE
⊙ LP	LIGHT POLE (PUBLIC)
⊙ POST	WOOD POST
⊙ RD	ROOF DRAIN PIPE
⊙ RHT	ROOF HEIGHT
▽ SIGN	SIGN
× SLAB	SLAB ELEVATION
+ TH	THRESHOLD
+ TOF	TOP OF FOUNDATION
⊙ T	DECIDUOUS TREE
⊙ WG	WATER GATE
⊙ WS	WATER SERVICE
—	STOCKADE FENCE
—	GATE
---	CONTOUR LINE
---	DRAIN LINE
---	ELECTRIC LINE
---	GAS LINE
---	MBTA DUCTS
---	MBTA TRACKS (BURIED)
---	OVERHEAD WIRES
---	WATER MAIN
---	UNDERGROUND TELEPHONE
---	SANITARY SEWER
---	FIELD STONEMALL
---	UNDERGROUND TELEVISION CABLE
---	CHAIN LINK FENCE

REVISIONS



DRAWN BY: DB

DESIGNED BY: ---

CHECKED BY: DLA

**Merrill**  
 Engineers and Land Surveyors  
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
 WWW.MERRILLINC.COM

**CERTIFIED PLOT PLAN**  
 #16-22 GARDNER STREET  
 ROXBURY, MASSACHUSETTS  
 OWNER/APPLICANT  
 GREENSMITH DEVELOPMENT LLC c/o EVAN SMITH, PRESIDENT  
 48 LAMBER AVENUE  
 ROXBURY, MASSACHUSETTS 02119

SEPTEMBER 25, 2023

SCALE: 1" = 10'

JOB NO. 21-168

LATEST REVISION:

CERTIFIED PLOT PLAN

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# 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.

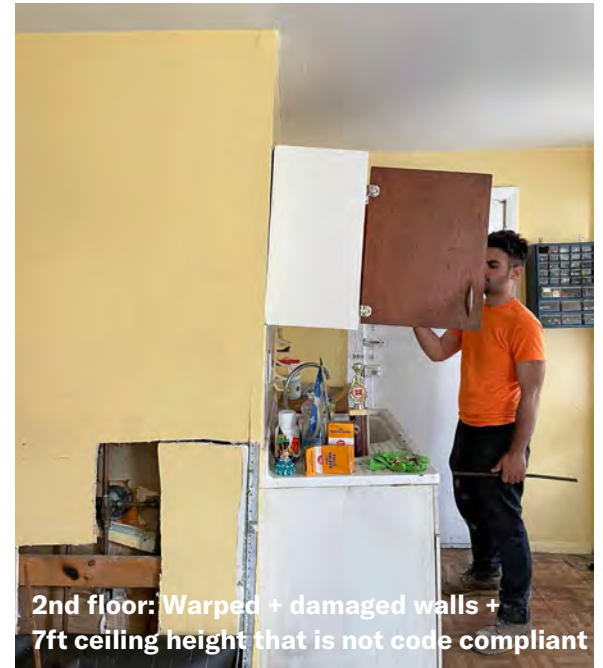




2nd floor: Damaged floors



Attic Space: Water damage + damaged material



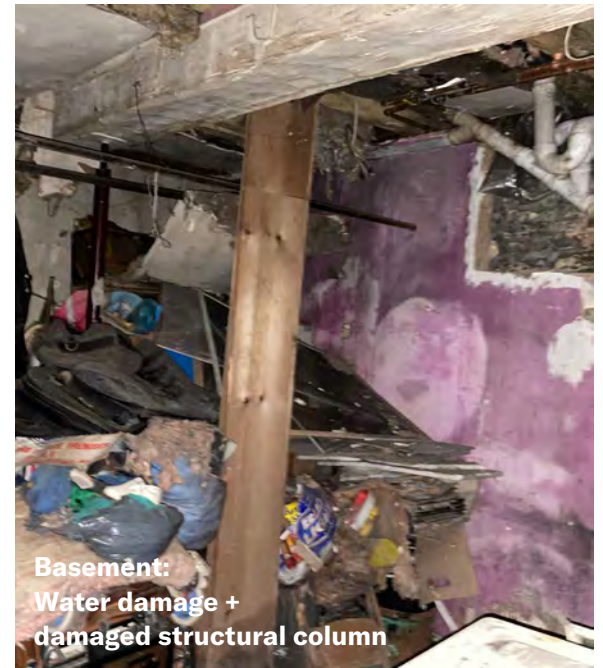
2nd floor: Warped + damaged walls + 7ft ceiling height that is not code compliant



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



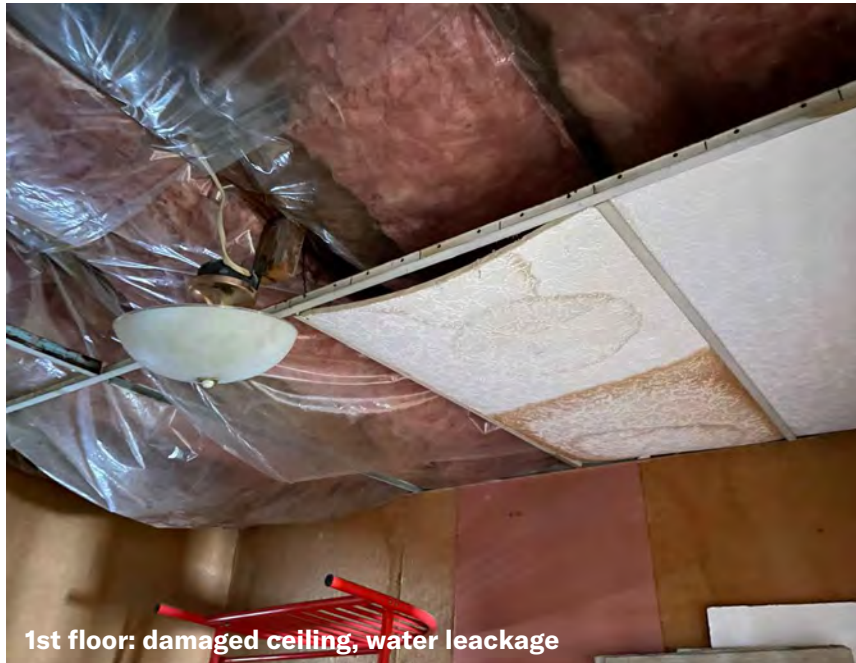
Staircase to 1st floor



Basement:  
Water damage +  
damaged structural column



**1st floor: Damaged ceiling**



**1st floor: damaged ceiling, water leakage**



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



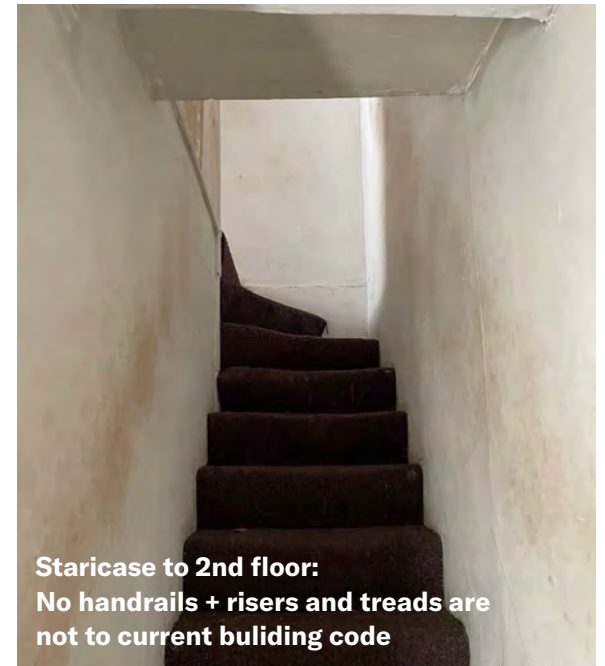
**2nd floor room:  
Damaged ceiling and floors**



**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

\_\_\_\_\_  
*(Signature)*  
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.





4. Extensive and long-term water and humidity exposure in the basement has caused brick foundation walls to dissolve and deteriorate. Replacement is recommended.

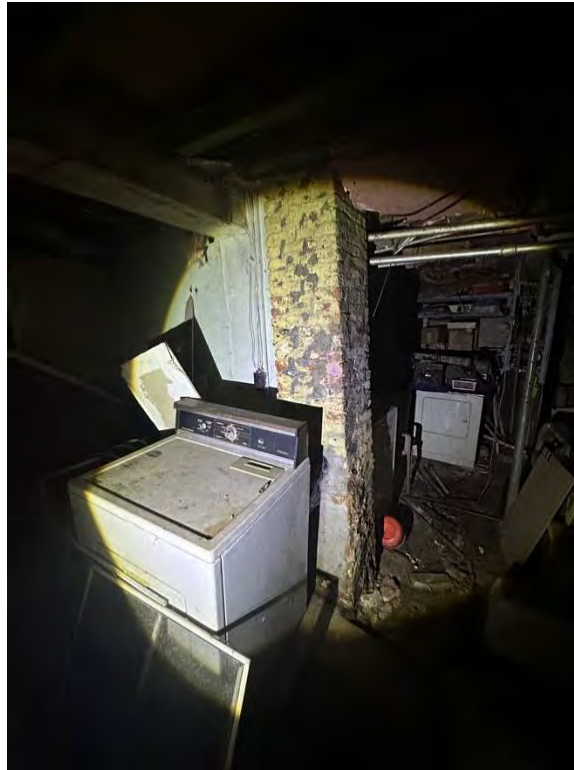




5. The main beam in the basement supporting the first-floor framing system is not properly supported and is not structurally sound. This beam is significantly slanted, cracked, and sits on a temporary screw jack. Screw jacks do not have any footing and are not permanent support. The beam end is cut at 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.





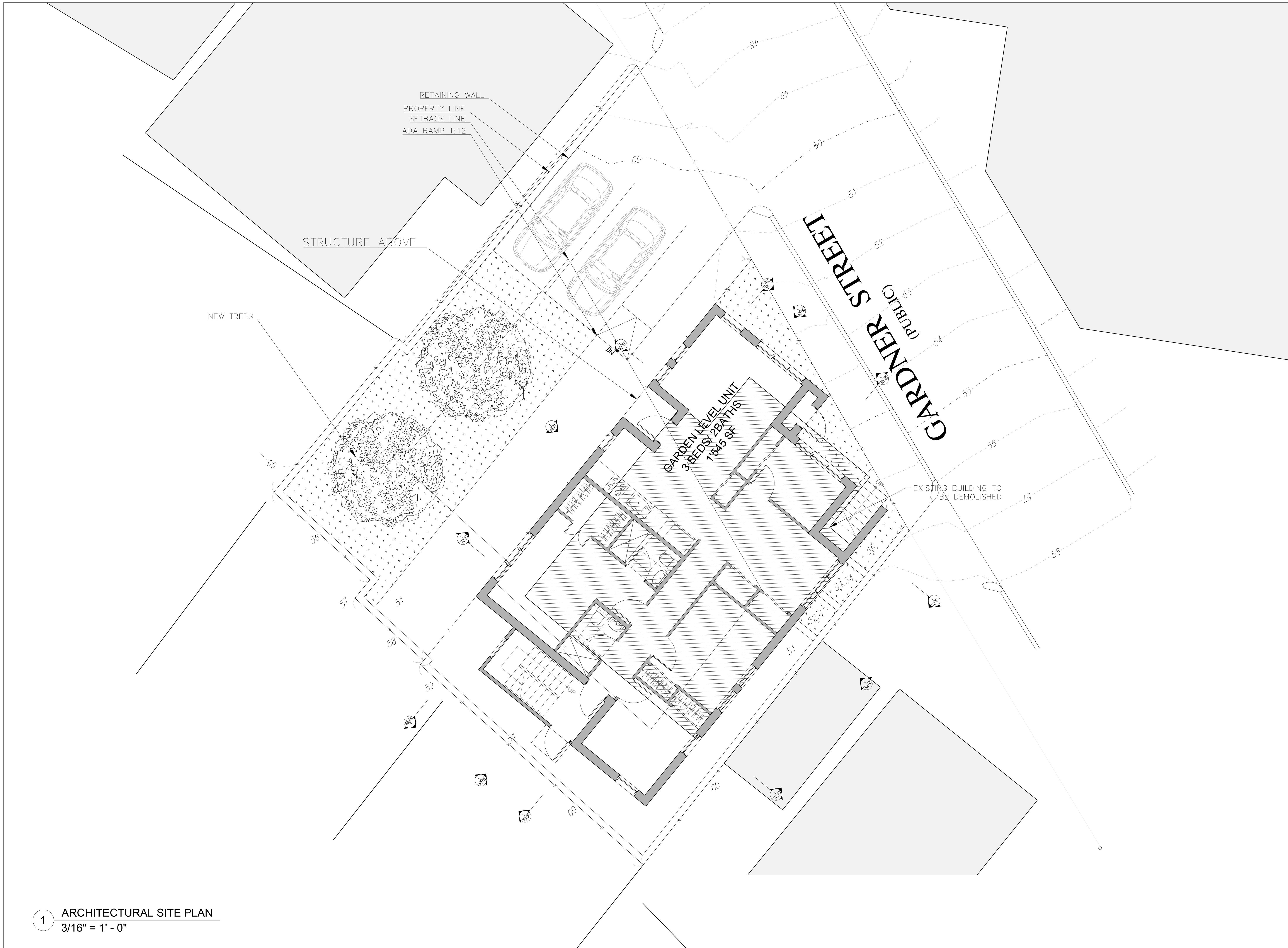
10. The attic was not safely accessible for inspection at the time of the visit.
11. The front addition appears to have not been built in a designed footing and the stairs are not up to code.





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 ARCHITECTURAL SITE PLAN  
3/16" = 1' - 0"

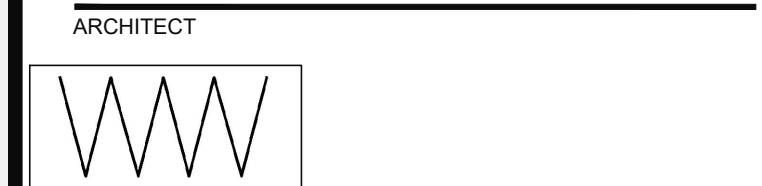
PROJECT NAME / LOCATION

**GARDNER STREET**  
16-22 Gardner Street  
Roxbury, MA 02119

CLIENT

**16-22 GARDNER LLC.**  
103 Terrace Street  
Roxbury, MA 02120

ARCHITECT



**WEST WORK**  
103 Terrace St  
Boston, MA 02120

CONSULTANTS

SURVEYOR

**MERRILL CORPORATION**  
DEANA BOUMITRI, P.L.S.  
427 Columbia Rd.  
Hanover, Massachusetts 02339

STAMP



ISSUE DATE

ISSUE	DATE

PROJECT STATUS

ZONING REVIEW SET

DATE

SCALE  
DRAWN BY  
CHECKED BY  
PROJECT NO.

09/25/2023  
Duan X. Jintong & Minkoo Kang  
Katherine Faulkner  
23-011

SHEET TITLE


FLOOR PLANS

SHEET NUMBER

**A1.00**

PROJECT NAME / LOCATION  
**GARDNER STREET**  
 16-22 Gardner Street  
 Roxbury, MA 02119

CLIENT  
**16-22 GARDNER LLC.**  
 103 Terrace Street  
 Roxbury, MA 02120

ARCHITECT  
  
**WEST WORK**  
 103 Terrace St  
 Boston, MA 02120

CONSULTANTS

SURVEYOR  
**MERRILL CORPORATION**  
 DEANA BOUMITRI, P.L.S.  
 427 Columbia Rd.  
 Hanover, Massachusetts 02339

STAMP

ISSUE DATE

PROJECT STATUS

ZONING REVIEW SET

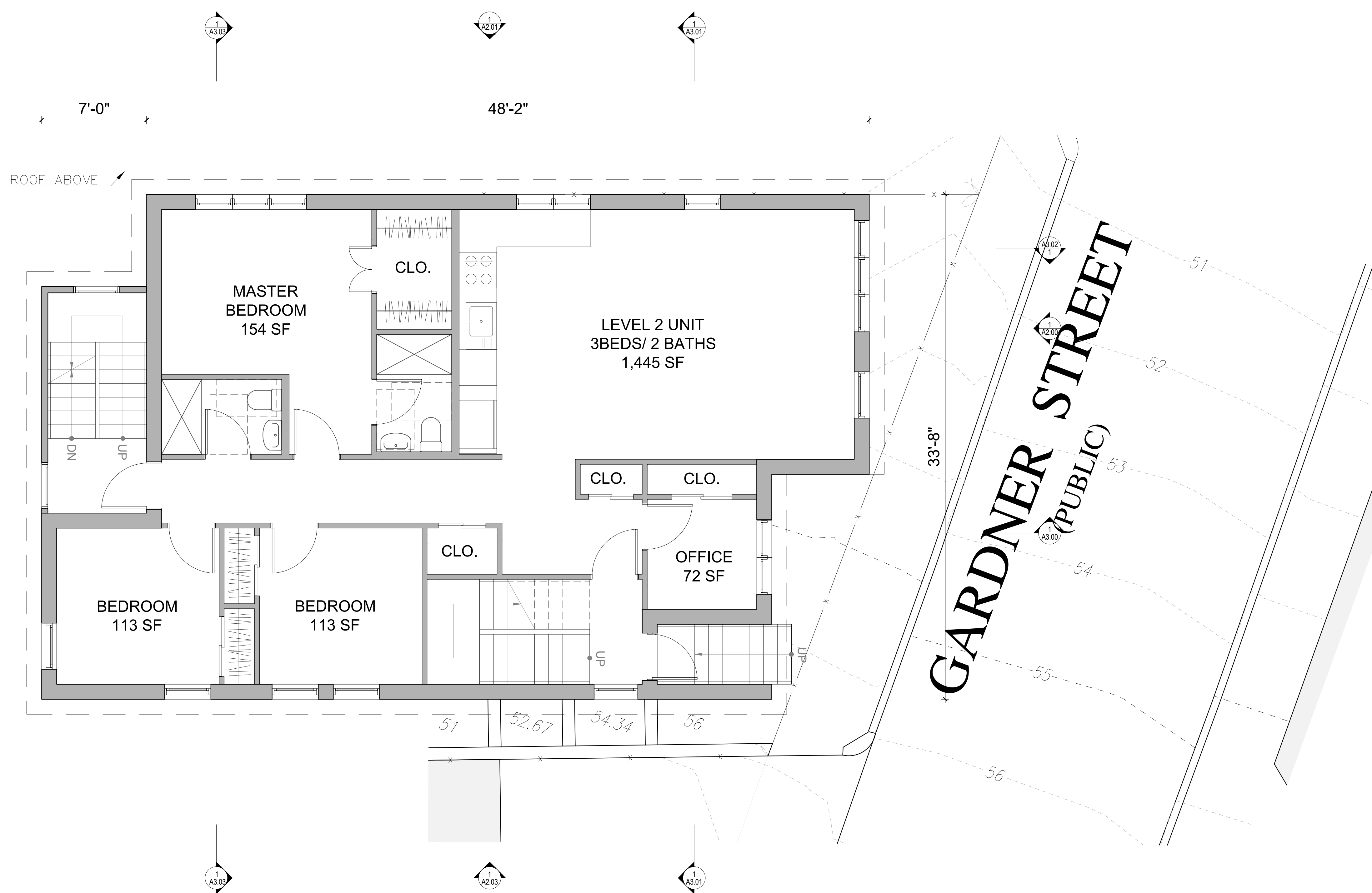
DATE 09/22/2023  
 SCALE  
 DRAWN BY Duan X. Jintong & Minkoo Kang  
 CHECKED BY Katherine Faulkner  
 PROJECT NO. 23-011

SHEET TITLE

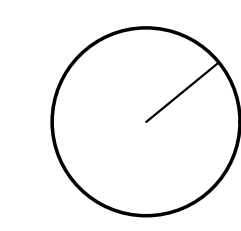
FLOOR PLANS

SHEET NUMBER

**A1.02**



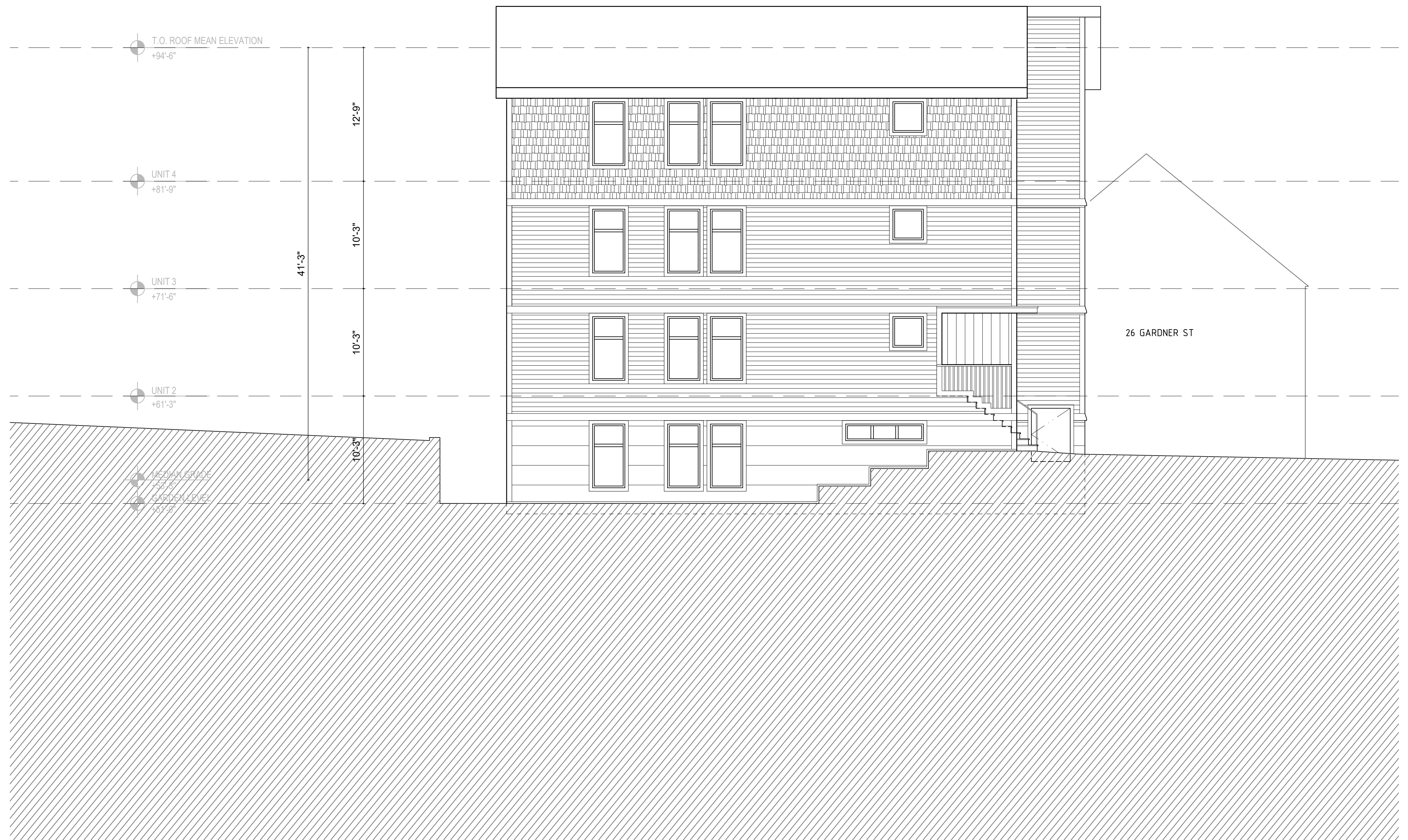
**1** LEVEL 2 ARCHITECTURAL FLOOR PLAN  
 1/4" = 1' - 0"



NORTH-EAST ELEVATION



N



N



T.O. ROOF MEAN ELEVATION  
+94'-6"

UNIT 4  
+81'-9"

UNIT 3  
+71'-6"

UNIT 2  
+61'-3"

MEDIAN GRADE  
+53'-3"  
PROPOSED LEVEL  
+51'-0"

26 GARDNER ST

12 GARDNER ST

41'-3"  
12'-9"  
10'-3"  
10'-3"

N



T.O. ROOF MEAN ELEVATION  
+94'-6"

UNIT 4  
+81'-9"

UNIT 3  
+71'-6"

UNIT 2  
+61'-3"

MEDIAN GRADE  
+53'-3"  
GARDEN LEVEL  
+51'-0"

GARDNER ST

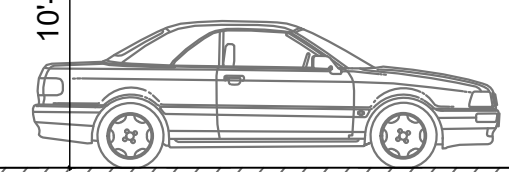
41'-3"

12'-9"

10'-3"

10'-3"

10'-3"



12 GARDNER ST







52 Lambert Ave

48 Lambert Ave

Boston, Massachusetts

Google Street View

Oct 2023

See more dates



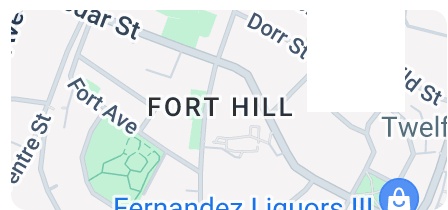
Image capture: Oct 2023 © 2023 Google

Google Maps 6 Rockledge St



Boston, Massachusetts  
Google Street View  
Jul 2019 See more dates

Image capture: Jul 2019 © 2023 Google

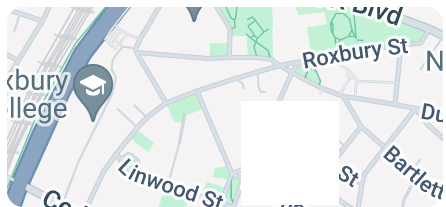


# Google Maps 13 Lambert St

Boston, Massachusetts  
Google Street View  
Oct 2022 See more dates



Image capture: Oct 2022 © 2023 Google

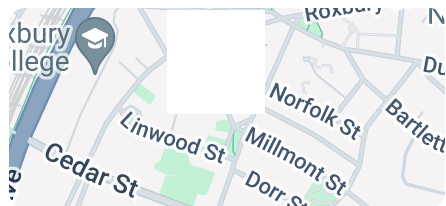


Google Maps 23 Highland Ave

Boston, Massachusetts  
Google Street View  
Oct 2022 See more dates



Image capture: Oct 2022 © 2023 Google

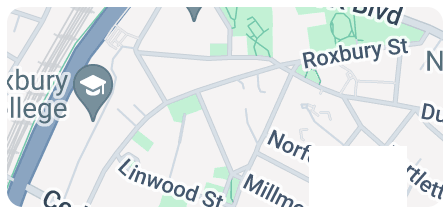


Google Maps 39 Lambert Ave

Boston, Massachusetts  
Google Street View  
Oct 2023 See more dates



Image capture: Oct 2023 © 2023 Google



Google Maps 62 Lambert Ave

Boston, Massachusetts

Google Street View

Oct 2023

See more dates



Image capture: Oct 2023 © 2023 Google



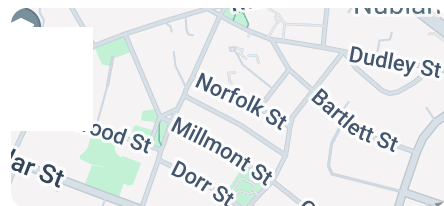
Google Maps 75 Centre St

Boston, Massachusetts  
Google Street View  
Oct 2023 See more dates



Google

Image capture: Oct 2023 © 2023 Google

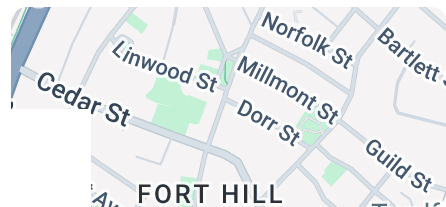


Google Maps 120 Centre St

Boston, Massachusetts  
Google Street View  
Oct 2023 See more dates



Image capture: Oct 2023 © 2023 Google





Google Maps 143 Marcella St

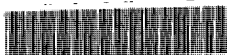


Boston, Massachusetts  
Google Street View  
Oct 2023 See more dates

Image capture: Oct 2023 © 2023 Google



# 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, **EVALINDA 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

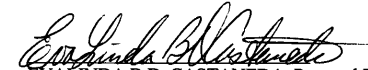
*Law Office of Monica Abraham  
166 Main Ave. Suite 5  
Lexington, MA 02420*

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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:

