NewGov - Newton, MA

09/06/2022

HDC-22-264

Historic District Application

Status: Active

Date Created: Aug 23, 2022

Applicant

Stephen Buchbinder
sjbuchbinder@sab-law.com
1200 Walnut Street
Newton, MA 02461
617-965-3500

Primary Location

24 ROBIN DELL
AUBURNDALE, MA 02466

Owner:

LASELL COLLEGE
1844 COMMONWEALTH AVE AUBURNDALE, MA 02466

Internal Only

Working Session

☑

Total Working Sessions

1

Type of Certification/Documentation Issued

Requested Approvals, Inspections, and Reviews:

Application Details

The individual filling out this application is the

authorized agent

Local Historic District Application Information

Name of Local Historic District

Auburndale

Type of Structure(s) Affected (check all that apply):

House

☑

What year was the structure built?

1868

Local Historic District Application Proposed Work

Type of Proposed Work (check all that apply):

Demolition
☑

Describe Scope of Work

Working session to provide updates on proposed project to demolish 24 Robin Dell and build new building with approximately 42 independent living units

Briefly Describe the History of the Property

See attached.

Owner Information

Property Owner Mailing Address
N/A

Property Owner City
Newton

Property Owner State
MA

Property Owner Zip Code
N/A

Property Owner Phone Number
N/A

Property Owner Email
N/A

Application Authorization

I am the owner of the property subject to this application and I consent as follows:

1. This application for a land use permit or administrative approval for development on my property is made with my permission.
2. I grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

Applicant/Agent Signature
Stephen J. Buchbinder
08/23/2022

HISTORIC DISTRICT FINAL PROJECT APPROVAL PROCESS

Historic Preservation Staff, and sometimes the Historic District Commission, must approve the final project work. Without that approval, ISD will not close out the building permits and will

not issue a Certificate of Occupancy. Please contact Historic Preservation Staff once all of the project work is completed to start the process. On average, the approval process may take a week and may take longer if the Commission needs to review the project work.

It is the owner's responsibility to make sure that the completed work matches the site plans, exterior plans and elevations, details and materials that were approved by the Commission. Any changes to what was approved and any new elements must be submitted to the Commission for review and approval.

If it is determined that the final project work does not match exactly what the Commission approved, or includes new elements that were not approved, the project will be considered to be in violation and the final project approval will not be issued until all of the discrepancies are satisfactorily resolved.

All future work will be put on hold and no new building permits will be issued pending resolution with the Commission. The Commission can require that work be redone to match what was approved. The Commission is also authorized to issue a fine of up to $300.00 per offense for each day that the violation continues.

Property Information

Property ID	43030 0022
Location	24 ROBIN DELL
Owner	LASELL COLLEGE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/29/2021
Data updated 11/14/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

E-Mail: sjbuchbinder@sab-law.com

April 19, 2022

BY ELECTRONIC MAIL

Ms. Barbara Kurze
Senior Preservation Planner
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Proposed Expansion of Lasell Village Campus

Dear Ms. Kurze,

I have been engaged by Lasell Village ("the Village") in connection with a planned expansion of its senior living campus in Auburndale. The expansion would take the form of a new building to be constructed at 24 Robin Dell, along with portions of 216 Grove Street and 222 Grove Street.[1] The new building would contain approximately 42 additional independent living units. The additional units will allow the Village to accommodate some of the seniors on its waiting list and will also provide additional revenue to support the renovation of Lasell House.

Lasell House is the Village's skilled nursing center. Lasell House is almost 22 years old, outdated, and not configured to current demand for skilled nursing services. For example, Lasell House has a mixture of two-bed and one-bed rooms, and only one communal shower . Virtually all prospective patients for long-term care and short-term rehabilitation prefer one-bed rooms with full bath facilities. Regional demand for skilled nursing is forecast at 20 beds as opposed to the current 38 beds. The renovation will enable Lasell House to meet market demand with fewer, single-bed, private-bath accommodations.

The new building would be attached by a covered bridge to the existing Town Hall building[2], and along with additional living units, would contain larger and more flexible multi-use space to benefit all residents of the Village, as outlined below. The architectural design of the new building will complement the other buildings of the Village which surround it. It will also provide an outdoor communal space on Seminary Avenue, other adjacent green space, additional underground parking, and a visual and physical link to Town Hall.

[1] All three parcels are owned by Lasell University and would be acquired or leased by the Village and incorporated into the Village campus.
[2] Lasell House is located inside the Town Hall building.

Elements of the new building will include:

- A more expansive multi-purpose room needed to accommodate the Village community and flexible space for classes, lectures, music, dance, theatre performances, and more.
- Administrative offices easily accessible to residents and visitors, allowing more key staff to be together in one area.
- Space for an educational day program for older adults with cognitive or physical decline
- A health and wellness center including dedicated physical therapy and occupational therapy facilities.
- An expanded and enhanced fitness center, replacing small and outdated fitness facilities, and making intergenerational fitness classes possible.
- A dedicated home care program office which would provide spaces for family members, residents, and clinical staff to meet.
- A library, coffee shop, and social gathering space for informal community gatherings.
- Additional badly needed storage space.

A structure under the jurisdiction of the Commission is located on a portion of 24 Robin Dell, and the Village's proposed expansion would require the demolition of the structure, which, upon information and belief, was constructed circa 1868. The Village would like the opportunity to come in for an informal discussion with the Auburndale Historic District Commission to introduce the project prior to making a formal request for a Certificate of Appropriateness.

Please find the following documents in support of our request for an informal discussion:

1) Application for Certificate of Appropriateness;
2) Assessor's map of 24 Robin Dell;
3) Massachusetts Historical Commission Form B for 24 Robin Dell; and
4) Package from Dimella Shaffer dated April 19, 2022 which includes existing and proposed site plans, context perspectives, and photos of historical structures on Grove Street and Robin Dell.

We would seek to be added to the agenda for the Commission's May 10, 2022 meeting. Please feel free to call with any questions.

Sincerely,

Stephen J. Buchbinder

Stephen J. Buchbinder

cc: (w/enclosures)
Ms. Anne Doyle

Mr. Benjamin Bailey

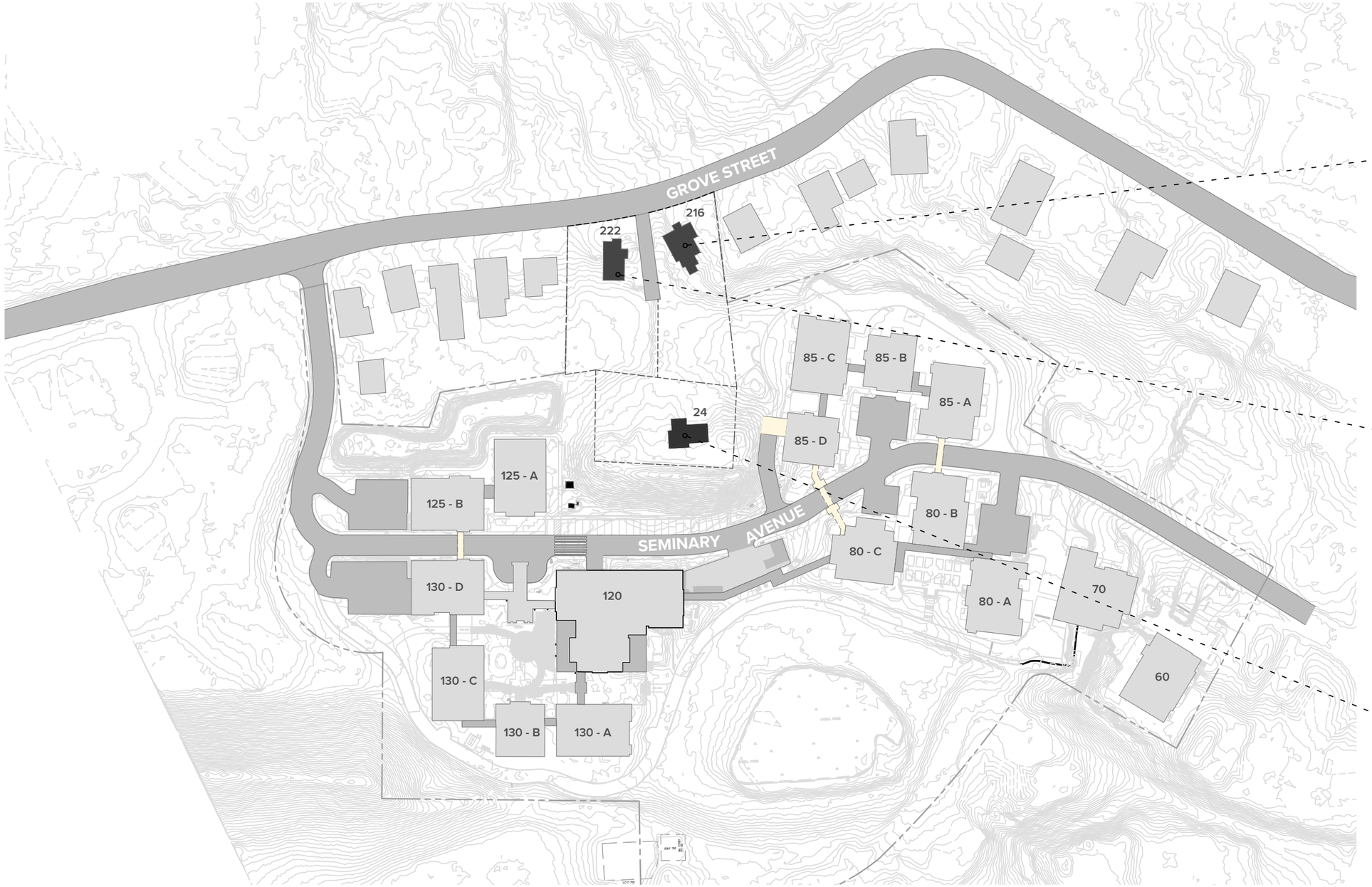
LASELL VILLAGE EXPANSION

AHDC SUBMISSION

19 APRIL 2022

DIMELLA
SHAFFER

LASELL VILLAGE
EXISTING CONDITIONS PLAN



216 GROVE STREET

222 GROVE STREET

24 ROBIN DELL

LASELL VILLAGE
Senior living at Lasell University

DIMELLA SHAFFER

CROWLEY COTTRELL
Landscape Architecture

0' 50' 100'

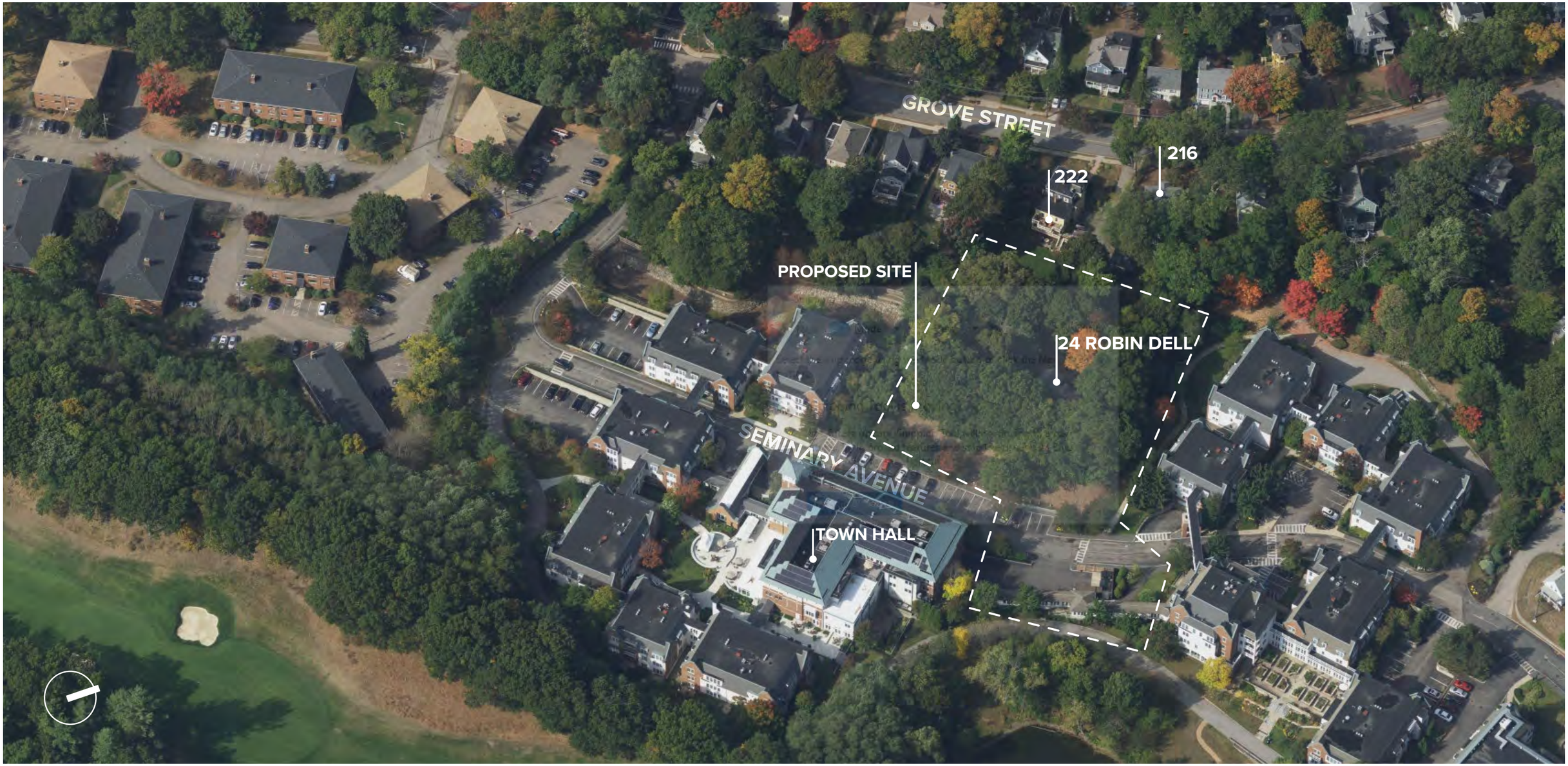
LASELL VILLAGE
24 ROBIN DELL

LASELL VILLAGE Senior living at Lasell University

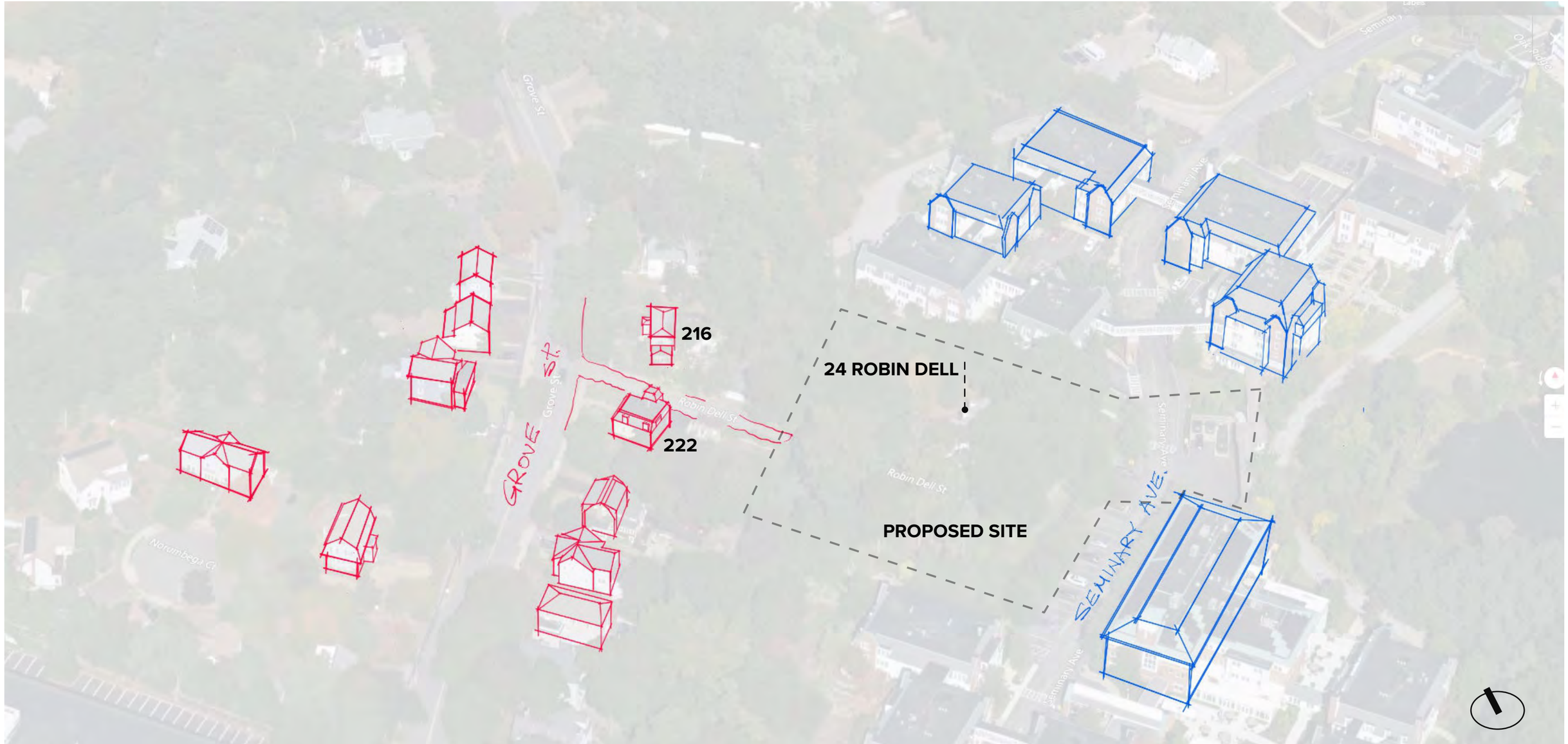
DIMELLA SHAFFER

CROWLEY COTTRELL Landscape Architecture

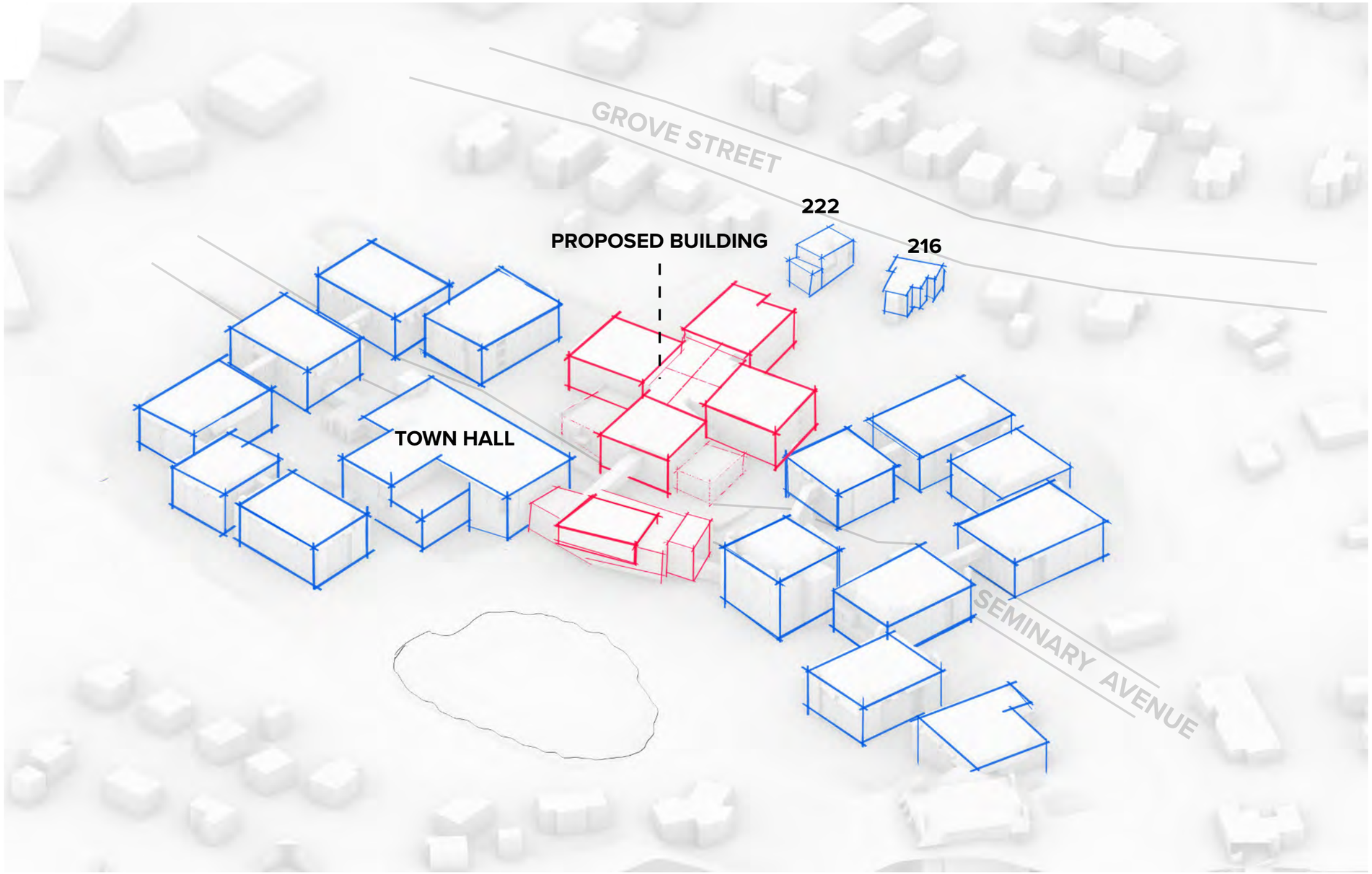
LASELL VILLAGE
EXISTING CONDITIONS AERIAL VIEW



LASELL VILLAGE
CONTEXT ANALYSIS - BUILDING FORM



LASELL VILLAGE
CONTEXT ANALYSIS - BUILDING SCALE



LASELL VILLAGE
CONTEXT ANALYSIS - BUILDING FORM

LASELL VILLAGE
216 - 222 GROVE STREET - EXISTING CONDITIONS

216

222

LASELL VILLAGE
EXISTING SITE PLAN

LASELL VILLAGE
Senior living at Lasell University

DIMELLA SHAFFER

CROWLEY COTTRELL
Landscape Architecture

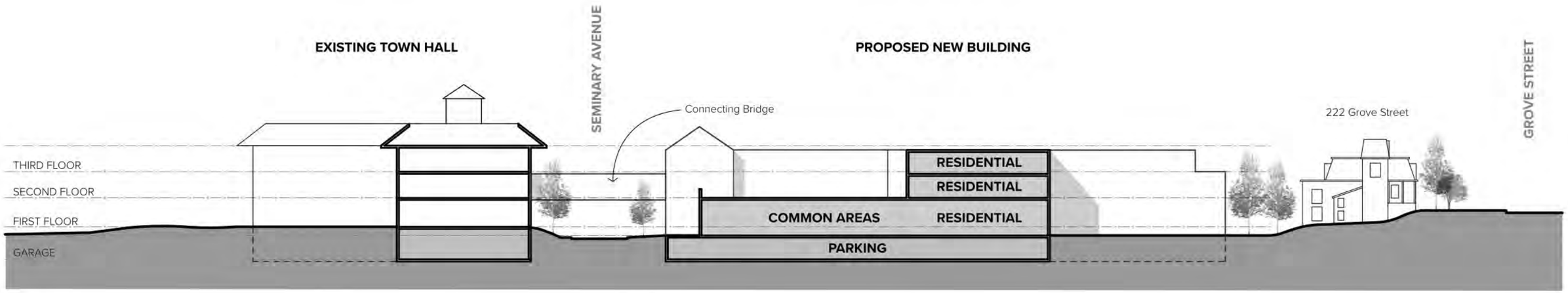
0 50' 100'

LASELL VILLAGE
PROPOSED SITE PLAN - SCHEME Y (ORIGINAL DESIGN)

LASELL VILLAGE Senior living at Lasell University
DIMELLA SHAFFER
CROWLEY COTTRELL Landscape Architecture

0 50' 100'

LASELL VILLAGE
PROPOSED SITE SECTION - SCHEME Y (ORIGINAL DESIGN)



0' 50'

LASELL VILLAGE
PROPOSED SITE PLAN - SCHEME X (REVISED DESIGN)

LASELL VILLAGE
Senior living at Lasell University

DIMELLA SHAFFER

CROWLEY COTTRELL
Landscape Architecture

0 50' 100'

LASELL VILLAGE
PROPOSED SITE SECTION - SCHEME X (REVISED DESIGN)

JAN 2 6 2006

2006.02.14 06010030

David B. Cohen
Mayor

City of Newton, Massachusetts
Department of Planning and Development
Michael J. Kruse, Director
E-mail mkruse@ci.newton.ma.us

Telephone
(617) 796-1120
Telefax
(617) 965-6620

Auburndale Historic District Commission

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
NON-APPLICABILITY OR HARDSHIP

You live in a local historic district. A Certificate is required before obtaining any building permit or before proceeding with construction projects affecting the exterior of the property. Fill in the following information where applicable and submit to the Preservation Planner in the Planning and Development Department, Newton City Hall.

43-30-22

I. **ADDRESS** 24 Robin Dell.

II. **Applicant's Name** Barbara Vecchione

Address 24 Robin Dell, Auburndale Phone # 617-969-6476

Property Owner Barbara Vecchione, Trustee LRV Trust

Address 24 Robin Dell, Auburndale Phone # 617-969-6476

Architect _____

Address _____ Phone # _____

Contractor _____

Address _____ Phone # _____

III. **TYPE OF STRUCTURE** (Please Circle):

(House) Garage Shed Wall Fence Sign

Non-Residential Building Other

PROPOSED WORK (Please circle):

New Construction (Demolition) Addition Alteration

Replacement Repair Other

IV. **DESCRIPTION OF WORK:** (Statement of scope of work with specific information about materials, style, extent of work, etc. referencing plans and photographs if appropriate.)

Demolition of House

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Michael J. Kruse, Director

Telephone
(617)-796-1120
Telefax
(617) 796-1086

David B. Cohen
Mayor

RECORD OF ACTION

DATE: February 17, 2006

SUBJECT: 24 Robin Dell – Certificate of Appropriateness

At the regularly scheduled meeting and public hearing on February 14, 2006, the Auburndale Historic District Commission, by a vote of 6 to 0,

RESOLVED to deny a Certificate of Appropriateness for the demolition of the house, because the applicant had not (a) exhausted all other possible options for reusing or selling the house, (b) shown the house was not historically significant, or (c) shown that the house was verifiably beyond rehabilitation.

Voting In the Affirmative: Italo Visco, Chairman; Richard Alfred, Eugene Galton, Nancy Grissom, John Rodman, Rodney Barker

Paul Trudeau, Acting Secretary

INSPECTION REPORT

at

24 Robin Dell
Auburndale, MA

on

Wednesday, December 7, 2005

ZAGATA ASSOCIATES INC.
184 Ministerial Drive
Concord, MA 01742
Tel. 978-369-8593
Fax: 978-371-1746

ZAGATA ASSOCIATES INC.
184 Ministerial Drive
Concord, MA 01742
Tel. 978-369-8593
Fax: 978-371-1746

The comments and observations shown below reflect the conditions observed during an inspection of the property at 24 Robin Dell Road, Auburndale, Massachusetts, on Wednesday, December 7, 2005, and should not be construed or made to imply that these conditions have existed in the past or will continue to exist in the future. This is a limited visual inspection of apparent conditions that exist at the time of this inspection. The report is issued in accordance with the current "Standard of Practice" and "Code of Ethics" of the American Society of Home Inspectors and the contract provided to you.

I hereby agree to pay ZAGATA ASSOCIATES INC. the sum of $ upon receipt of the completed report. I understand that this fee is full payment for one inspection at the above address. The report is copyrighted and may not be reproduced or provided to any third party except that you may provide this report to your attorney or agent for use by them as is reasonably required in the completion of the contemplated real estate transaction.

I. SITE CONDITIONS

A. Owner, Town Records and Zoning

Procedurally, I recommend you contact the local Building Department, Board of Health, Sewer and Water Departments (as applicable) as well as the Fire Department regarding any records they may have for the property. The intent is simply to gain a better insight and understanding of the property via its age, history of additions and/or alterations, equipment and/or mechanical updates. With issuance of permits and site inspections (this may or may not have occurred) during the construction by the local authority there is better indication that compliance to minimum code requirements at that time occurred. Permit and/or certificate of inspection or occupancy issuance would indicate compliance of inspection or occupancy issuance would indicate compliance to minimum zoning property line setback requirements and/or use provisions at the time of construction.

Availability of house or plot (land) plans may be of help in gaining a perspective of the lot and possibly used for determining the feasibility of and/or laying out the future additions, alterations, fencing, plantings, etc. In most cases the information is limited. However, records are a resource and may be pertinent or useful to you. Any plot or building plans that the current owner may have should also be given to you.

It is my understanding that the owners have owned the property for some +/-3- to 40 years. Any information the owner may have regarding work done to the home, issues or problems should be specifically requested. Copies and/or review of any real estate disclosure sheets should be requested. Work done, issues or problems may include but should not be limited to repairs, sewer backup and Roto Rooting, insect inspections, insect treatment, cellar moisture, water intrusion or flooding, insulation installation, roof/chimney leakages, repairs, ice damming, etc., fuel/oil line-tank removal, asbestos removal, previous radon testing and results, etc.

As viewed, there had been residing of the home, reroofing of the home and remodeling of the rear, first floor kitchen at sometime in the not too distant past. There had been additions to the structure over the years. Originally, the home was confined to only the front. It had been converted into a Philadelphia type duplex – having a living area on the first and second floors.

A Building permit and or other applicable permits, i.e., electrical, plumbing, gas, Fire Department, zoning, etc.) should have been technically issued for the construction/alterations. I recommend that this be clarified with the current owner. Any plans and/or documents should be provided to you. A Certificate of Inspection, Occupancy Permit or signed off job card should have been issued by the Local Building Department indicating completion of the work to minimum standards and closing out of the permit. I recommend that this be clarified.

The Massachusetts Board of Registration of Home Inspectors, 266 CMR, which came into effect April 12, 2001, section 601 – access, purpose and scope, sub section 4 provides that the inspector shall attempt to ascertain the following information or notify his/her client that answers to the following questions should be obtained from the seller or seller's agent.

(4) (a) The inspector shall notify his/her client that answers to the following questions should be ascertained from the seller and are relevant to the purchase of a house and may not be readily observable through inspections:

1. History of water penetration in basement and/or crawl space.

2. If the dwelling is on public or private sewage systems.

3. If the dwelling has been previously tested for radon gas.

4. If the dwelling has been inspected for insect infestation;

5. a. If the dwelling has been previously inspected by a home inspector; and

b. if the seller is willing to disclose such report.

6. If there is an underground storage tank on the property.

(b) The home inspector shall not represent to the seller or buyer that there is any legal obligation duty or requirement on behalf of the seller or seller's agent to answer the questions set forth in 266 CMR 6.01 (4) unless otherwise required by law.

(c) a home inspector shall not be held responsible for the accuracy of third party information.

A copy of the above with a two page confirmation sheet asking for and providing information about the inspection was faxed to you.

As viewed there was extensive storage in the cellar. As viewed there are areas of penetration/seepage. This will be discussed in more detail within the body of this report. The home is on a private septic system. There is what appears to be a cesspool at the westerly side of the home/lower yard. That cesspool has failed. The first floor rear owner is draining her washing machine into a garbage can via a hose out the window at the easterly side of the home. The soapy water is then drained onto the ground.

There has been no testing for radon gas. I did not test for radon gas as there is simply too much air exchange in the cellar.

It is my understanding there has been no insect or building inspections of the property. I was not able to identify any buried fuel oil tanks. You should specifically clarify with the Fire Department regarding any records they may have.

I suggest you clarify the zoning district the property is in. You may also wish to clarify minimum property line setbacks for additions and/or accessory structures.

B. Landscaping - Driveway

The home is of farmhouse style – Philadelphia two-family style . It appears of standard wood frame construction (balloon) and to be on stone, brick and concrete foundations. It is my understanding the home is +/-100 years old. There was no age for the addition/alterations.

The inspection began at approximately 8:30 a.m. It was a clear, cold day. There had been considerable snow, and the ground and portions of the building were snow covered and could not fully be observed. The ground was frozen.

The house appears to face somewhat southwest. For purposes of description in this report, I will consider it as facing south. I suggest you review the home's room and yard sun orientation. For instance, a south facing living or family room will be sunny and bright and there may be some benefit of solar heat gain. A screen porch may be better located on a north, easterly or northeasterly side of the home as it will be shaded more. Some people prefer shaded (northerly or westerly) sleeping rooms while other prefer light and bright (easterly or southerly) rooms.

In general, trees, plantings and shrubs should not be allowed to grow against the home as they will reduce air circulation and increase moisture causing potential siding and roofing decay and/or harboring insects.

As viewed there were no significant bushes or plantings immediately adjacent the home.

Yards were snow and ice covered. Grass, plantings, etc. could not be viewed or evaluated.

Care must be taken with the grade and/or planting beds adjacent the home so as not to encroach or cover siding or trim. The concern is for moisture deterioration as well as potential insect infestation. It is recommended that the foundation be a minimum of 8 inches above grade with the siding no closer than 6 inches. Where this is not practical as much separation as possible should be maintained. If separation is minimal a consideration may be a bed of crushed stone 6 inches deep and wide to maintain the separation. Furthermore, planting beds should not be raised or lowered so as to trap or hold water to the foundation walls.

At all points from the home's foundation, there should be a positive slope of the ground to carry surface water away. Holding water to the home's foundation may be the cause of water intrusion and/or dampness within the home.

Beginning at the front entry steps, the steps are of brick, concrete and bluestone. There is some mortar joint deterioration within the brickwork. There is shaleing of the bluestone. Railings deflected slightly. As viewed, the steps had been constructed directly over the clapboards/siding. As viewed there are no flashings. As viewed, there will be wood rot as well as a high potential for carpenter ant infestation.

So that there is no misunderstanding, I took some photographs. They are enclosed at the rear of this report with comments.

Viewing to the right of the entry steps, the clapboard siding is within the ground. My probe readily passed through. There is a wood rot condition. I believe this area is not readily accessible from the interior. It appears to be an entry add-on. As viewed, within the front southwest cellar, there was extensive debris/storage on the floor. There is some homosote. I pulled the homosote down exposing a brick foundation wall. At the top of the brick wall/bottom of the shelving, the sill/lower framing was saturated – **totally rotted out.** Viewing above at the sill/framing, the wall studs, plate framing was rotted out/decayed. As viewed, there is no question about the need to strip out this entire area, further evaluate, and rebuild/repair as necessary. Where framing is at/below grade, raising on masonry is the recommendation.

The front cellar window well is buried in the ground. The sill is rotted. It needs to be excavated and the window replaced.

Coming over to the easterly side of the home there is a bituminous apron adjacent the foundation – base of the clapboarded wall. The cellar windows were boarded over and within the ground. They should either be removed or replaced and properly welled.

I probed the base of the framed wall. As one heads towards the concrete foundation, I found it soft – evidence of water damage, decay and insect infestation. At one point my probe readily passed through.

Within the cellar center easterly side – above the foundation – the sill probes solid on the outside, however, note how it is turned/turning out. That is because of rot on the other side.

There is an adjacent crawlspace to the right of the gas meters. I crawled in. There is a concrete slab. Coming over to the easterly sill, there is evidence of water damage – beetle damage. Your insect inspector, Kevin from Yankee Pest, noted this in his report.

As viewed, there should be no question about stripping out the lower, easterly framed wall adjacent/within the apron/ground and rebuilding it – raising it on masonry, etc.

So that there is no misunderstanding, this is an exterior supporting wall. It needs to be addressed.

Coming around to the rear northeast deck, it appears of pressure-treated, decay-resistant wood. It appeared stable. As viewed there are no flashings at its juncture to the home. There is a serious concern for wood rot and insect infestation. Flashings should be provided. You will note that the door threshold is broken and in need of replacement. There is a storm door. The dryer vent needs to be reset.

Proceeding to the cellar, the northeast entry was an addition on what appears to be a concrete block foundation. I was not able to access it to view it. I used my digital camera – sticking it into the cellar window behind the left gas meter and took some pictures. As viewed, this space needs to be accessed. Breaking in a hole through the southerly brick wall may be the best access. As viewed, it appears to be standard framing. With accessing one can view the juncture to the deck and inspect for rot and insect infestation. Clearing out any wood debris, providing a ground vapor barrier with concrete slab over is also recommended. The purpose is to hold down radon gas and moisture. Fiberglass batts should be added between the floor joists. In my opinion, outer concrete walls should be insulated with semi-rigid fiberglass insulation vertically so as to maintain heat within this space/cellar. As a contingency of purchase providing access is strongly recommended. It needs to be evaluated. No comment can be made in areas that cannot be accessed/fully seen.

Proceeding around to the northwest deck, it is of pressure-treated, decay-resistant wood. It is lagged to the building. There are aluminum flashings at its easterly side. The flashings are set over the framing. With gutters blocked above, water crashes onto the deck, runs between the deck boards and then down the siding beneath the deck. Flashing out so as to direct water off the lower/cellar siding is recommended. At the deck's southerly juncture to the building, there are no flashings. There was debris at the juncture. The pressure-treated over the siding/juncture poses an eventual wood rot problem. It needs to be flashed. Upper deck railings appeared sound/stable.

Proceeding to the walk-out cellar entry beneath the deck, there are concrete pads. Probing the base of the framed wall, my probe readily passed through. As viewed, it appears the entire westerly sill adjacent the slab is rotted out. It is my understanding that Kevin found evidence of termite infestation and damage.

Viewing the northwest corner at the retaining wall, the top post is within the dirt. Water soaks the juncture. On the interior there was so much storage I could not view/evaluate. As viewed, there should be no question about failure/damage to this lower wall. It needs to be opened up, evaluated, and replaced. Raising on masonry is the recommendation.

There are two plywood doors to the cellar. Both doors are not weather stripped and there is extensive heat loss as a result. Replacing the doors with steel-insulated, weather-stripped doors is the recommendation.

The double-hung window beneath the deck was broken. Replacement with a double-glazed, weather-stripped unit is recommended.

The cellar was freezing. The owner is using portable electric heaters to supplement the baseboard radiation in the home. I believe this is primarily because of the air exchange/lack of insulation within the cellar.

Viewing the southwest base of the siding, it was covered over with screening. It is within the ground. Probing, there is evidence of wood rot. On the interior there was extensive storage. Viewing the southwest room's northwest floor, it is rotted. There does not appear to be a concrete floor beneath. There was so much storage I could not access/probe the sills.

As viewed, there appears to be a structural and deterioration issue with the base of the wall/framing. Opening up, evaluating, raising on masonry, and replacing is the recommendation.

So that there is no misunderstanding, I have taken a number of photographs of these areas. They are at the rear of the report.

Cellar and basement moisture, water intrusion or flooding, may be indicated by staining of exposed concrete floors, carpeting, vinyl tile floor coverings, etc. Vinyl or asbestos tile flooring will often have separation at their joints, be curled, buckled, cracked or loose. Staining of wood adjacent to the floor, rusting of the base of heating equipment or steel lally columns, efflorescence (leaching of salts) from stone mortar joints, concrete walls or floors and deterioration of the bottoms of stored items and/or the absence of or elevation of stored items would further indicate a moisture, water intrusion or flooding problem.

In this case, the cellar was loaded with storage. Many of the walls were finished. Very little could be viewed/accessed.

Coming down the cellar stairs and looking at the rear stone foundation wall, note the separation within the stones, staining and water seepage. As viewed, it appears that there is water

pressure/freeze/thaw action on this wall and is pushing out into the cellar. There is a water/water pressure/freeze/thaw action and structural concern. In the least case, regrading on the exterior and installing aprons to reduce water pressure is the recommendation. On the interior, the wall can be cleaned and pointed.

As viewed, the cellar does not appear to be subject to flooding. Center and front flooring appeared somewhat stable. There are however the rot conditions at the base of the exterior walls, sills and framing as previously noted. Viewing within the front boiler area – its westerly wall – note the base has a hole in it. The framing is below the concrete floor. It is rotted out and there is a high potential for termite infestation/damage.

Viewing at the westerly middle entry door, to its left is the water service entry. Note the framing adjacent it shows termite damage and wood rot.

Proceeding to the front southwest small room, this area appears to be below grade at the exterior. There is extensive rot/damage to the framing/sills. The bottom floor area and stored items were totally saturated. I believe much of the water entry is from grading/the rotted framing. Raising on masonry, rebuilding, regrading and providing aprons and appropriate flashings at the front entry is the recommendation.

As viewed, the storage in the cellar needs to be removed. As viewed, stripping out the cellar in its entirety – walls, floors, and ceilings – and repairing and/or rebuilding is the recommendation. I believe you will find areas where there are dirt floors beneath the framed floors. These areas should be provided with drainage/stone, concrete slabs with vapor barriers over.

Where there are large areas of open floor area, installation of interior French perimeter drains at the exterior foundation walls is recommended. This will help to reduce water penetration – reduce the potential for flooding. In this procedure the cellar floor is removed adjacent the foundation wall and a trench made. Crushed stone and a perforated drainpipe leading to/pitched to a sump pump hole is then installed. Some surface drains may also be installed within the piping. The concrete floor is then repaired. This is the common procedure used by most waterproofing companies.

The sump pump should be drained to the exterior. Care should be taken to locate the outfall to drain away from the home's foundation. In some cases it may be drained to the public sewer, if available. A plumber should install such drains. Most communities prohibit draining to the sewer. This should be clarified.

Dual sump pumps are recommended. Typically one is set higher so that in the event of a failure of the first pump, the second pump will function. In the event of a power failure, battery backup is recommended. Another consideration may be an emergency generator. Water alarms are recommended.

Most waterproofing companies will offer warrantees. Some companies such as B-Dry Systems in Lexington or Boston Basement, etc., will offer a lifetime "house dry" basement warranty. B-Dry often installs a heavy sheet of vinyl vertically at the foundation wall. Water coming laterally is collected into the drainage system.

B-Dry systems sets a heavy sheet of vinyl vertically against exterior foundation walls. That vinyl forces any lateral water into the French drainage system.

In terms of the exterior of the home, there are the regrading issues. In addition, I recommend you consider installing an apron adjacent the foundation to help divert/drain water away from the foundation. An apron may be of plastic sheeting, membrane, rubber roofing, bituminous concrete, concrete, etc.

The area at the foundation is rough graded to shed water away from the foundation. The impervious material is laid flat and then butted to the foundation. Plastic/membranes may be covered over with stone, bark mulch, etc. The farther you go out from the foundation, the greater the protection. The preference adjacent the foundation is to install 1 1/2to 2 inch crushed stone to a point beyond the roof drip line. The stone will provide a clear barrier – point to bring the planting bed, mulch, grass, etc. to it. The stone will reduce erosion at the drip line and eliminate buildup of mulch over time on siding, cellar windows and casings, etc.

Once the cellar is redone, it appears that a dehumidifier will be necessary. It is recommended that it be installed so that it will drain by gravity. A properly wired receptacle should be provided.

Keeping the home at 50% or less relative humidity will make a difference in terms of nuisance pests in the cellar – spiders, etc. It will also reduce the potential for mildew, mold and spore growth.

With reduction of nuisance pests there will be less matter and fecal material for the growth of mildew, mold and spores.

As an alternative to standard dehumidifiers more sophisticated units are available. These typically are more affective while being less costly to operate and have greater longevity. You might investigate Therma-Stor products – www.thermastor.com - tel: 800-533-7533. These units can be sized for the space and ducted.

Water and moisture intrusion may change or vary with weather conditions as well as water table changes in the future. The observations made and comments are limited to conditions at the time of inspection.

Foundation windows were of wood and appeared in poor/failed condition. Windows that are welled must be maintained free of debris. I recommend a minimum +-6 inch separation from the windowsill to well (bottom)/grade. I recommend a +-1 foot bed of crushed stone be provided at the bottom of welled windows. It will help with drainage as well as prevent plant growth. Plastic window bubbles help keep out debris, snow and ice. A consideration may be adding them in the future.

Blocking out or replacement and proper welling of the all the cellar windows is the recommendation.

Robin Dell Street appears to be a private way. The driveway is of bituminous concrete. There is significant deterioration within it – areas of damage.

You need to clarify who is responsible for repairs/maintenance as well as snow plowing.

Earth and/or debris should not be allowed to accumulate at the base of wooden steps, trim, platforms, lattice or framing. There is a serious concern for both moisture deterioration and insect infestation.

On the exterior and/or where subject to moisture and/or insect infestation when constructing or making repairs, I recommend the use of pressure-treated, decay-resistant wood. Wood should be

raised above grade (the ground) on masonry or other proper support. Care should be taken in the construction details to allow the wood to drain and metal and/or membrane flashing and separations as necessary provided at junctures with the home.

II. STRUCTURAL AND GENERAL CONCERNS

A. Structural Concerns

As previously discussed there is serious structural issues with the exterior wall framing and grading for this home. This was evident at the front of the home, front entry and the interior of the cellar adjacent the front entry, the easterly side of the home where the siding is within the apron/driveway where there is rot and turning out of the sills.

There is a structural concern about the rear northeast deck juncture to the home – access to the crawlspace. Evaluating is strongly recommended.

There appears to be water pressure – bellying in of the rear stone foundation between the electric panels and cellar stairs. Regrading, aprons and pointing is the recommendation.

There is no question about failure of the basement westerly sills/framing. It all needs to be opened up and addressed.

Within the first floor of the building there is significant settlement within the remodeled kitchen, dining and living room floors. This also carries up through the building.

Starting at the rear of the cellar, in front of the northerly boiler, steel lally columns with beams have been added for support. Proceeding to the center section/front, however, the original walls/partitions remain. As previously noted, partitions set within the concrete floor/floor framing. I believe they are rotting out. I question their soundness. Again, the recommendation is to strip out the cellar in its entirety, evaluate, pour new floors and provide new supports as per standard - steel-cement-filled lally columns on proper footings, beams, etc. as necessary.

The point is to open up, evaluate and support/stabilize this building's center in a proper workmanlike manner. There is little point in remodeling upper floors without dealing with the main structure/base.

In going through the first floor framing/upper floors, I question that there is more of an issue with cosmetics than structure. However, I did note in the center, rear, westerly attic two cracked/damaged rafters. It is my understanding that an ash tree had fallen on the home causing the westerly roof damage. The rafters need to be sistered. The attic is partially finished. Plaster-on-lath has extensive deterioration within it. It all needs to be stripped out.

Viewing the rear boiler chimney, directly above the vent there is a vertical crack in the chimney. This is a single, brick, non-clay tile lined chimney. There is a serious concern about carbon monoxide entering it – its condition within the home where it cannot be seen. Within the attic, viewing there is deterioration in the upper chimney masonry.

Viewing the southerly chimney, the base is rotting out/deteriorated. It is from moisture/water over the years. Coming up into the front unit's attic space, the chimney masonry is literally falling apart. Bricks are soft/rotted. Mortar joints are soft/rotted.

The chimney issues are structural issues as well as venting issues. They need to be addressed – caps provided, chimneys parged, and liners installed in the least case. The base of the chimney needs repair and all debris cleaned out.

Above the rear cellar window there are two floor joists, one of which is doubled. They should be hangered.

Procedurally, I do look for indications of insect infestation (carpenter ant and termite) and related/visible damage. As we discussed we do not, however, offer certification and recommend a professional insect inspector view the property.

Again, there is so much finish/storage that very little could be viewed. However, your insect inspector, Kevin from Yankee Pest, found evidence of termite damage in a number of areas. You may expect more in areas that could not be seen.

Again, stripping out and evaluating, rebuilding and replacing as noted is imperative. There is no question about full treatment of the property.

In my opinion when treating a home, chemical treatment is recommended as the primary control. Termite baits may also be used as an adjunct. The chemical treatment would provide an immediate defense as barrier/repellant as well as a long-term protection.

Baits must be continually monitored for activity and baiting materials exchanged for chemical when there is activity. Chemical treatment does not require the maintenance/continual monitoring.

I do recommend that the home be monitored in the future for active termites. Pine stakes may be set about the home +- ten feet apart, at openings, windows or framing adjacent the grade. These may be periodically viewed for active termites.

I should note, with the cellar floors and partitions gutted out and exposed earth, prior to repouring the floors, chemically treating is recommended. It will provide easy access and the ability to fully treat.

Carpenter ants nest in wet/moist wood. Drying out, cutting back bushes, etc., and making repairs is imperative.

There are areas of water/moisture entry – front entry steps, the question of the rear northeast and northwest deck junctures to the home. In addition, where the framing, sills, etc. are within the ground, there is a high potential for carpenter ant infestation. It all needs to be taken apart, redone, and dried out.

B. General Conditions

There are two dwelling units – Philadelphia type style – first floor, second floor and attic spaces.

The front unit is accessed via the vestibule. There are stairs leading to the basement. There is no other egress. The Massachusetts State Building Code provides for two means of egress from a one- and two-family home. The egresses can be on any floor. They need to be readily accessible to the exterior. You may clarify with the building inspector, but I believe the front egress and the cellar egress redone in such a way to provide direct access to the westerly cellar walkout would be sufficient.

In terms of the rear unit, there is the front entry as well as the rear northeast entry. Cellar stairs in its case are very steep, narrow and short of headroom and awkward. Again, two means of egress is all that is required. The cellar stairs should be reworked to be stable/safer.

The first floor unit's main stair railings deflect. The top step riser is very high. It poses a tripping/safety hazard. I believe the original pine floors had been gone over with oak resulting in the riser variation. One of the middle treads is broken and in need of replacing. Stairs are provided to the attic. Better guards/enclosure for the stairwell should be provided.

For the rear unit, main stairs were reasonable. There is a set of stairs to the third floor. These stairs are steeper and narrow as is typical in these buildings. A handrail should be provided.

The third floor is in terrible shape. Any development would require complete gutting out/starting fresh.

In an emergency situation there is a considerable length of travel from the third floor through the home to an exit. If used for sleeping I recommend that an emergency escape plan be developed.

I also recommend you consider adding a small metal platform at one of the windows as an area of refuge. The platform may be grated to allow snow and ice to pass through. It may simply be thoroughly bolted at one of the windows.

As previously discussed, the cellar needs to be gutted out and evaluated.

In cellars, any open vertical areas – plumbing chases, electrical chases, shafts, openings at chimneys, and balloon framing should be appropriately fire/draft stopped.

Fire/draft stopping may be wood blocking, masonry, fire safe material, insulation, etc.

In open cellars, insulation 6", R-19 or 9", R-30 fiberglass batts between floor joists above foundations is recommended. Prior to doing so, any gaps/holes etc. may be sealed, plugged or caulked to reduce air infiltration and/or be entry points for insects or rodents.

Including the crawlspaces in the cellar as part of the home is recommended rather than venting to the exterior. There is no point in loosing the heat.

Within the cellar there is a wash sink. It was functional. There is a laundry hookup.

In terms of the cellar, there appears to be two electric meters. There is no common/house meter. Adding one for house circuits is recommended.

There are two gas meters. Heating and hot water heating appears to be separate.

There is one water service for the building.

I first went to the first floor rear unit. The kitchen had been remodeled. There was no garbage disposal. Cabinets and counters appeared stable and reasonably installed. Windows had been replaced. The vinyl floor is deteriorated – curling and failed. It needs to be replaced.

The northeast entry needs to be refurbished.

There is a easterly half-bathroom with washer. The washer is drained with a hose to a garbage pail in the driveway. The septic system has failed. The sink was operable. The toilet was operable. The room needs to be refinished. The flooring is of fir (hard pine). I believe there had been old vinyl tile – most probably asbestos vinyl tile on top of it. There would be a concern for asbestos based older tile glues.

Older vinyl tiles and certain mastics (glues) may contain asbestos fiber – i.e., vinyl asbestos tile. Tile that is not deteriorating should not present a health problem. It would not be considered friable - deteriorated so that asbestos emissions may be released into the air. To clarify asbestos

in tile or mastic it needs to be tested. If of asbestos and if removed appropriate procedures must be followed. These may or may not require professional removal. Proper disposal is however required in all cases. The Commonwealth of Massachusetts Department of Environmental Protection, One Water Street, Boston Ma. 02108 - tel. 617-292-5000 or Wilmington, Massachusetts, 978-661-7600 may provide current policy, rules and regulations.

Living room flooring is of oak. Walls and ceilings are deteriorated and need to be redone. Going over the ceiling with blueboard and skim-coat plaster is recommended. There is extensive wall damage. Note the buckles in the plaster. I believe this is from settlement of the building.

Proceeding to the second floor, floors appeared of fir and are sagged. The rear bedroom casement windows are in poor condition. Replacement is recommended.

There is an easterly room with access – two steps – to the bathroom. Bathroom flooring is of older asbestos vinyl tile. It is deteriorated. Tub ceramic tile, though older, appeared stable but in need of grouting. Tub and toilet were operable. The sink was not operable. It had been shut off. I question a leakage issue. The bathroom needs to be redone.

There is a northwest bedroom. There is ceiling damage – evidence of water staining/ice damming.

The second floor rooms need to be refurbished.

Proceeding to the attic, plaster-on-lath walls and ceilings are failed. It all needs to be stripped out. There were new replacement attic windows. They should be considered an asset. I should note there are some replaced windows. There are some replaced windows with storms and some remaining sash cord double-hung windows. Upgrading sash cord windows with modern double-glazed, weather-stripped units is the recommendation. In the rear room's southerly wall there is knob-and-tube wiring. Upgrading knob-and-tube wiring is recommended. Knob-and-tube wiring was also visible in the front attic as well as in the cellar +/- 5 feet to the south in the ceiling opposite the electrical panels. It was energized.

Proceeding to the front unit, there is a very old kitchen with old linoleum flooring, old fashioned counters and cabinets. The sink was operable, but dripped. Walls and ceilings are in poor condition. Part of the ceiling plaster has fallen down. The kitchen needs to be remodeled in its entirety.

Living room and hall floors are of oak. They appeared stable. The living room ceiling is falling down and in need of replacement.

Proceeding to the second floor southwest and southeast rooms, floors are of oak. These bedrooms and the hall are in need of refurbishing. I suggest going over ceilings with blueboard and skim-coat plaster. Throughout the building, oak/fir floors are in need of refinishing.

Second floor bath flooring is of older asbestos vinyl tile. There is deterioration of the ceramic tile in the tub. Stripping out and redoing the bathroom is the recommendation.

There are stairs to the attic. A railing should be provided. The attic may be used for storage purposes.

Portions of the attic were floored over for storage. Care must be taken with the placement of heavier loads (i.e., stacks of books, etc.,) to avoid cracking of the ceilings below. I recommend

that such loads be limited, that they be placed over or adjacent partitions below. This placement will transfer the weight through the partitions, framing and support work to the ground below.

Both units need to be refurbished – bathrooms upgraded and/or replaced. Within both units, there is thick paint on casings and trims. There is a high potential for lead paint.

Lead paint is often found in older homes. It may be on both exterior and interior finishes. In this state the use of interior lead paints was banned in 1973. The use on the exterior was banned in 1978. Zagata Associates Inc., does not clarify the presence of lead paint within structures.

I do recommend lead paint testing. The presence of lead paint within a rental property may be a concern. I do recommend you clarify regulations with your attorney. When redecorating, repainting or remodeling in older homes, appropriate precautions must be taken so as to prevent lead paint contamination. Painted floors should not be sanded unless first tested for lead paint.

Doors were operable in both units – some of them will need some trimming, etc. Locking devices or their effectiveness was not evaluated. Replacement of exterior locks will be a consideration.

C. Chimneys

I viewed the chimneys from the ground and at various points of the roof from a ladder. Cracks and/or masonry deterioration within a chimney's brickwork or caps allows water/moisture to enter its interior. There is a concern for interior staining or as a result of winter freezing, expansion and heaving of the masonry, continual deterioration and/or a more extensive and costly repair.

Viewing the chimneys from my ladder, flashings were of lead. At the rear chimney's easterly side, some mastic caulking had been used at the top lead brick joint. It should have been tuck pointed – no mastic used.

Viewing on the interior, the chimneys vent the heating appliances. As previously discussed there is serious structural and carbon monoxide concerns with these chimneys. Again, the rear chimney has cracks/failure within it and the base is filled with debris. There is a carbon monoxide issue – structural integrity issue.

Viewing the front chimney, the bottom of the chimney is rotting out as well as that being true within the attic. It is filled with debris. Again, there is a safety/structural concern.

Stabilizing these chimneys and installing metal liners must be a consideration in the least case.

As viewed, the boilers are salvageable I believe. However, if you are going to upgrade, direct vented appliances would be the resolve, thus eliminating the chimneys.

D. Insulation

Prior to July 1988, minimum standards for home insulation were +-R-11 in walls and +-R-19 in ceilings. As of October 1,1988, minimum R-values were increased to +-R-19 in walls of electrically resistant homes and +-R-30 in all ceilings. As of March 1, 1998 Energy Code requirements are listed within Appendix J of the Sixth Edition of the Massachusetts State Building Code.

Appendix J provides for more stringent requirements for doors, windows, skylights, caulking/sealing, insulation, etc. For new home plans, specifications and necessary computations

to indicate compliance must be provided. For additions to existing homes prescriptive envelope criteria are fenestration i.e. doors/windows maximum U-value 0.39 sq., ceilings R-37, walls R-13, floors R-19, basement walls R-10 and perimeter/slabs R-10, 4'.

For your better understanding U-value represents thermal transmittance. The lower the U-value the lower the heat loss. R-value represents thermal resistance and is a measure of ability to resist transmittance of heat. R is used in combination with numerals to designate thermal resistance value. Therefore the higher the R the higher the insulating value. All insulation of the same R-value, regardless of material thickness is equal in insulating value.

Since approximately 1978 the State Building code has required insulating of all heated basements and cellars in all new construction and additions. Foundation walls may be insulated on the exterior or interior.

On the exterior the insulation should be brought to the siding base. It should be detailed so as not to hold water to or cause siding deterioration. It should be covered above grade as most sheet insulation is combustible and protected from damage as well as deterioration from ultraviolet rays.

On the interior most sheet insulation (styrofoams and urethanes) must be covered per the Building Code as they are combustible and give off a toxic smoke. Walls may be framed out and insulated with standard fiberglass insulation (+-3 1/2 inches of R-11 is standard). In some cases semi-rigid fiberglass sheet insulation may be used. Most of its foil facings are fire resistive.

As an alternate the cellar or basement may be considered an unheated space and the cellar ceiling insulated. Prior to October 1, 1988 +-3 1/2 inches of fiberglass R-11 was standard. Now +-6 inches of R-19 is standard. Note fiberglass or equivalent insulation may be used. In addition all hot water, heat pipes or ducts below the ceiling must also be insulated.

The cellar needs to be gutted out and crawlspaces accessed. The first floor unit owner is freezing/supplementing forced hot water baseboard heat with electric space heaters.

Upgrading of cellar windows and doors – tightening up and insulating all framed walls is imperative.

In cellars, any open vertical areas – plumbing chases, electrical chases, shafts, openings at chimneys, and balloon framing should be appropriately fire/draft stopped.

Fire/draft stopping may be wood blocking, masonry, fire safe material, insulation, etc.

In open cellars, insulation 6", R-19 or 9", R-30 fiberglass batts between floor joists above foundations is recommended. Prior to doing so, any gaps/holes etc. may be sealed, plugged or caulked to reduce air infiltration and/or be entry points for insects or rodents.

In the absence of making holes in walls, wall insulation could not be observed. I do recommend you clarify with the current owners if they are aware of any. It should be clarified that to their knowledge there is no urea formaldehyde insulation present. Urea formaldehyde insulation was banned in 1978. From a visual inspection in the areas that could be observed there was no indication. Note, as of November 2002, real estate disclosure of UFFI is no longer required. The State considers any formaldehyde to have gassed out.

Considering that no insulation was evident within the attic/attic floors, there is probably no insulation in the walls. Wherever walls are stripped out when remodeling, fiberglass insulation should be provided.

Insulation may be clarified when remodeling or by removing a piece of siding. Each time the home is painted/stained blowing in wall insulation may be considered depending on heat costs and projected payback at that time. I view wall insulation as being beneficial in tightening/reducing heat loss and air infiltration in homes. It will also help to quiet the home from exterior noise. When redecorating in older homes low perm paint may be considered as a base/primer. The intent is to reduce moisture transfer through the wall cavity.

As most heat is lost vertically through the roof, attic insulation is a primary consideration. The previous R-19 code standard is minimal. I view insulation to R-30 or 35 as being cost productive. Insulation should be uniformly laid without gaps, voids or compressions. A minimum 3-inch clearance should be provided from all recessed light fixtures. The exception is IC thermally protected type fixtures.

There is no insulation in either of the attics. Stripping out the rear attic and then insulating floors throughout the attics is recommended.

I recommend that insulation be provided to meet or approximate where possible today's standards. I recommend fiberglass roll or batt insulation without vapor barrier or blown insulation. If blown, procedurally, I recommend blown fiberglass insulation. Cellulose is a good insulator, however, I believe it is more susceptible to moisture. I believe that fiberglass has the best moisture migration characteristics.

Insulation could not be observed in the front entry shed roof, rear northeast addition shed roof and rear second floor bay roofs. With any interior remodeling – opening up of ceilings – insulation might be clarified and added. Otherwise, insulation may be clarified by making an access or by removing a roof board when the roof is next redone. If less than standard I recommend that additional insulation be provided.

Unfortunately I see the roofs as being good for a number of years and not in need of replacement.

Positive ventilation of all attic, sloped, cathedral and flat ceilings is required by all building codes and insulating standards. Ventilation is essential in removing moisture from insulated spaces and preventing it from condensing on the underside of the roof sheathing. Secondly, ventilation allows the even heating and cooling of the roof and thereby eliminates or reduces the potential for ice damming. Lastly, ventilation reduces excessive attic heat buildup, thereby making the spaces below more comfortable and less costly to air condition. There is also some benefit for the roofing as it will not be overheated.

There is no ventilation of the roofs as there is no insulation.

With the addition of insulation, ventilation should be provided. Within the soffits I recommend that circular louvered vents +-4 inches in diameter, 16 inches on center be installed. An alternative may be continuous soffit ventilation. An alternative may be screened rectangular louvered vents +-3 inches on center. From the interior (eaves) I recommend that channel spacers (proper vents or similar be installed between the attic insulation and roof sheathing/boarding to maintain the air space and provide a positive air flow.

I recommend that aluminum/plastic cap vents be installed. They are commonly installed towards the peak and on the least visible sides. With the roofs being newer, I see no point in stripping the peaks to install ridge vents.

A consideration in the future may be adding a thermostatically controlled fan to reduce summer heat buildup. Fan units are commonly installed over gable end (end wall) louvers or as part of aluminum roof mounted vents.

I do recommend an insulated cover/dome be provided over the attic access. These may be purchased or a hinged piece of plywood/door may be added and insulated over to prevent heat loss.

E. Roofing, Gutters, Siding and Trim

I viewed the roofs at various points from my ladder. The average life expectancy of an asphalt shingle roof is 20 years with a maximum of 25 years. It is my understanding that the main roofs had been done by Olin Roofing about 10 to 14 years ago. As viewed, these shingles appeared to be a heavy duty, fiberglass, asphalt, +/-30 year shingle. Lifting the roof edges, there appeared to be felt paper beneath them. There is one course of shingles on the roofs.

Plumbing stacks/flanges appeared appropriate.

The laying of shingles over felt paper versus ice-and-water shield/membrane poses a potential problem with ice damming. Viewing the easterly side of the home's lower roof inside corner with the upper roof note the staining beneath the roof overhang. I question whether there may have been ice damming/water backup in this area.

Coming around to the westerly side of the home, the area between the dormer to the west main house, shingles had been replaced. It is my understanding a large ash tree had fallen on the roof last summer.

As viewed, shingles appeared reasonably laid. Lifting the roof edges at a number of random points a membrane - Ice and Water Shield or similar had been laid along the roof edges. It appeared to be installed as per standard. I tried to lift the roof edge. It appears that the membrane sets under/over the metal fascia flashing beneath the roof dripedge. In this area, viewing the underside of the roof overhangs, there is again evidence of significant ice damming/staining of the upper clapboards – underside of the soffits. Within the rear unit's second floor westerly bedroom there was water damage to the ceiling.

Hopefully, the installation of the new roof/membrane wrapped would eliminate ice damming problems this year. It remains to be seen.

I should note, this is the northwest side of the home. It will be shaded and subject to snow and ice buildup especially in the gutters.

The front entry shed roof and northeast one story shed roofs appeared stable and well installed. I saw no specific issue with them.

Aluminum gutters were provided. They appeared sound, firmly attached to the fascia and properly pitched. They should be checked and cleaned of any debris annually. In treed areas you may expect that additional cleanings will be necessary.

Gutters prevent roof water from washing over the side, splashing on siding or planting and saturating the area immediately adjacent the foundation. Unless there are such issues, I do not

recommend their installation. Gutters are important to this home in removing roof water away from the foundation and reducing moisture and water intrusion within the cellar. Downspouts must be maintained. I recommend elbows and extensions be maintained and/or provided on downspouts to carry water naturally from the home or grade.

Viewing the gable/rake ends, front and rear, there are squirrel/bird holes within. They need to be repaired/replaced.

It appears that the home had been resided at sometime in the past. Exterior siding, with the exception of areas that are buried in the ground/easterly apron, etc., appeared stable.

The home is in need of pressure-washing, scraping, priming and painting. Multiple layers of paint will expand and contract resulting in continual peeling in time. All areas must be thoroughly scraped and primed.

I do recommend that you clarify the type of paint used on and in the home with the current owner.

Lead paint is often found in older homes. It may be on both exterior and interior finishes. Zagata Associates Inc. does not clarify the presence of lead paint within structures. When scraping, priming and painting exterior lead based paints appropriate procedures for collection – lead paint contamination must be followed. In obtaining estimates for repainting this needs to be clarified.

The presence of lead paint within a rental property may be a concern. I do recommend you clarify regulations with your attorney.

III. MECHANICALS

A. Electrical

There is an above ground electrical service to the home. It appeared sound and well attached at the weatherhead. There are two exterior meters indicating electrical service for each unit. Within the cellar there are two, 60 amp cartridge mains indicating a 60 amp, 110/220 volt service to each unit.

A 60 amp, 110/220 volt service is not within today's standards for these units. Although with reasonable usage you may be able to live with them. Upgrading to at least a 100 amp, 110/220 volt service should be a consideration.

The units having gas and use of gas appliances will lessen the electrical load/demand on the services.

Opening each unit's fused circuit breaker panels, copper wiring was provided in branch circuits. It is essential that the panels branch circuits be properly fused to protect the lines from overheating, stress and failure or fire. Non tampering fuses are recommended. The panels appeared properly fused. Mains appeared of copper.

Upgrading with a third meter/common panel for common area lighting, exterior security, etc. should be a consideration.

Wiring where accessible and visible appeared to be of both older and newer wiring types. Very little wiring could be seen because of finished walls and ceilings.

I observed knob-and-tube wiring in the cellar +/-5 feet to the south in the ceiling opposite the electrical panels. I also observed it in the rear unit's third floor bedroom – southerly upper wall and front unit's attic within rafters.

It is essential that the panels branch circuits be properly fused to protect the lines from overheating, stress and failure or fire. Non tampering fuses are recommended. Procedurally, as the wiring is original, I strongly recommend updating be considered. The knob-and-tube wiring is obsolete.

If wall or ceiling insulation is considered I recommend that as a matter of good practice all knob and tube wiring within the affected cavities/bays be updated. There is a concern for its age and damage to its covering/the wire as a result of the insulating process as well as overheating of the wiring.

The 1996 National Electrical Code section 324.4 Uses Not Permitted., provides "Concealed knob-and-tube wiring shall not be used in commercial garages, theaters, and similar locations, motion picture studios, hazardous(classified) locations, or in the hollow spaces of walls, ceilings, and attics where such spaces are insulated by loose, rolled, or foamed-in-place insulating material that envelopes the conductors."

Within the cellar there is some sheathed cable, Romex plastic sheathed cable, BX metal sheathed cable and conduit. Within the cellar there were numerous open boxes that need to be capped/wires set in. There were some boxes with abandoned wiring. Cleaning up the electrical wiring, boxes, etc. is strongly recommended.

There were a limited number of three-hole grounded receptacles. I checked accessible grounded (three hole) outlets with a circuit tester. The tester indicted proper circuitry. Upgrading knob-and-tube wiring – two-hole receptacles – throughout the units should be a consideration.

Though limited in certain rooms, I observed outlets throughout the units. You should, however, review your furniture layouts and electrical needs. Lead and multiple adapter plugs should not be used as they may pose a potential fire hazard. Outlets should be added as necessary.

Ground fault interrupters (GFI's) are now required in all newly constructed kitchens (1996, adjacent a counter within 6 feet of the kitchen sink, since January 1, 1988-1996). GFI's have been required in bathrooms, garages and exterior outlets since 1978. GFI's are immediate circuit breaking devices and designed to protect against electrical shock from faulty appliances or water entering a circuit. They may be installed in the main service panel (with circuit breakers) or as an outlet (with a grounded three wire cable or two wire cable). When installing a GFI outlet, any subsequent outlet in the circuit would also be protected.

Within the northeast cellar there is a ground fault receptacle. It tripped appropriately. The receptacle to the right of the rear unit's kitchen sink was not ground fault protected. Others were. Elsewhere, I recommend that for your own safety, you consider adding GFI's as per current standards.

B. Heating and Air Conditioning

There is no central air conditioning. Future installation may be a consideration or the use of wall/window units.

For the rear unit, forced hot water heat is provided by an older, hydro-therm gas-fired boiler. It is a 1-zone system. When the thermostat was raised, the burner fired and circulator operated.

Where visible, the fire chamber appeared sound. The equipment was not properly vented. Pressure relief valves were provided and the expansion tank appeared sound. There was no indication of current leakage or failure. I observed radiation throughout the first and second floor of the unit. The rear northeast entry does not have baseboard. The third floor is not heated.

For the front unit, forced hot water heat is provided by an older, similar, hydro-therm, gas-fired boiler. It is a 1-zone system. When the thermostat was raised, the burner fired and circulator operated. Where visible, the fire chamber appeared sound with the exception of some rusting at the top of the cowling from the purging valve above. It did not appear to be actively leaking at this time. It should, however, be addressed. The equipment appeared properly vented, however, as with the other chimney, the base is rotting, filled with debris. There is major deterioration/failure in the attic. Providing proper venting for this appliance and the hot water heater **must be a consideration.** Considerations are repair to the chimneys/lining them, boiler replacement and direct venting. Pressure relief valves were provided and the expansion tank appeared sound. There was no indication of other leakage or failure. I observed radiation within the unit.

With both systems, baseboard radiation was simply nailed over the old baseboards. There are gaps at the tops. Some of the baseboards were loose/askew. They will need to be reworked/finished off appropriately.

In both cases, this equipment was in **severe need for service.** There was considerable debris in the burners. With both boilers, they are fully depreciated – at the end of their useful life expectancy. No comment be made regarding longevity.

For the rear unit, hot water is provided by a newer A.O. Smith 48-gallon capacity gas fired heater. A 40-gallon unit is considered average, 30 gallon minimum and 50 more than adequate for the average home. When the heat control was raised, the unit fired well. Its interior, where visible appeared sound. I observed no indication of leakage failure of the system. Again, at issue is the integrity of the chimney for venting of this appliance.

For the front unit, hot water is provided by a very old, Rheem Coppermatic, gas fired heater. The unit has failed. It was actively leaking at the inspection. Again, there is the question of the integrity of the venting. **It is strongly** recommended that this unit be dealt with before it fails completely and floods out the cellar.

Depending on whether you retain these boilers – as an alternative consideration with forced hot water boilers are indirect hot water heaters. With newer more efficient boilers, an Amatrol or Superstore system may be a consideration. It consists of a heavily insulated storage tank/heat exchanger adjacent the boiler. A separate zone is run off the boiler to heat the hot water in the tank.

C. Plumbing

Where visible, water piping was of copper. With a few exceptions, fixtures appeared operable throughout and provided with shutoffs in the lines before them. There appeared to be sufficient water pressure. In this case, the rear unit's bathroom sink did not function. In terms of bathroom fixtures, they are older. Shower valves appeared very old. With any upgrading, replacement with single lever controls will be a consideration.

Waste piping, where visible, was of cast iron, galvanized and copper pipe.

Fixtures appeared appropriately trapped and cleanouts were provided. Within the cellar easterly side there is some seepage at one of the cast iron hubs that needs to be addressed.

There were no garbage disposals.

The rear units laundry is drained with a hose through the half-bathroom window to a garbage pail and then dumped out onto the ground. This is contrary to standard and poses a gray water disposal issue. It appears the septic system has failed.

D. Sewage Disposal - Water Source

Water was provided by the city. It appears to be an older steel pipe. There does appear to be moisture/seepage at the elbow before the meter. It needs to be addressed.

This does appear to be an older water service. Its longevity may be questionable. You might check with the water department regarding its age. With older water services, there is a question about restriction at vales and the piping itself and possible volume reduction in fixtures when multiple fixtures are run.

It is my understanding an on-site sewage disposal system is provided.

Title 5 of the State Environmental code (310 CMR 15.000) requires the inspection and certification of onsite sewage disposal systems for the sale of properties. As we discussed TITLE 5 PROTECTS THE ENVIRONMENT IT DOES NOT PROTECT YOU.

To quote the State GUIDANCE FOR THE INSPECTION OF SUBSURFACE DISPOSAL SYSTEMS page 2 CERTIFICATION "The Certification Section has two principle functions. First it provides identification information on the property being inspected and the inspector. Second, it presents the results of the inspection relative to the failure criteria outlined in 310 CMR 15.303. In the certification statement, the inspector is certifying that the conditions existing at the time of inspection are accurately presented in the inspection report. The inspector is not certifying that the system is adequate for the current use of the system nor for the future use of the system."

The passing of a Title 5 Inspection should be considered an asset. However, it is a LIMITED INSPECTION.

As viewed, there appears to be a cesspool. The owner is draining the washing machine to a garbage pail outside the first floor half-bathroom window. She indicated that the system would otherwise back up.

It is strongly recommended that availability and cost for connection to the city sewer be clarified. I do not believe the city will allow replacement of the on-site sewage disposal system.

E. Other Equipment

Smoke detectors are required by law for the sale of homes. A certificate should be provided to you from the fire department. Carbon monoxide detectors are also recommended. It will be required this coming year.

Procedurally, I do not check dishwashers, stoves or other standard appliances. I recommend their operation/maintenance and service be clarified with the current owner.

Within the cellar, I did note a water filter. Information regarding the filter and its maintenance should be provided to you by the owner. Proper maintenance is imperative to prevent contamination. The unit is adjacent the cellar stairs. It is black. It has not been changed.

Procedurally I do not check or evaluate sound, cable TV, telephone or other such systems. I recommend you review these systems as applicable with the current owner.

F. Radon Gas Testing

Zagata Associates Inc. can provide radon testing vials from ESL –Environmental Science Labs 11 Awl Street Medway, Massachusetts. 02053, Telephone 508-533-8812 as a courtesy for reimbursement. Zagata Associates Inc., does this as a courtesy only, and maintains no responsibility for the vials, testing or results.

Radon as testing is a limited test at only one point in time. Results may vary with site conditions, weather, etc. There is no control over occupants and their venting of the spaces. Procedurally, additional testing is recommended once you occupy the home. Procedurally, testing is recommended during the winter with a closed house, cold weather/frozen ground conditions.

EPA/the test requires a 12-hour "closed house" condition for 12 hours prior to and during the testing period. A "closed house" condition means that all windows, doors and venting spaces be maintained in a closed position other than normal comings and goings. We did not have a "closed house" condition.

There are so many holes/gaps within the cellar. As a result, it is so ventilated that I saw no sense in trying to test for radon gas.

When the cellar is made tight, radon gas testing should be done.

IV. SUMMARY

From a visual inspection, this home has not been maintained. Concerns are listed throughout this report. However, I would list the main concerns in purchasing this home as:

1. **Roofs - Gutters**
   - Obtain any paperwork/warranties.
   - Older roofs – felt paper beneath versus membrane. Roof possibly subject to ice damming.
   - Evidence of ice damming at main northeast and northwest rear valleys/soffits/upper clapboards.
2. **Chimneys**
   - Above roof line – some use of mastic caulking versus pointing.
   - Northerly chimney – crack above heating appliance vents – failure – rot at base within attic. Absence of lining.
   - Southerly chimney – deterioration at base – debris in cleanout – failed/deteriorated attic masonry.
   - As viewed I was the chimneys as being hazardous – structurally unsound and with a high potential for emitting carbon monoxide into the building/units.

Evaluating venting of the appliances – refurbishing chimneys, installing liners or replacement of appliance with direct venting should be a consideration.

3. **Exterior**

- Front Entry - absence of flashings – rot behind. Base in ground – rot. Question of inability to access space in the cellar – rot/decay of framing, etc. as noted.
- Rear northeast deck – absence of flashings – door threshold damage – reset dryer vent. Inability to see sills on the interior. Crawlspace was not accessible.
- Rear northwest entries – deck southerly juncture to siding – absence of flashings. Easterly flashings set so that water still runs down the siding beneath the deck.
- Cellar concrete pad over clapboards, sills and framing – extensive rot. I believe this is a major structural issue – it all needs to be opened up, evaluated, raised on masonry, replaced, etc.
- Northwest corner at stone wall – rot at grade.
- Grade relationships – rot/decay - front entry, easterly side of building, northeast corner westerly side of building. All these areas need to be addressed, opened up, resupported, etc. as noted in the report.
- Scraping, priming and painting of the building.
- Question of upgrading older windows.
- Deteriorated/damaged boarded in cellar windows – replace and properly well or remove.
- Provide aprons around structure – reduce water pressure on foundations – I believe this is **imperative.** At the rear of the building there was evidence of bulging within the rear foundation wall.

4. **Electric**

- Upgrading of 60 amp electrical services to 100 amp services. Provide third common/house meter – circuit.
- Upgrading of knob-and-tube wiring.
- Open boxes – limited receptacles – numerous two-hole receptacles. Upgrade wiring to meet current standards. Provide ground fault receptacles as per current standards.

5. **Heating**

- Older boilers – fully depreciated – questionable longevity.
- Service equipment.
- Provide proper, safe venting. There is an issue with both chimneys.
- Front boiler – leakage at purging valve above.

- Coppermatic water heater failed – it is actively leaking – replace.
- Resetting of baseboards in units.

6. **Plumbing – Septic System**

- Failed septic system – clarify availability and cost for connection to city sewer.
- Appears to be active water leakage at water service entry elbow before meter.
- Older fixtures – faucets. Second floor bathroom rear unit sink not functional.
- Drainage of rear unit's washing machine to garbage pail at exterior window. Not acceptable.
- Cellar cast iron waste piping – seepage at hub.

7. **Units**

- Gut/strip out cellar.
- As viewed, there are clearly exterior wall, grade and deterioration issues. Within the building there is settlement/movement. The cellar needs to be stripped out, structure evaluated and supported as necessary.
- When cellar is stripped out – repour floors as needed with appropriate drainage beneath.
- Termite damage – full treatment.
- Northeast crawlspace – inability to access – provide access as contingency of purchase – evaluate.
- Develop crawlspace as noted – vapor barrier with slab over. Access through cellar – install insulation.
- Interior remodeling and refurbishing of both unit. Upgrade of bathrooms, kitchens, etc. as noted.
- Replacement of older windows with modern, double-glazed, weather-stripped replacement windows.
- Strip out rear unit's attic.
- Stairs – replace first floor unit's broken attic riser – provide guard above – provide railings as per standard. Significant riser variation at top of main stairs – potential tripping hazard.
- Cracked rear westerly rafters.
- As viewed there are serious utility as well as structural refurbishing issues with this building. Comments are as noted.
- Radon gas testing with closed house condition.

8. **Insulation and Ventilation**

- Provide insulation and ventilation to meet or exceed current standards. It is essential that the cellar be insulated to prevent freezing of the first floor.

The units were occupied at the time of inspection. Furniture, curtains, rugs, personal belongings and storage may have obstructed access and/or inspection of certain areas.

Since the inspection, damage may have occurred, problems may have developed or equipment failed or become problematic.

It is strongly recommended you access the property and do a careful pre-closing inspection. It is strongly recommended that the owner be specifically asked regarding any issues, problems, repairs, etc. since the inspection.

The observations and recommendations herein constitute the written report for the property. This report is confidential and intended for your sole use in determining the physical condition of this property. Any reproduction or transfer to any person, with the exceptions as noted, without first obtaining the written permission of this firm is prohibited.

This report is issued under the terms of the contract reviewed and signed by you. If there are any questions do not hesitate to contact me.

John J. Zagata, Inspector

To expedite processing this report, time did not allow for proofreading. If further clarification is needed or if there are any questions please call.

Photographs

1. Front of home.

2. Easterly side of home.

3. Northwest side of home.

4. Cracked rafters to right of rear third floor westerly dormer – within attic. It is my understanding that a tree hit the home. The rafters are damaged and need sistering. The screwdrivers are stuck within the cracks.

5. Westerly dormers – need for residing – deterioration at roof shingle juncture.

6. Evidence of ice damming/water backup – this was true on the northwest and northeast interior corners/roof overhangs.

7. Vertical crack above rear boiler vent – concern for carbon monoxide – failure.

8 & 9. Front chimney in attic – mortar literally falls out of it – bricks are rotted – pull out. There is a serious issue with both of these chimneys – they need to be addressed.

10. Front entry – absence of flashings at entry juncture to building – rot and water entry behind. At the bottom circle, the siding is within the ground. My probe readily passed through.

11. Rotted cellar welled window – replace – properly well.

12. Along the easterly side of the building the siding was within the ground/apron. There is significant wood rot. It needs to be addressed.

13. Northeast deck – absence of flashings – deteriorated door threshold – reset dryer vent.

14. Westerly cellar framing at concrete slab beneath deck – rotted sills/framing – moisture deterioration at northwest corner butted against stone wall – open up, raise on masonry – repair – replace as necessary.

15a, 15b. Westerly main house framing – base within ground – rot – my probe entered within. It needs to be opened up and evaluated and repaired/replaced as necessary.

16. Rear cellar window – rot – above it there are floor joists – they should be hangered. They are merely toe-nailed into the sill.

17. Easterly cellar – crawlspaces.

18. Easterly crawlspace – rot and insect damage – sills/framing.

19, 20. Inserting my camera through the open window behind the gas meters, I took a couple of pictures of a crawlspace. It was not accessible. Access should be made. Evaluating, providing vapor barriers with slab over and insulating is strongly recommended.

To properly treat the homes for termite infestation access to this crawlspace should be obtained.

21. Water leakage at elbow at water service entry. Provide proper grounding for electrical service. The ground was not attached.

22. Center easterly cellar – leakage at cast iron waste pipe hub – correct.

23, 24, 25, 26. Extensive rot at front, southwest sills/wall framing. Extensive water entry. Open up, evaluate and replace.

27. Knob-and-tube wiring in third floor rear bedroom.

George W. Schnee, AIA
Clara Silverstein Schnee
216 Grove Street
Auburndale, MA 02466

February 11, 2006

Auburndale Historic District Commission
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Re: 24 Robin Dell-Demolition Application

Members of the Auburndale Historic District Commission:

We live at 216 Grove Street and are direct abutters to the subject property, 24 Robin Dell. Accessed by an easement though our property and that of 222 Grove, the subject property is also bordered by Lasell Village. Built in 1865, this home is one of the oldest in the neighborhood. The building at 24 Robin Dell, and the shape and topography of subject lot form critical buffers to the residential neighborhood along Grove Street. The grade of the subject parcel rises to a berm of about 25 feet above Seminary Ave. to the east, where Lasell Village is located. As such, it screens the abutting homes from the more dense, non-residential scale of the Village. Removal of the home, as well as the likely cutting down of the grade and vegetation, would devastate the residential and historic character of the neighborhood, opening the way for a multi-story residence or a parking lot at Lasell Village.

Per the guidelines of this Commission (*italicized*):

"Demolition of any structure within the District is strongly discouraged and will only be considered when all other possible options for reusing a structure have been exhausted." ... "it is the responsibility of the applicant to establish that the structure to be demolished has no architectural or historical character relating to the development of the Auburndale Historic District."

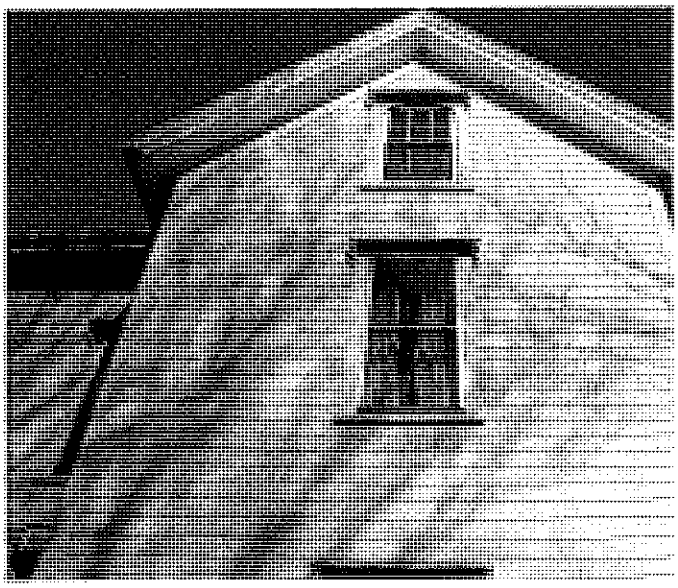
We believe the currently occupied property has potential for reuse. As a licensed architect, and due to our interest in purchasing the property, I have looked at a number of options for development that include reusing the existing structure. I have inspected the house, and its condition, while needing considerable renovation, appears generally sound. Solutions are clearly possible that do not necessitate demolition of the current house. Absent an appropriate and sensitive plan for reuse of the property, demolition should be denied.

"It is the Commission's responsibility to determine whether a property is visible from a public street, way, park, and/or body of water and to proceed with the review when appropriate. Those properties which are only viewed from a distance will be considered for those aspects which are perceptible."

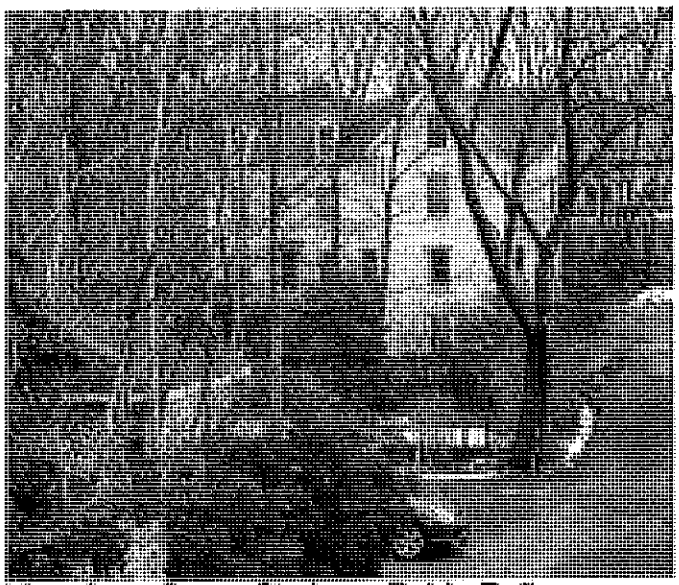
View from West

View from South

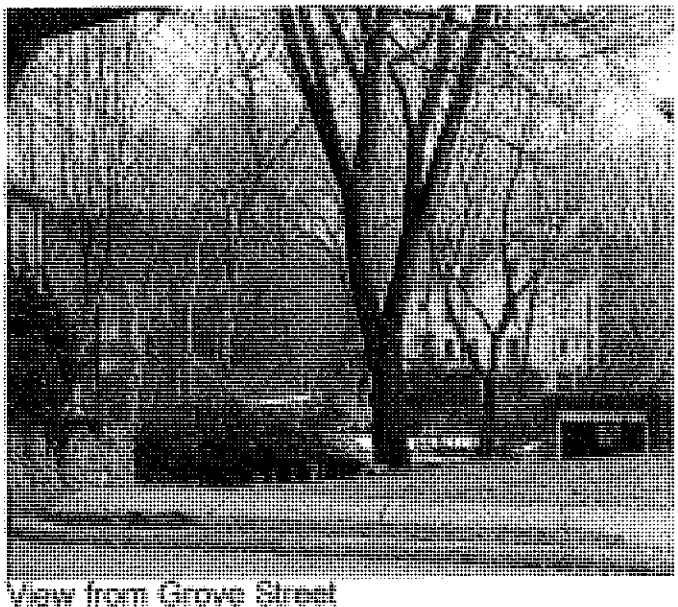
View from Top of Berm



Detail from South



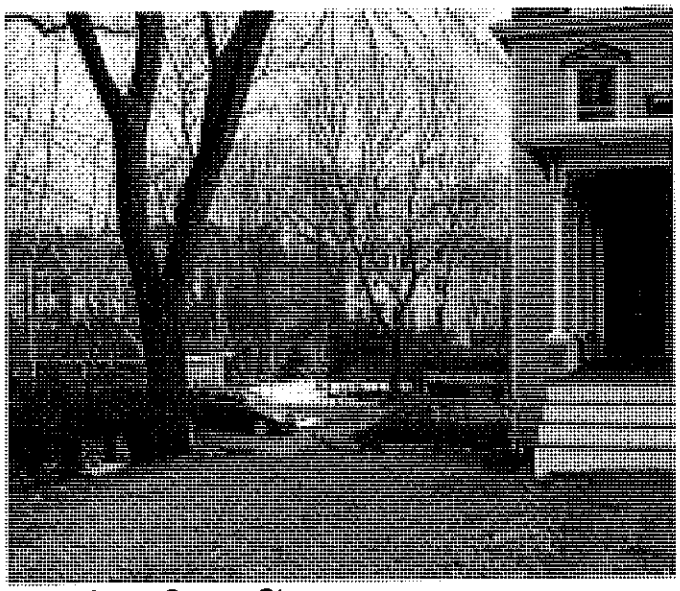
View from Grove St. down Robin Dell



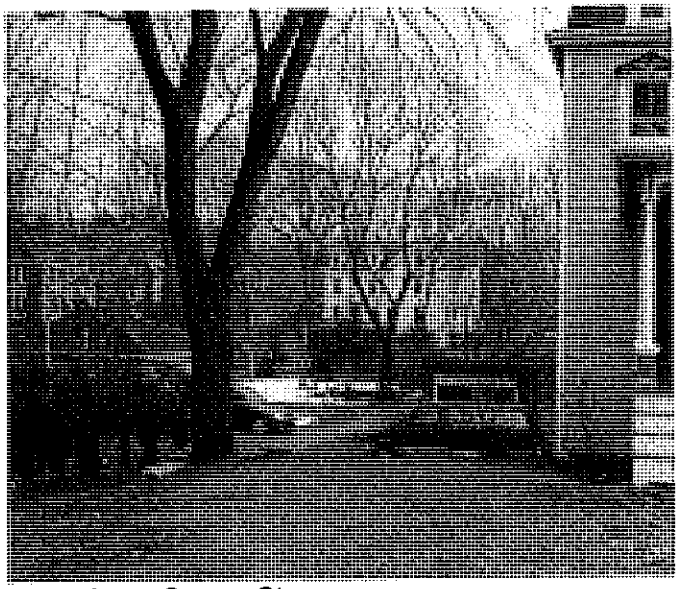
View from Grove Street

View from Grove St.

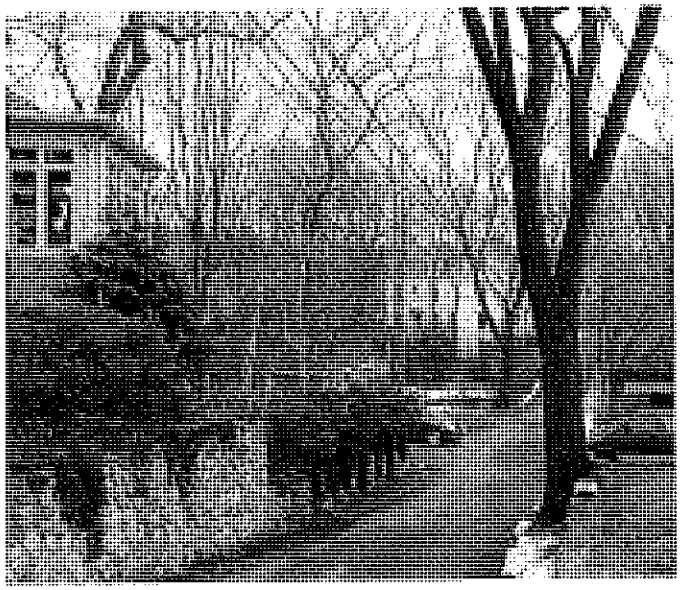
View from Grove St.



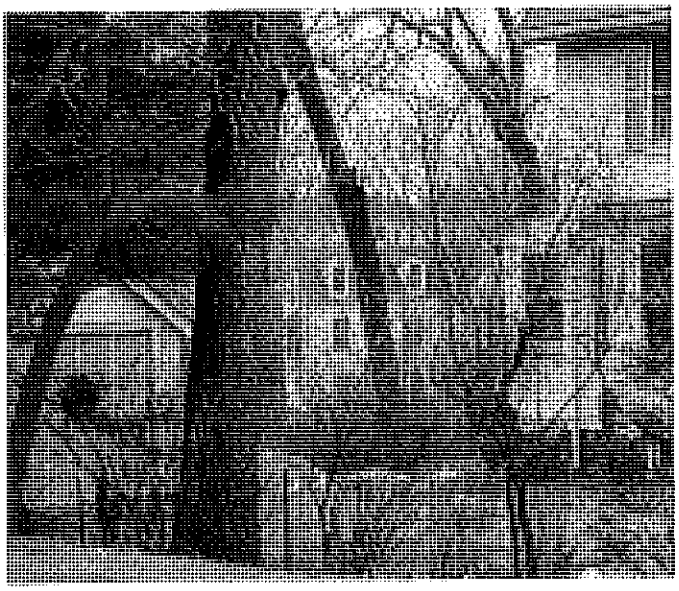
View from Grove St.



View from Grove St.



View from Grove St.



View from Grove St.

Paul Trudeau

From:	"Newton, Mark (JH)" <mnewton@jhancock.com>
To:	"'ptrudeau@newtonma.gov'" <ptrudeau@newtonma.gov>
Copies to:	"'Sangiolo@rcn.com'" <Sangiolo@rcn.com>, Harney <jayharney@rcn.com>, "'George Schnee'" <GSchnee@schneearch.com>, "'Fran & Mark Newton'" <cipsnewt@rcn.com>, "Mark Newton" <financialwizardry2000@yahoo.com>
Subject:	**Aub Hist Commission - Tuesday Feb 14 Hearing on 24 Robin Dell**
Date sent:	**Fri, 10 Feb 2006 08:55:04 -0500**

My property @ 222 Grove St abuts 24 Robin Dell. My property shares Robin Dell with the one house on Robin Dell and my neighbor on Grove St.

I am disappointed and surprised to hear that a request for demolition was made for 24 Robin Dell. There is no apparent physical property reason for this request. It also appears odd that the current owners have lived comfortably and successfully in this home for at least a few decades. Suddenly the property should be demolished? That would be convenient indeed, paving the way for another expansion at Lasell village, the virtually certain buyer. How much more valuable to Lasell is raw land without the inconvenience of an existing building?

You will note that the property falls under the Historic protection rules in Newton. I find no reason at the moment for this house to be excluded from such protection.

Auburndale Historic District Commission
1000 Commonwealth Avenue
Newton, MA 02459

February 6, 2006

Dear Sir/Madam:

I am writing to protest the request by the owners for 24 Robin Dell for approval to demolish their house. If this request is granted, it will remove the one remaining edge defining the residential character of the neighborhood. It will set the stage to further erode what residential appeal remains by allowing the ultimate purchaser of the property to build on, or destroy the property as they see fit.

24 Robin Dell is visible from my back window. More importantly, however, it is clearly visible from both Grove Street and Robin Dell, both of which are public ways. If the property is destroyed, what will it be replaced with – a parking lot?

I am already subjected to Lasell Village lights shining into my house, ambulances at all hours, and mosquitoes from their retention basin. Please don't exacerbate this by allowing the removal of the last remaining buffer between the residential neighborhood and an institution.

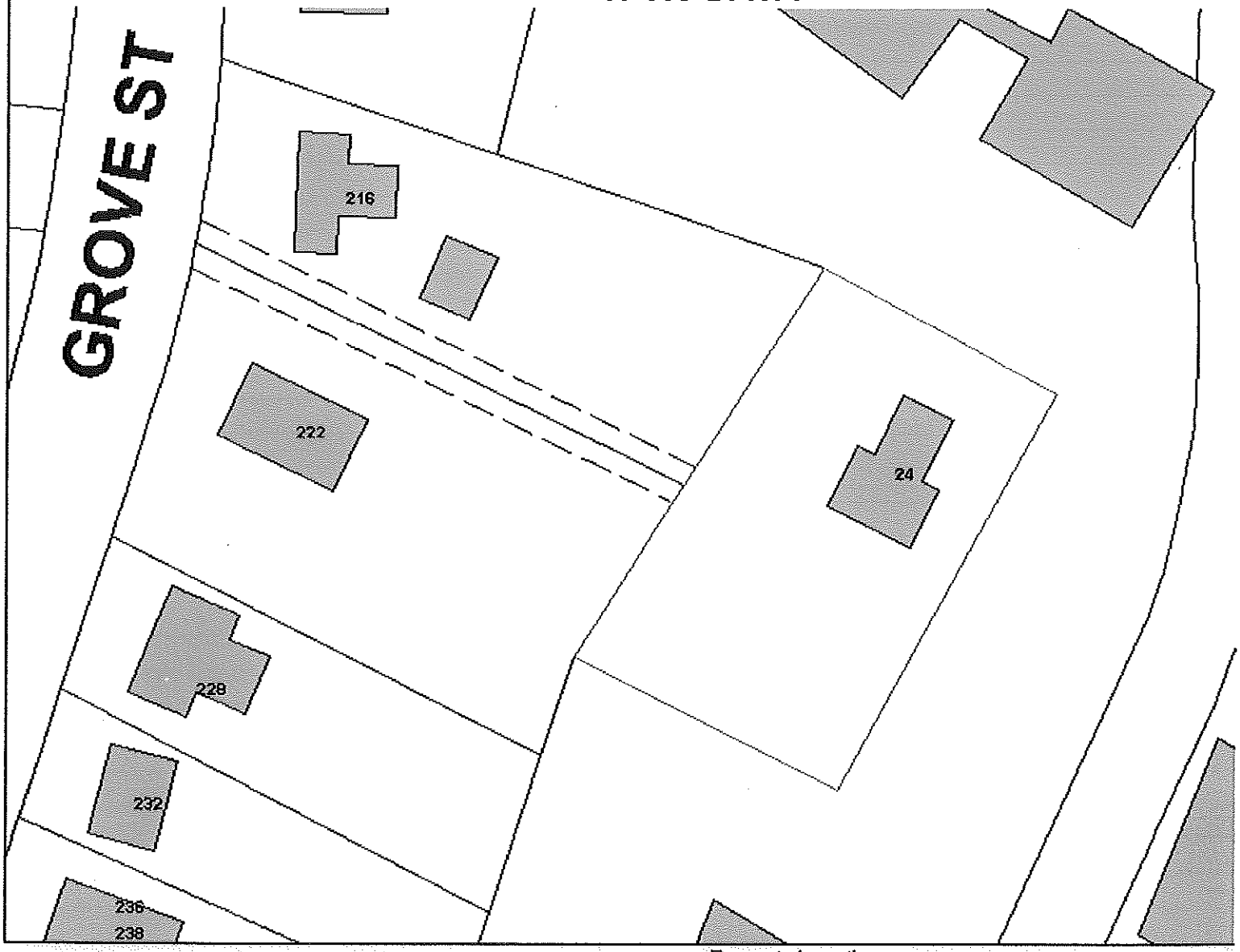
Destroying houses never makes sense. Destroying a house that is part of an historic district to theoretically make the property more saleable does an injustice to the rest of the neighborhood.

Thank you.

Sincerely,

Susan G. Katcher
228 Grove St.
617-965-6632

NEWTON GIS DATA



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user is responsible for determining the data's suitability for its intended purpose.

City departments will not approve applications based solely on GIS data. City staff correct errors as they are identified.

- Property Boundaries
- Easements
- 10 ft Contours
- 2 ft Contours
- Wetlands
- Floodplains
- Rivers Protection Areas

Property Location: **24 ROBIN DELL**

Property ID: **43030 0022**

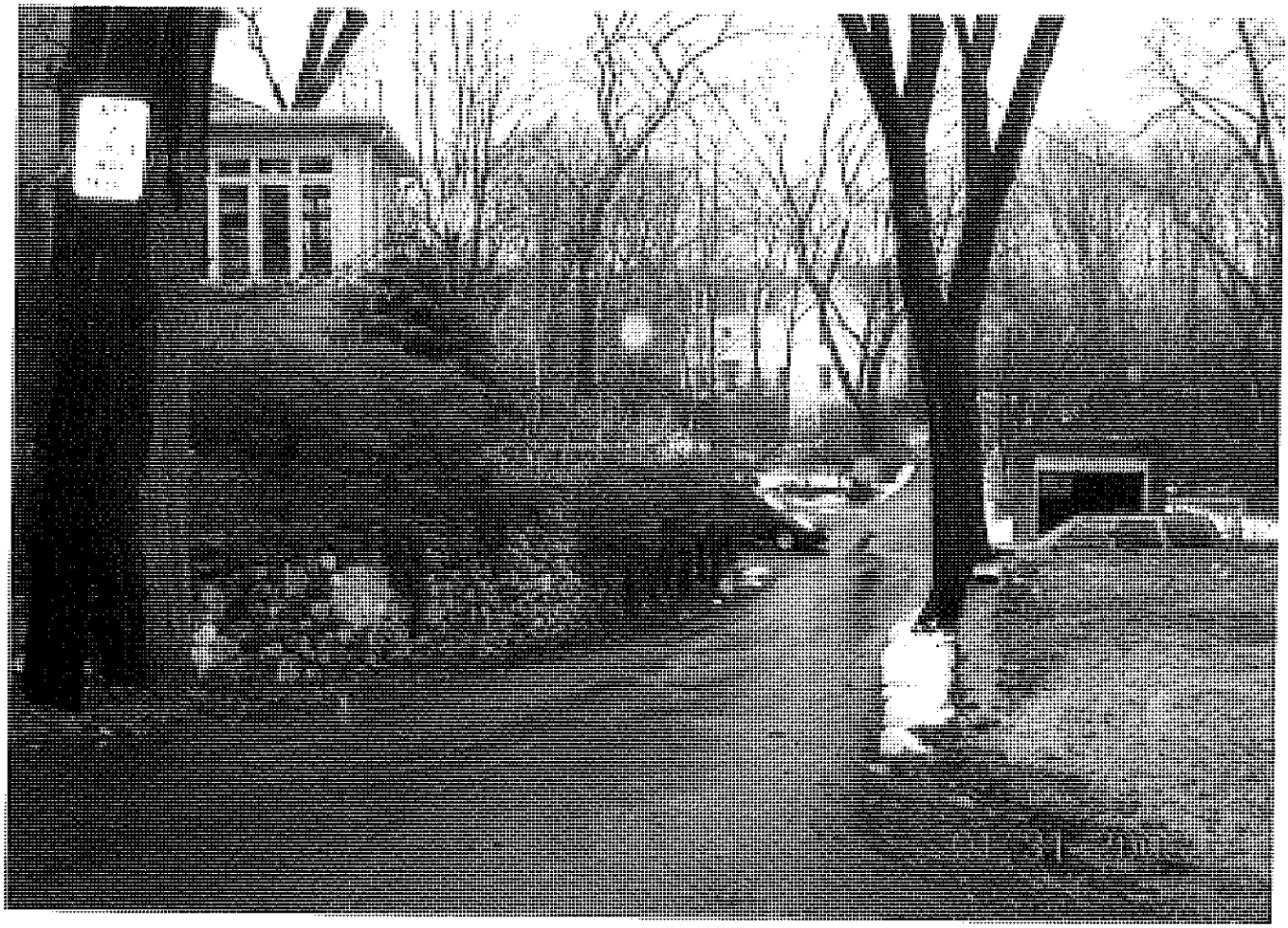
Land Use: 104

Lot Size: 19135 Sq. Ft.

N W E S

1 inch = 60 Feet

MAP DATE: January 19, 2006



Final Label Report

SBL	Owner	No1	No2	Street	Unit
43028 0016	GUZZI DIANA	211		GROVE ST	
43028 0017	COLLINS JOHN M & ALIKI	215		GROVE ST	
43028 0018	TINER RALPH W & BARBARA J	221		GROVE ST	
43030 0004	GRANESE SHERREN M & ANTHONY	232		GROVE ST	
43030 0005	KATCHER SUSAN G	228		GROVE ST	
43030 0006	NEWTON MARK D & FRANCES M	222		GROVE ST	
43030 0007	SCHNEE GEORGE W & CLARA S	216		GROVE ST	
43030 0008	GAINES JOANNE E	210		GROVE ST	
43030 0009	TRACHTMAN JOEL & LAUREN J	204		GROVE ST	
43030 0020	LASELL COLLEGE			SEMINARY AVE	
43030 0022	VECCHIONE L RICHARD	24		ROBIN DELL	

GUZZI DIANA
211 GROVE ST
NEWTON, MA 02466

COLLINS JOHN M & ALIKI
215 GROVE ST
AUBURNDALE, MA 02466

TINER RALPH W & BARBARA J
P O BOX 612
LEVERETT, MA 01054

GRANESE SHERREN M & ANTHONY
232 GROVE ST
AUBURNDALE, MA 02466

KATCHER SUSAN G
228 GROVE ST
NEWTON, MA 02466

NEWTON MARK D & FRANCES M
222 GROVE ST
AUBURNDALE, MA 02466

SCHNEE GEORGE W & CLARA S
216 GROVE ST
AUBURNDALE, MA 02466

GAINES JOANNE E
210 GROVE ST
AUBURNDALE, MA 02466

TRACHTMAN JOEL & LAUREN J
204 GROVE ST
AUBURNDALE, MA 02466

LASELL COLLEGE
120 SEMINARY AVE
NEWTON, MA 02466

VECCHIONE L RICHARD
24 ROBIN DELL
AUBURNDALE, MA 02466

GRAHAM
WASTE SERVICES, INC.
1-888-781-3377
1-781-383-1000

GRAHAM
WASTE SERVICES, INC.
1-888-781-3377
1-781-383-1000


GRAHAM
WASTE SERVICES, INC.
1-888-781-3377
1-781-383-7000

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	NWT.2141
Historic Name:	Clark, Nelson House
Common Name:	Lasell Junior College
Address:	24 Robin Dell St
City/Town:	Newton
Village/Neighborhood:	Auburndale;
Local No:	43030 0022; 4389;
Year Constructed:	C 1865
Architectural Style(s):	Italianate;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NWT.N, NWT.EH
Designation(s):	Nat'l Register District (09/04/1986); Nat'l Register MRA (09/04/1986); Local Historic District (05/23/2005);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Foundation: Stone, Uncut;
Demolished	No

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

USGS-Natick NWT.2141

NRDIS
NRMRA

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
N,Y 63 FFI	~~4389~~ 2141

5/23/05 LHD

Auburndale

ess 113 Seminary Avenue

e

ent use residence

ent owner Lasell Junior College

cription:

mid 1860's

ource surveyor

e Italianate

Architect

Exterior wall fabric clapboards

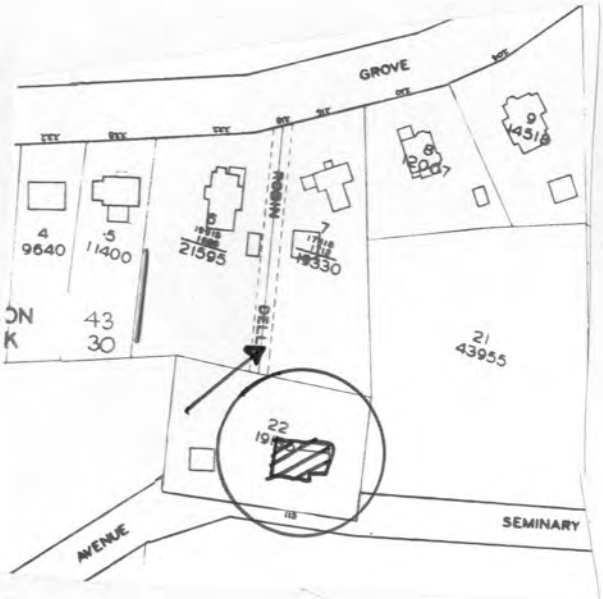
Outbuildings (describe)

Other features Bracketed window hoods, arched gable windows.

Altered porch enclosed Date 20th cent.

Moved no Date

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



5. Lot size:

One acre or less xx Over one acre

Approximate frontage 180'

Approximate distance of building from street 20'

6. Recorded by Bruce C. Fernald

Organization Newton Historical Commission

Date Sept. 1, 1980

DO NOT WRITE IN THIS SPACE
USGS Quadrant

MHC Photo no.

(over)

NWT.2141

Contributing Significance

7. Original owner (if known) _____

Original use single family residence

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	xx	Exploration/ settlement	____	Science/ invention	____
The Arts	____				
Commerce	____	Industry	____	Social/ humanitarian	____
Communication	____	Military	____		
Community development	xx	Political	____	Transportation	____

9. Historical significance (include explanation of themes checked above)

Nelson Clark, a farmer, is listed as the owner of this Italianate style house in the first Newton Directory (1868). The simple design of the T-shaped building incorporates arched gable windows and small, bracketed window hoods as its only ornament.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Newton City Atlases - 1874, 1886, 1895, 1907.
Newton City Directories - 1868.

INVENTORY FORM CONTINUATION SHEET

Town
NEWTON

Property Address
24 Robin Dell Street

NWT.2141

Area(s) Form No.

EH 2141

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

N.Y

NRDIS/MRA
a/14/86

Photograph

(3" x 3" or 3 1/2" x 5" black and white only). Label photo on back with town and property address. Record film roll and negative [illegible] additional photos to continuation sheets.

Foundation: Fieldstone
Roof: Asphalt Shingle
Outbuildings: None
Major Alterations: Late 20th century deck on the north side.
Condition: Good
Setting: This house is in a suburban neighborhood. It is at the end of a dirt/asphalt dead end street that is lined with fieldstone walls. From Grove Street, Robin Dell Street dips down at the mid-point, and then back up to this yard. The parking area is at the end of Robin Dell. The lot is in a natural wood setting. Mature trees surround the perimeter and there are flowering bushes at the foundation. Young pine trees also line the perimeter on a hill on the north and east sides providing a buffer from immediately adjacent Lasell Village.

Recorded by: AHD/LNA, Caroline Schwirian
Organization: Newton Upper Falls Historic District Commission
Date: November, 2001