



Cambridge Redevelopment Authority

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

February 10, 1972

Mr. John H. Corcoran
City Manager
Cambridge City Hall
Cambridge, Massachusetts 02139

Re : Request by City Council for Property Acquisition List
Wellington-Harrington Neighborhood Improvement Area
Project No. Mass. R-108

Dear Mr. Corcoran:

At the public hearing held by Cambridge City Council on the petition of the Cambridge Redevelopment Authority to rezone five (5) areas within the Wellington-Harrington Neighborhood Improvement Area, Councilor Owens requested a list of properties designated for acquisition by the Authority under the terms and conditions of the Wellington-Harrington Neighborhood Improvement Plan as approved by the Cambridge City Council, the Commonwealth of Massachusetts and the Federal government. Accordingly, the following lists are submitted to you for transmittal to City Council:

- (1) List of Parcels Designated for Acquisition and Acquired by the Authority.
- (2) List of Parcels Designated for Acquisition and Not Yet Acquired by the Authority.
- (3) List of Buildings or Uses Only Designated for Acquisition (land not designated for acquisition).

It is the Authority's policy to stage the acquisition of properties designated for acquisition in accordance with staging schedules for prompt disposal of project land for redevelopment, taking into account the lead times needed for the staging of relocation activities, project improvements, and site clearance. In addition, the Authority must take into consideration the availability of funds from the Department of Housing and Urban Development (HUD). Finally,

the Authority makes every effort to arrive at a voluntary settlement with property owners, using its condemnation powers only as a last resort. The result of this approach is to lengthen the acquisition period. An alternative approach is to proceed with broad eminent domain activities covering all properties designated for acquisition at the start of the project execution period; while this approach is faster, it entails greater cost and, more important, creates relocation and property management problems.

As you know, the Wellington-Harrington Citizens Committee submits recommendations to the Authority respecting development schedules. Accordingly, development schedules and, in turn, acquisition schedules are greatly influenced by the Committee's recommendations.

Please advise me if I can be of further assistance.

Sincerely yours,



T. J. Tercyak
Associate Director

TJT:ehb

Enclosures

cc: Robert W. Bright

February 9, 1972

Wellington-Harrington Urban Renewal Area
Cambridge Redevelopment Authority

LIST OF PARCELS ACQUIRED

Parcel Number	Street Address	Owner ¹
1- 9, 10	1-3 Marcella Court	
8- 9, 10	251-253 Portland Street	
10- 6, 7	29 Webster Avenue	
10-13, 14	45-49 Hampshire Street	
10-15	41 Hampshire Street	
10-16	39 Hampshire Street	
11- 5	32 Webster Avenue	
17- 1	91-91B Hampshire Street	
18- 5	91-93 Plymouth Street	
19- 1	402 Windsor Street	
20- 1	173 Webster Avenue	
22-19	27 Union Street	
25- 2	398-400 Columbia Street	Wellington-Harrington Development Corpora- tion
25- 3	396 Columbia Street	WHDC
25- 4, 5	346-394 Columbia Street	WHDC
25- 7, 9, 13, and 14	212-222 Webster Avenue	WHDC

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¹ Unless otherwise stated, owner is CRA

LIST OF PARCELS ACQUIRED...(continued)

2.

Parcel Number	Street Address	Owner ¹
25-11, 12	411-419 Windsor Street 206 Webster Avenue	WHDC
25-15, 16, 17	224-238 Webster Avenue	WHDC
25-18	242 Webster Avenue	WHDC
25-19	244-248 Webster Avenue	WHDC
26- 1	984 Cambridge Street	
26- 2	990-1002 Cambridge Street	
26- 4A	1010-1022 Cambridge Street	
26- 4B, 5, 6 7, and 8	239-261 Webster Avenue	WHDC
26-11	435-447 Windsor Street	WHDC
*27- 9	434-440 (rear) Windsor St. (building only)	James Sullivan et al
27-20	50 Willow Street	Model Cities Develop- ment Corporation
28- 2, 3, and 4	912-940 Cambridge Street	
31- 7	242 Windsor Street	
32- 5	40 Market Street	
32- 7	46 Market Street	
32-13	208-210 Columbia Street	
32-15	198-202 Columbia Street 269-271 Broadway	
32-16	261-267 Broadway	

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*Building or use but not the land to be acquired.

LIST OF PARCELS ACQUIRED...(continued)

3.

Parcel Number	Street Address	Owner
32-20	245-249 Windsor Street	
34- 1, 16, 17, 18 and 19	251-279 Columbia Street	
35- 9	244 Columbia Street	
38- 3	15-17 Market Street	
45- 2	next to 169 Willow Street	
45- 3, 4	153-169 Willow Street	
48- 9	717-719 Cambridge Street	
48-10	705-711 Cambridge Street	
48-12	11A-11B Warren Street	
49-13, 15	689 Cambridge Street 12 Warren Street	
53- 5	290-292-296 Portland Street	

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Wellington-Harrington Urban Renewal Area
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LIST OF PARCELS DESIGNATED FOR ACQUISITION AND NOT YET ACQUIRED

Parcel Number	Street Address	Supposed Owner
1- 2	140-142 Berkshire St.	Mary Evangelista
1- 3	136-138 Berkshire St.	Trs., S. Biscegliese Maria SS. Addorlorato
1-14	417-423 Portland St.	Charles & Maria Dos Angos Souza
2-17	387 Portland St.	Anna Joyce
10-8,9	15,17,21 Webster Ave.	Samuel Cohan
10-17,18	35,37 Hampshire St.	California Oil Co.
10-19,20	179-181 Portland St. & 39 Hampshire St.(rear)	Helen H. Concannon and Joan Mannix
10-21	4 Lilac Court	Frederick & Sophie Vendola
10-22	199-201 Portland St.	Milton Weisberg, Tr.
10-23,27	219 Portland St. & 12-14 Bristol St.	Boston Woven Hose & Rubber Co.
14-5	17-19 Hamlin St.	Frank & Stella Matiejunas
15-2	71 Hampshire St.	Elliott B. Rollins
15-3	65-69 Hampshire St.	James Denaro
21-8	38 Union Street	George E. Rogers, Jr.,Tr.
22-15	109-111 Hampshire St.	Kiddie Time Rides

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Parcel Number	Street Address	Supposed Owner
28- 5	946-952 Cambridge St.	Emanuel & Bella Gross, Tr.
31- 6	252-254 Windsor St.	Rose Yogel, Tr.
33-11	56 Elm St.	Louise G. Crane
33-15	199 Columbia St.	Anthony G. & Helen Mourgis
34- 2	122-126 Hampshire St.	Arnold & Lillian Greene
34- 3	128-130 Hampshire St.	Sarah Ratnofsky
35- 1	104-106 Hampshire St.	Paul Lonus
35- 2	106-108 Hampshire St.	Florence Kelman
35- 3,4	110-110A,112 Hampshire	Livingstone Selman
35-13,14	45 Market St. & (rear) 45 Market St.	Louise Crane
42-4,5,8, 11,12	302,308 Elm St. and 1059-1065 Cambridge St. 286-292 Webster Ave.	Lillian P. Kagan
42- 9	1053-1055 Cambridge St.	Abraham Burak
42-10	1043 Cambridge St.	Frank Salus and Esther Rosenberg
47-19	825 Cambridge St. 2-8 Harding St.	E. Peter Mullane, David L. Mullane, Peter Mullane, Sergio Mangiacotti and Theodore P. Denkewicz
48-4	20-24 Marion St.	John W. Naughton, Tr.

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Parcel Number	Street Address	Supposed Owner
48- 6	8-12 Marion St.	Alfred E & Wanda H. Kozloski
48- 7	727-731A Cambridge St.	Norfolk Furniture & Supply Co.
48-8	723-725 Cambridge St.	Manuel S. & Maria Barros
48-11	2-6 Warren St.	Murray Brecker
48-13,14	13,17 Warren St. (rear only)	Concetta Nicoloro
51- 9	43 Porter St.	Anna Kashnor
51-10,11,12	47,49,51,53,57 Porter St.	Albert R. Porteus
51-13	59-69 Porter St.	Anthony, Dominic, & Salvatore Uglietto
52-3	444 Portland St.	Frank & Stella Matlejunas,Tr.
52-4,5,6 53-4	400,404,408 Portland St. 298-320 Portland St.	Mass Lumber Co., Inc.
52- 7	386 Portland St.	City of Cambridge
52- 8 53-1,2	229 Thorndike St. 360-376 & 346 Portland St.	Robert Fawcett & Son Inc.
53-3	336 Portland St.	Fawcett Fuel Corp.
53-9	350 Binney St.	American Biltrite Corp.
53-11	346 Portland St.(rear)	Richard B. Fawcett George A. McLaughlin Robert W. McLaughlin

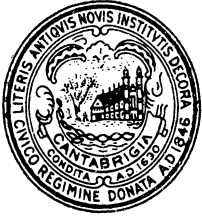
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Wellington-Harrington Urban Renewal Area
Cambridge Redevelopment Authority

BUILDING OR USE ONLY DESIGNATED FOR ACQUISITION
(LAND NOT TO BE ACQUIRED)

Parcel Number	Street Address	Supposed Owner
1- 15	425-431 Portland Street (rear only)	Antonio and Maria S. Moreira, John de Sousa Machado
2- 16	381-383 Portland Street	James and Lucy R. Chiccarelli
9- 2	2-6 Berkshire Street	Peter, Edward and Albert Puzinas
22-8	306 Columbia Street (rear only)	Henry and Lorraine L. Bagrowski
22-14	113 Hampshire Street	Rose Yogel, Trustee of Murray Yogel Realty Trust
33-17	209 Columbia Street (rear only)	Anthony Mourgis
44-1, 13	531, 537, 555 Windsor St.	Hyde Realty Trust
44-9	1007 Cambridge Street (rear only)	Jacob and Rose G. Promboin
47-28	757 Cambridge Street	Ralph and Elizabeth DiLandro
*49-10	16-24 Warren Street	Peter and Angelina Parise, Sr.

*recommended by vote of Wellington-Harrington Citizens Committee
for removal from approved acquisition list



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

February 14, 1972

To the Honorable, the City Council,

I transmit herewith communication from T.J. Tercyak, Associate Director of the Cambridge Redevelopment Authority, relative to the Request by the City Council for Property Acquisition List of the Wellington-Harrington Neighborhood Improvement Area Project No. Mass. R-108.

Yours truly,

John H. Corcoran
John H. Corcoran
City Manager

JHC/mg

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COMMUNICATION
from the City Manager trans-
mitting one from

T.J. Tercyak, Associate Director of the
Cambridge Redevelopment Authority rela-
tive to the request by the City Council
for Property Acquisition List of the
Wellington-Harrington Neighborhood Im-
provement Area Project No. Mass.R-108

Feb. 14, 1972

Filed with Ordinance