



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

JAN 23 1981

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Response to City Council Order, Dated January 19, 1981
Concerning Property at 112 Hampshire Street

Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Parcel Number 35-4

Dear Mr. Sullivan:

In accordance with the City Council Order, dated January 19, 1981, enclosed is a copy of the preliminary survey and cost estimate for rehabilitation work required to bring the property at 112 Hampshire Street to minimum health and safety code standards. The cost estimate for this work is \$39,266.50.

The preliminary survey and cost estimate was prepared by the City of Cambridge's Community Development Department as an independent agency agreed upon by Mr. Budrewicz and at the direction of the City Manager to perform this work pursuant to previous City Council Orders. A copy of this preliminary survey and cost estimate was transmitted to Mr. Budrewicz on November 26, 1980.

Also enclosed for City Council information is a letter, dated January 12, 1981, from the Southside Neighbors Community Development Corporation to the Authority concerning this matter.

Sincerely yours,

Joseph F. Tulimieri
Deputy Executive Director

JFT:aah

Enclosures



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

(617) 498-9034

November 26, 1980

Mr. Peter Budrewicz
112 Hampshire Street
Cambridge, Massachusetts 02139

Re: Preliminary Survey and Cost Estimate
112 Hampshire Street

Dear Mr. Budrewicz:

Enclosed herewith please find a Preliminary Survey and Cost Estimate for the rehabilitation of property located at 112 Hampshire Street, as prepared by Thomas J. McCarthy, Jr., Rehabilitation Specialist for the City's Community Development Department.

The scope of work reflected by the survey and the cost estimate of \$39,226.50 will bring the entire property in conformity with the State Building and Health Codes.

As per our telephone conversation this date, I shall await word from you to schedule an appointment for a financial interview, in order to determine your ability to meet the cost of purchasing, rehabilitating, maintaining, and carrying the property.

In the meantime, if there are any questions as to the preliminary survey and cost estimate, please do not hesitate to call this office so we can meet with you to discuss the scope of work involved in rehabilitating the property.

Very truly yours,

Patricia A. Levine

Patricia A. Devine
Director
Section 312 Program

PAD:aml

Enclosure

cc: James L. Sullivan, City Manager
David R. Vickery, CDD
✓ Joseph F. Tulumieri, CRA
Attorney Lawrence Frisoli

DEC 1 1980

✓JER	JH	✓NEW	CAF
✓JIT	✓JER	✓PWS	PER
✓JRP	NG	AJC	
JJI	LEED	✓msD	
BPG	KJE		
LMZ	✓JBY		
	✓JCL		
			DEV
			CLS



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

(617) 498-9034

November 21, 1980

Preliminary Survey and Cost Estimate of 112 Hampshire Street

The following figures are a result of a walk-thru survey done on November 20, 1980. Figures will reflect changing the building from a 3 unit to a 2 unit.

I. EXTERIOR

A. Siding - good	
B. Roof - good	
C. Gutters - fair, needs some areas flashed and sealed	\$ 100.
D. Downspouts - good, replace approx. 20 linear feet	\$ 20
E. Foundation - good, needs spot pointing	\$ 100
F. Windows - poor, needs replacement windows, total 17	\$2,550
G. Basement windows - replace two (2), repair one (1)	\$ 90
H. Doors - poor, replace three (3), solid core exterior doors	\$ 675
I. Storm doors - replace three (3)	\$ 525
J. Basement storm windows - install three (3)	\$ 75
K. Bulkhead - replace with steel bulkhead door	\$ 325
L. Handrail, 1st floor stairs - install steel handrail	\$ 50
M. Stairs to 2nd floor	\$1,200
I. Sub-Total	\$5,710

II. BASEMENT

A. Heat, 1st floor FHW and baseboard	\$1,500
B. Hot water tank, one (1)	\$ 275
C. Firecoded drywall over two (2) systems	\$ 200
II. Sub-Total	\$1,975

III. FIRST FLOOR

A. Demolition	\$1,800
B. Framing	\$1,200
C. Electric (fixtures, switches, outlets, smoke detectors)	\$ 800
D. Bathroom	\$2,000
E. Kitchen	\$3,000
F. Insulation	\$ 700
G. Drywall	\$2,200
H. Doors (5)	\$ 500
I. Windows (See Exterior I.F)	- -
J. Closet trim	\$ 75
K. Woodwork	\$ 400
L. Gas stove	\$ 350
M. Flooring (Vinyl kitchen and bathroom, carpeting remaining)	\$1,000
N. Painting	\$1,200

III. Sub-Total \$15,225

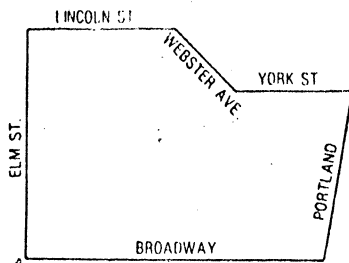
IV. SECOND AND THIRD FLOOR

A. Demolition (bathroom and kitchen)	\$ 600
B. Framing (minor)	\$ 100
C. Electrical (fixtures, switches, outlets, smoke detectors)	\$ 700
D. Bathroom	\$2,000
E. Kitchen	\$3,000
F. Insulation (blown-in from interior)	\$1,500
G. Drywall (bathroom, kitchen, and 2 additional ceilings)	\$ 800
H. Flooring	\$1,000
I. Redecorating (interior apartment)	\$1,500

IV. Sub-Total \$11,200

I.	\$ 5,710
II.	\$ 1,975
III.	\$15,225
IV.	\$11,200
	\$34,110.00 - Total I-IV
	\$ 5,116.50 - 15% Mark-up
	<u>\$39,226.50</u> - GRAND TOTAL

Thomas J. McCarthy, Jr.
Thomas J. McCarthy, Jr.
Rehabilitation Specialist



**SOUTHSIDE NEIGHBORS
COMMUNITY DEVELOPMENT CORPORATION**
Cambridge, Massachusetts

Jeremiah Spilewski,
President

Manuel Joaquim,
First Vice President

Julia A. Brown,
Second Vice President

William F. Furtado,
Treasurer

Laurence T. May, Jr.
Development Officer
Clerk

214 Broadway
Cambridge, Mass. 02139
January 12, 1981

Joseph P. Youngworth
Site Development Officer
Cambridge Redevelopment Authority
336 Main Street
Cambridge, Mass. 02142

Dear Mr. Youngworth:

Re: 112 Hampshire Street

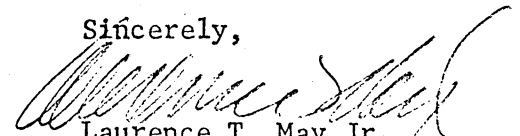
The Southside Neighbors CDC was founded to help develop an interest in housing rehabilitation and neighborhood improvement. Our membership is well aware of the problems which existed and still exist in the neighborhood.

One of the blighted areas was the block from Union Street to Columbia Street along Hampshire. The disfiguring store at the Columbia Street corner was marvelously transformed into a single family home, thanks to the Just-A-Start Corporation efforts. The rest of the block, with single exception, has been cleared for reuse. The exception on the block is the property located at 112 Hampshire Street.

The deteriorated condition of the property stands in stark contrast to the new house, and to the neighborhood. Consequently, we join with the Wellington-Harrington Citizens Committee in asking that the Cambridge Redevelopment Authority acquire and demolish this bad structure, and prepare the site for new housing.

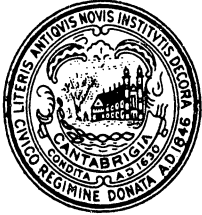
Thank you for your consideration and interest.

Sincerely,


Laurence T. May Jr.
Development Officer/Clerk

JAN 16 1981

✓RFR	TJT	✓RLW	GRI
✓JIT	✓RSR	✓PWS	PPR
✓RJP	✓NG	AJC	
JJI	DMD	✓MCD	
DPG	KJE		
EMS	✓JPY		
TMT	✓SSZ	DEV	
HIB		DES	



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

January 26, 1981

To the Honorable, the City Council:

With respect to City Council Order No. 13 of January 19, 1981,
enclosed please find copy of a report from the Cambridge Redevelopment
Authority relative to the premises at 112 Hampshire Street.

Very truly yours,

Robert W. Healy
Acting City Manager

RWH/mbf
Enc.

Agenda # 10

S-65

Relative to the premises at 112 Hampshire Street.

In City Council,

January 26, 1981

1/26/1981

Placed on File -
Hold for Atty
to appear -