



Cambridge Redevelopment Authority Wellington-Harrington Urban Renewal Area

Project Summary

The Wellington-Harrington Urban Renewal Area, located in the eastern part of the City of Cambridge, contains approximately 130 acres of land with a population of approximately 7,500.

In 1963, at a time when grassroots citizen participation in community planning and development was rare, a Wellington-Harrington Citizens Committee (WHCC) was appointed by the Mayor of Cambridge to plan and develop neighborhood renewal activities in its community. The WHCC, which includes representatives of the neighborhood's churches and all major ethnic groups, participated in developing a plan which emphasized rehabilitation and stabilization of the existing community.

For nearly 20 years now, the citizens have been meeting on a regular basis to guide the implementation of the urban renewal plan by the Cambridge Redevelopment Authority and to influence, directly, the course of all rehabilitation and new development activities in the neighborhood.

In 1974, the Wellington-Harrington Citizens Committee was cited by the National Center for Voluntary Action for distinguished volunteer service.

Two development entities, the Wellington-Harrington Development Corporation, a non-profit community development corporation, and its solely owned subsidiary, the Wellington-Harrington Housing Associates, a for-profit corporation, have successfully completed three major residential developments containing 162 units of low- to moderate-income housing and are presently undertaking a fourth project providing an additional 54 units.

In order to meet the objectives of the plan, the Authority undertook the rezoning of large areas within the project to eliminate non-conforming land uses, and planned the acquisition, relocation and demolition of these uses in order to strengthen the residential character of the community.

The Authority, together with the Wellington-Harrington Citizens Committee, assisted by the Just-A-Start Corporation, a neighborhood-based non-profit corporation funded by the Authority, undertook a major inspection and rehabilitation program geared at eliminating blight and substandard conditions in the 2,148 dwelling units in the project area. This assistance in the form of federal, state and local loan and grant programs, particularly the Section 312 Loan Program, in conjunction with owners' self-help activities have resulted in the rehabilitation of approximately 825 residential units representing



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approximately \$4,300,000. Presently, approximately 90 percent of the units in the project area now meet the initial goals of the program in providing decent, safe and sanitary housing.

Sixteen housing development projects have been completed creating an additional 213 residential units representing approximately \$5,600,000 invested. Seven housing development projects are either under construction or in the planning stage which will create an additional 70 residential units representing approximately \$4,000,000 of additional investment.

Four commercial development projects have been completed, creating 23,600 square feet of commercial space representing an investment of \$921,000. Three commercial projects are either under construction or will be started in the spring of 1983, creating an additional 24,400 square feet of commercial space representing \$1,000,000 of additional investment.

Four institutional and/or human service facilities have been completed, including a Neighborhood Community facility, a rectory for the Immaculate Conception Church, a new St. Anthony's Church, and facade improvements for the Cambridge Organization of Portuguese American Community Center. Presently under construction are the Dante Alighieri Society Cultural Center and the parish hall and rectory for St. Anthony's Church. Slated to begin construction in the spring of 1983 will be a new facility for the Cambridge Boys Club.

Approximately \$5,000,000 has been spent on public improvements, including the completion of 20 street systems, together with the construction of four new streets, and eight public open spaces and playground areas. Presently six street systems are under construction at a cost of \$1,800,000 and scheduled to be completed by the fall of 1983.

Rezoning, clearance of non-conforming land uses, inspections and rehabilitation, controlled development and public improvements have been instrumental in meeting the goals of the program, promoting the general welfare, eliminating substandard conditions, preventing the recurrence and spread of blight, strengthening the economic stability and minimizing displacement and gentrification.



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Dante Alighieri Cultural Center

Location : Portland and Hampshire Streets.

Type of Development : The new Italian Cultural Center will consist of a two-story brick structure constructed in an octagonal shape with a traditional Italian roof of muted red tile. The Center will have classrooms, lecture halls and a 10,000-volume library to service both the immediate neighborhood and the metropolitan community.

Construction Cost : \$1,200,000

Developer : Dante Alighieri Society of Massachusetts, a non-profit corporation.

Architect : Pietro Belluschi and Jung/Brennen Associates, Inc.

Comments : The cultural center, now under construction, is being built in phases. These phases have been coordinated with an extensive fund-raising effort. The center will be ready for occupancy by June 1, 1983 and fully completed by December 31, 1984.



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Lilac Court

Location : Portland Street, Hampshire, Bristol Streets and Webster Avenue.

Type of Development : Twenty-four townhouse units have been constructed with a private way/courtyard. These units were designed to be sold on a fee simple basis.

Construction Cost : \$1,400,000.

Developer/Architect : Urban Development and Investment Corp.

Comments : At the request of local residents, this was the first market rate housing built in the neighborhood through the Urban Renewal Program. The developer agreed to a profit sharing plan, incorporated into the Land Disposition Contract, which provided that upon the sale of each unit, the developer would place into escrow 9% of the purchase price of the unit for the purpose of helping to finance the cost of constructing the adjacent Dante Alighieri Cultural Center.



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Linden Park Homes

Location : Midblock of Portland Street.

Type of Development : Construction of eighteen row structures containing 54 townhouse units on 214,000 square feet of land. The developer is using an industrial building system to construct modular housing units.

Construction Cost : \$3,275,960.

Developer : The Wellington-Harrington Housing Associates, Inc., a for-profit corporation wholly owned by the Wellington-Harrington Development Corporation, a neighborhood non-profit community development corporation, composed of members of the Wellington-Harrington Citizens Committee.

Architect : R. D. Fanning Architects, Inc.

Developer Services : Robert F. Gundersen, Esq.

Manufactured Housing: Westville Homes

Comments : The developer has secured 14 firm commitments for Section 235 mortgages from the Department of Housing and Urban Development and 8 commitments for mortgage assistance from the Massachusetts Housing Finance Agency. These subsidies in combination with skewed sales prices have enabled the developer to provide approximately 40% of the units to low- and moderate-income families. The design of the subsidized units is identical to the 32 market rate units. The units will be comprised of two, three and four bedroom units, averaging between 1250 and 1350 square feet of living space. The development is being supported through the construction of a public roadway system and underground utilities by the Authority.

Location Number 11



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St. Anthony Parish Center

Location : Portland and Cambridge Street.

Type of Development : A new parish center including a church seating 640 persons, parish hall, rectory, courtyard and off-street parking facility.

Construction Cost : \$3,100,000.

Developer : Archdiocese of Boston/St. Anthony Church.

Architect : Glaser deCastro Associates.

Comments : This facility will service the religious and social functions for the Portuguese community, the largest ethnic group within the project area. The parishoners, numbering over 4,000, have raised all the funds for construction activities which will be completed in three phases. Phase One, the church construction, is complete. The overall shape of the new church is a Portuguese cross. Phase Two, which uniquely provides for the construction of the foundation for the rectory and parish hall together with the base-coat for the parking facility, is underway. Phase Three, the construction of the remaining portions of the building, together with all landscaping, will be completed by December 31, 1984.



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Cambridge Street Revitalization District

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- Location** : Cambridge Street between Portland Street and Elm Street.
- Type of Development** : The revitalization of Cambridge Street, the main commercial area within the neighborhood, has focused on the rehabilitation and new construction of the following commercial/residential and institutional uses supported by public improvements.
- 711 Cambridge Street:**
(13) The proposed developer is a neighborhood businessman who proposes to construct a two-story commercial building. His business will occupy approximately two-thirds of the first floor for retail purposes. The second floor will be utilized for office space. The overall square footage of the proposed building is 16,000.
Construction Cost: \$700,000 (estimated)
- 725 Cambridge Street:**
(14) Portugalia, Inc., has begun construction activities to totally renovate its existing structure which will convert the use of a neighborhood barroom into a new neighborhood restaurant. These improvements will include the construction of a new courtyard for outside dining, adjacent to the existing facility.
Construction Cost: \$75,000 (estimated)
- Roosevelt Towers** :
(15) The Cambridge Housing Authority completed rehabilitation and modernization of the twin eight-story tower complex providing 75 residential units, child care area, health office and community space. Funding for this project was provided for by the Commonwealth of Massachusetts. The Housing Authority rehabilitated six low-rise buildings containing 132 residential units and fully landscaped the grounds for both complexes.
Construction Cost: \$4,200,000.



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- 920 Cambridge Street : The Cambridge Boys Club, servicing both
(16) boys and girls in the City, has proposed to construct a new 17,000 square foot facility to provide recreational, educational and youth counseling activities.
Construction Cost: \$1,200,000 (estimated)
- 984 Cambridge Street : The developer, 1000 Cambridge Street
(17) Trust, is constructing a two-story brick commercial structure containing 4,400 square feet. The building has been leased to a Cambridge bank and will be the first bank within the Project Area.
Construction Cost: \$240,000
- 1032 Cambridge Street : Morey Hirsch Realty Co., Inc., has
(18) completed the rehabilitation of its existing facility which included residential units and a retail use. The developer has also completed a 4,560 square foot new addition to the retail use.
Construction Cost: \$178,000
- 1049 Cambridge Street : The Cambridge Redevelopment Authority
(19) assisted the Cambridge Organization of Portuguese-Americans (COPA), a social service agency servicing the Portuguese community, by taking a facade easement and financing exterior improvements in conjunction with major interior renovation utilizing Block Grant funds.
Construction Cost: \$175,000
- 1055 Cambridge Street : The developer, University Monument Works,
(20) is a long-term neighborhood business which was displaced through urban renewal action. This site was made available exclusively for business relocation. The developer constructed a facility consisting of 7,000 square feet of office space, exterior showroom and workshop space.
Construction Cost: \$275,000



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- 1065 Cambridge Street : Automatic Cone Co., is a long-term
(21) neighborhood business which was displaced through urban renewal action. This site was made available exclusively for business relocation. The developer constructed a facility consisting of 6,800 square feet of office and warehouse space.
Construction Cost: \$278,000
- 1075 Cambridge Street : Casal Bakery, is a long-term neighborhood
(22) business which was displaced through urban renewal action. The development included the rehabilitation of an existing building, including the facade, as a retail outlet, and the new construction of a bakery.
Construction Cost: \$190,000
- Comments: The revitalization of Cambridge Street, anchored by the new St. Anthony Parish Center and supported by public improvements, such as public parking areas, sidewalks and street improvements, and sitting parks, includes both new construction and rehabilitation of commercial, residential and institutional facilities. It has helped to create a vital area serving the surrounding neighborhood. The Cambridge Redevelopment Authority is currently developing an economic development program to complete the revitalization of Cambridge Street in the project area. The total public/private investment in the area is estimated to be \$12,000,000.



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Harwell Homes

Location : Cambridge, Columbia and Windsor Streets.

Type of Development : Construction of 56 semi-detached town-house units. The complex is a mixed income cooperative development completed in 1972.

Developer : Wellington-Harrington Development Corporation comprised of members of the Wellington-Harrington Citizens Committee.

Construction Cost : \$1,011,847

Architect : Huygens and Tappe.

Comments : The development, the first low- and moderate-income cooperative in Cambridge, was financed under Section 236 of the National Housing Act. Technical assistance and seed money was provided by The Cambridge Corporation. The development was constructed on a site which was formerly occupied by a junk yard, an abandoned school building and a public way. The 18 separate, two-story wood-frame buildings utilized a Boise Cascade System. This development received local and National recognition which included the Boston Society of Architecture award for Housing and Neighborhood Development.



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240 Columbia Street

Location : Columbia Street between Hampshire and Market Streets.

Type of Development : The complete rehabilitation and renovation of a building, formerly housing the first synagogue in Cambridge, Temple Beth Shalom into 10 residential/workshop space for artists.

Construction Cost : \$500,000.

Developer/Architect : ARTSPACE, INC.

Comments : The project's concept required the Planning Board and Board of Zoning Appeals to grant fourteen variances which allowed the artists to live, work, sell and exhibit their artwork in each of their residential studios. This building is now listed in the National Register of Historical Places. Originally, the building was scheduled for demolition. Financing was provided by the Shawmut Bank of Boston, N.A.



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Linwood Court

Location : Columbia Street and Broadway and Market Street.

Type of Development : The complete rehabilitation and renovation of 8 wood frame buildings for 45 low- and moderate-income units.

Construction Cost : \$1,144,798

Developer : Wellington-Harrington Development Corporation composed of members of the Wellington-Harrington Citizens Committee.

Architect : R. D. Fanning Architects, Inc.

Development Services : Robert Gundersen, Esq.

Comments : These wood-framed buildings had been condemned and scheduled for demolition prior to Wellington-Harrington Development Corporation involvement. The project was financed through the Massachusetts Housing Finance Agency as a low-moderate income project utilizing state assistance through the Chapter 707 leasing program. The ownership is scheduled to be converted into a cooperative in the near future. Maintenance and management services are currently being provided by the neighborhood non-profit Just-A-Start Corporation. This project received local and national recognition which included the National Volunteer's Service Award from the National Center for Voluntary Action for the neighborhood development corporation, the 7th Biennial Department of Housing Urban Development Award for design excellence, a project design honor award and the Merit Award from the Cambridge Historical Commission for carefully preserving, restoring and strengthening the original architectural and historical values of nineteenth century buildings.



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Close Building

Location : Windsor Street and Broadway.

Type of Development : The complete rehabilitation and renovation of a factory building to 61 residential units for low- and moderate-income people.

Construction Cost : \$1,231,085

Developer : Close Building Associates, a partnership between the Wellington-Harrington Housing Associates, a for-profit corporation solely owned by the Wellington-Harrington Development Corporation, a neighborhood non-profit Community Development Corporation composed of members of the Wellington-Harrington Citizens Committee, and Park Maynard Realty.

Architect : Gelardin-Brunner-Cott, Inc.

Comments : The Developers converted the old mill building from vacant industrial space to 61 units for low- and moderate-income people. Financing was provided by the Massachusetts Housing Finance Agency utilizing the Section 8 program. This project was the first all Section 8 low- to moderate-income project in the Commonwealth. The project was named for the candy manufacturer who occupied the building in 1890. Management and maintenance services are being provided through the Just-A-Start Corporation, a neighborhood non-profit corporation.



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Scattered Housing Development Program

Location : Various sites in Project Area

Type of Development : The Authority, in conjunction with the neighborhood nonprofit corporations, has completed 9 scattered housing development projects, providing 12 units of housing for low- and moderate-income families. Six projects are scheduled to commence next spring, providing 15 additional units of housing.

Construction Cost

 Completed : \$381,000

 Proposed : \$720,000

Developers : Just-A-Start Corporation, a neighborhood nonprofit corporation, and Homeowner's Rehab, Inc., a city-wide nonprofit corporation.

Comments : The nonprofit corporations have utilized numerous financing programs including work equity, the youth assistance program, energy conservation program, State-aided mortgage loan program, Section 235 program, State rental subsidy program, the City's interest subsidy program, the City's grant program, conventional financing, project revolving loan program, and employed various delivery systems including manufactured housing systems, precut housing systems and panelized housing systems in order to provide housing for low- and moderate income families.