



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 9, 1980

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 17, I have reviewed the situation involving the Cambridge Redevelopment Authority and Mr. Peter Budrewicz, a tenant in the Authority-owned property located at 112 Hampshire Street in the Wellington-Harrington Urban Renewal Area.

It is my opinion, as a result of that review, that there exists no feasible alternative to the current plan for the demolition of that property. In the first place, the structural condition of the premises is such that there are several Code violations; and, because the estimated cost of rehabilitating the property exceeds 50% of the property value, any rehabilitation would have to involve rectifying these deficiencies, thereby bringing the premises into conformity with the State Building Code. This requirement would, of course, further increase the cost of rehabilitation.

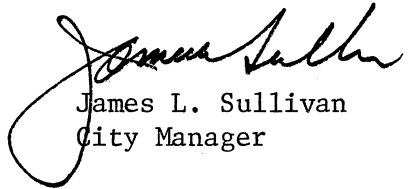
Furthermore, and of greater importance to the redevelopment of the entire area, space considerations mandate demolition. The building now located at 112 Hampshire Street occupies almost the entire lot. Only a four-foot passage now exists between this building and the premises at 114 Hampshire Street which have already been rehabilitated pursuant to the Authority's plan for the area. If the building at 112 Hampshire Street is permitted to remain, moreover, less than a one-foot passage would exist between it and the rehabilitation planned for 110 Hampshire Street. Considerations of public safety, health, zoning and aesthetics clearly demonstrate the need to provide open space for the two adjacent properties, both designed for families with children.

Finally, it is important to recognize that the plan for this area has been known by Mr. Budrewicz for approximately three years and that over the past six months he has been granted three separate hearings by the Third District Court in Cambridge. At the last of those hearings -- on April 25, 1980 -- Judge Nixon informed Mr. Budrewicz that the Authority had done everything possible to help him and that he must vacate the property immediately. As

recognized by the Court, the Authority has consistently made every effort to relocate Mr. Budrewicz in the same manner that it has successfully relocated the seven other families and one business from the three buildings in question, but Mr. Budrewicz has been unwilling to cooperate. At this late date, a single occupant should not be permitted to prevent the completion of the carefully planned program for the revitalization of this neighborhood.

For the reasons stated above, the Authority has no choice but to evict Mr. Budrewicz in accordance with the decision of the Third District Court and its responsibilities for the redevelopment of the Hampshire Street area.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf

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Response to Awaiting Report no. 17 re:
demolition of the property at 112 Hampshire
St.

In City Council,

June 9, 1980

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