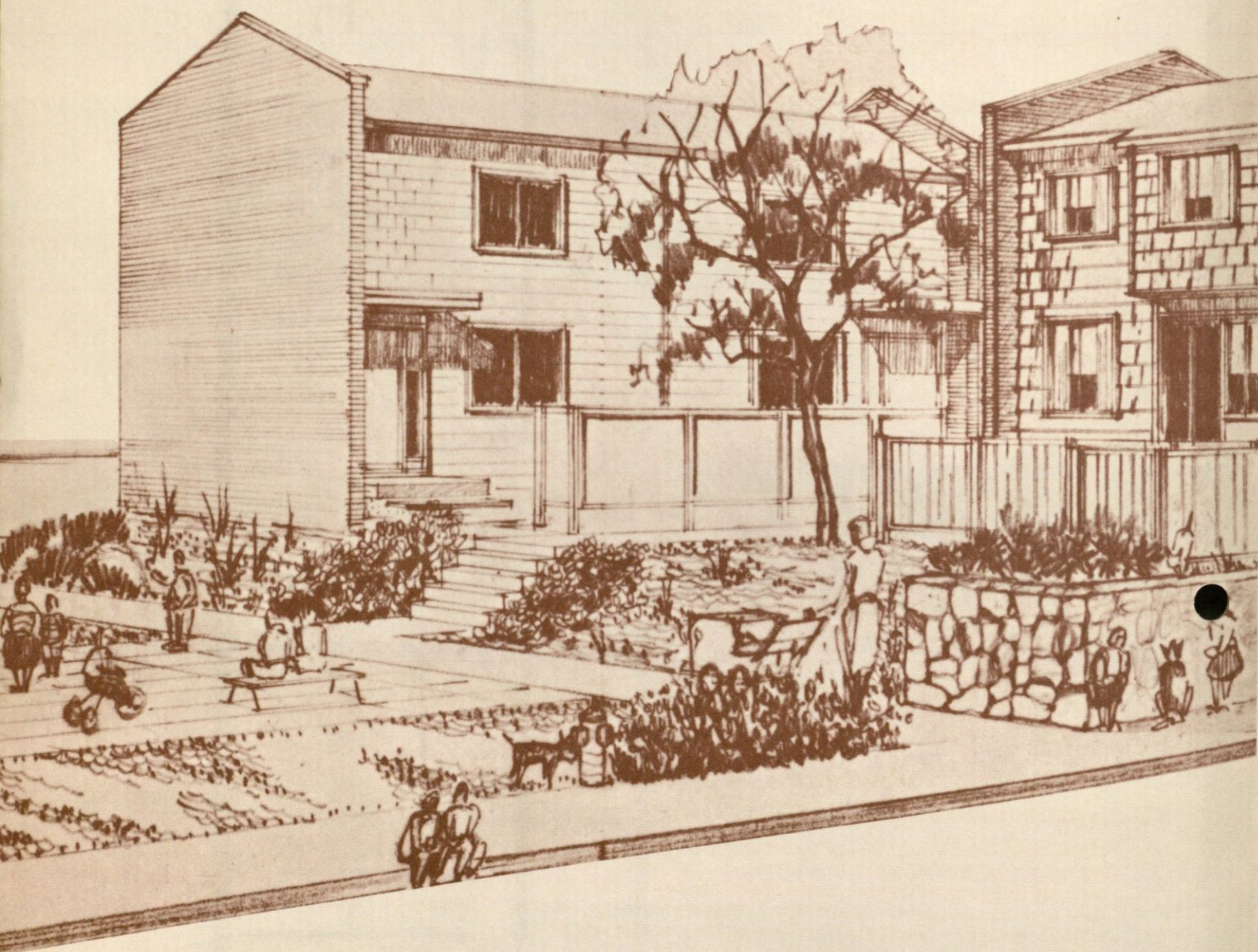


# marksdale gardens

ROXBURY, MASS.

● TOWN HOUSE LIVING FOR FAMILIES





**2 Bedroom - \$88/mo • 3 Bedroom - \$9**

(RENTALS INCLUDE HEAT, HOT WATER)



## **marksdale gardens**

is the story of the concern of a church for the welfare of people in the community it serves. As blight and deterioration spread through the Roxbury section of Boston, the St. Mark Congregational Church recognized the opportunity offered by Urban Renewal to help in rebuilding the community. To meet the critical need for new housing the church established a non-profit Development Corporation to serve the community by sponsoring 200 units of non-profit housing for moderate income families. Marksdale Gardens is the initial contribution of the St. Mark Congregational Church in the progress toward a New Boston.

### **location**

Marksdale Gardens is most conveniently situated. It borders on Elbert Street, Humboldt Avenue and Washington Park Boulevard in Roxbury, located near a new elementary school and two proposed shopping centers. MTA service is available on Humboldt Avenue and residents of Marksdale Gardens can travel to downtown Boston within 15 to 20 minutes. This development is also near churches of all the major faiths and ample recreation areas are conveniently located both in Franklin Park and other neighborhood locations.

### **living units**

Three types of apartments, each with its own garden terrace, are provided for various size families. Apartments range in size from 820 square feet for two-bedroom units to 1240 square feet for four-bedroom units. Kitchen-Dining and Living Rooms are located on the first floor and Bedrooms and Bath are located on the second floor. Four bedroom units are provided with an extra lavatory on the first floor. There will be ample tenant storage with private basements for most apartments. Kitchens are furnished with Kitchen Ranges and Refrigerators and ample cabinet and counter space. Bathrooms are finished in ceramic tile with flooring in bathroom and kitchen of vinyl-asbestos and Oak in all other rooms. The heating system is automatic hot water radiation with individual controls for each family.

### **site improvements**

Each apartment and its outdoor yards have been planned as an integral part of the entire site and include such site conveniences as parking for each unit, tot play areas, and paved community mall and sitting areas. Individual garden areas of each living unit, partially screened with low fencing to effect privacy, are convenient to each living room through large sliding glass doors for true indoor — outdoor — Town House Living.

### **application and rental**

Marksdale Gardens is a non-profit development offering good housing at moderate cost. Though sponsored by the St. Mark Development Corporation, occupancy is open to **all** families regardless of race, or religious affiliation. Applications are being accepted for early occupancy, and will be carefully reviewed by a selection committee with preference for families displaced by Urban Renewal. To be eligible, total family income from all sources must be **less than**:

\$7,700 for 3 & 4 Member Families

\$8,850 for 5 & 6 Member Families

\$10,000 for 7 or more Member Families

Approved applicants will sign a one-year lease which will require high standards of tenant cooperation and responsibility for the successful operation of the housing. Rentals include heat, hot water and maintenance service. Tenants only other charge is for electricity.

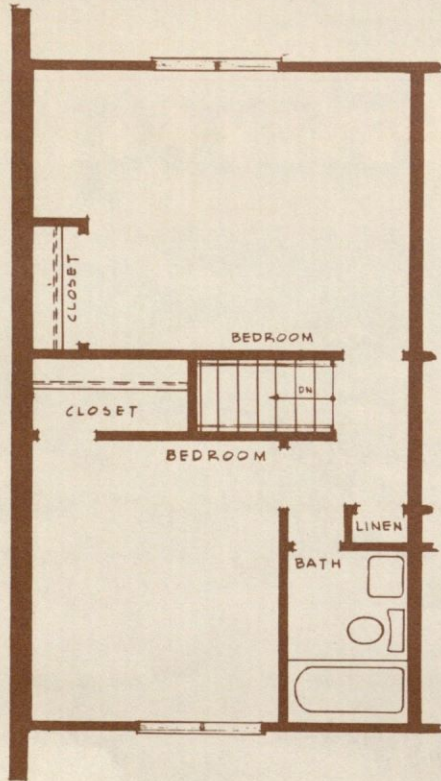
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**– \$98/mo • 4 Bedroom – \$108/mo**

**WATER AND COOKING FUEL)**

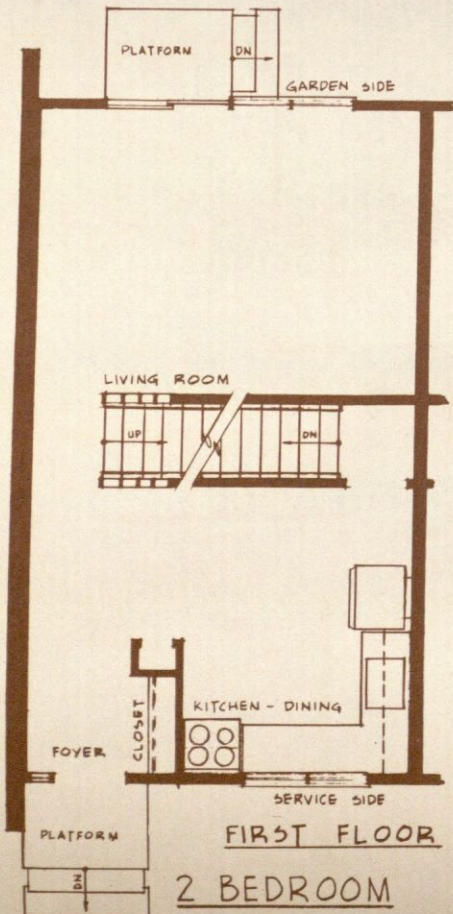


DOWN HOUSE LIVING FOR 1 MONTHS



SECOND FLOOR

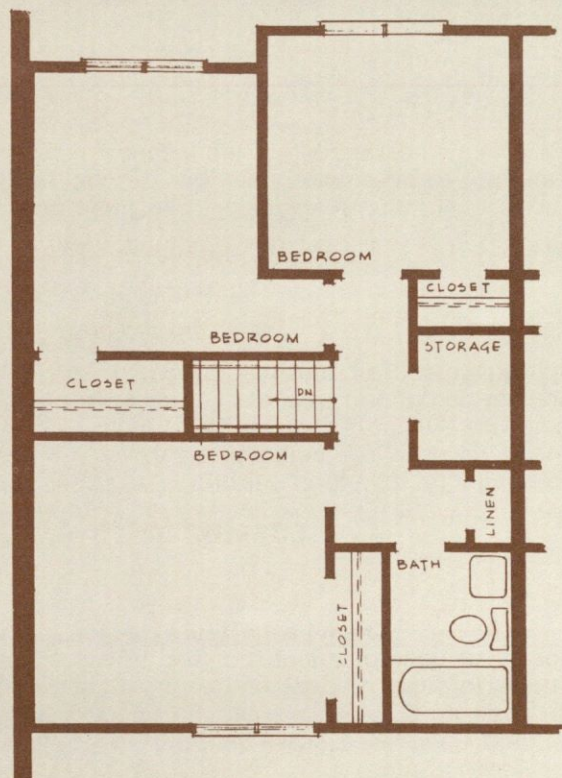
# 2BR



FIRST FLOOR

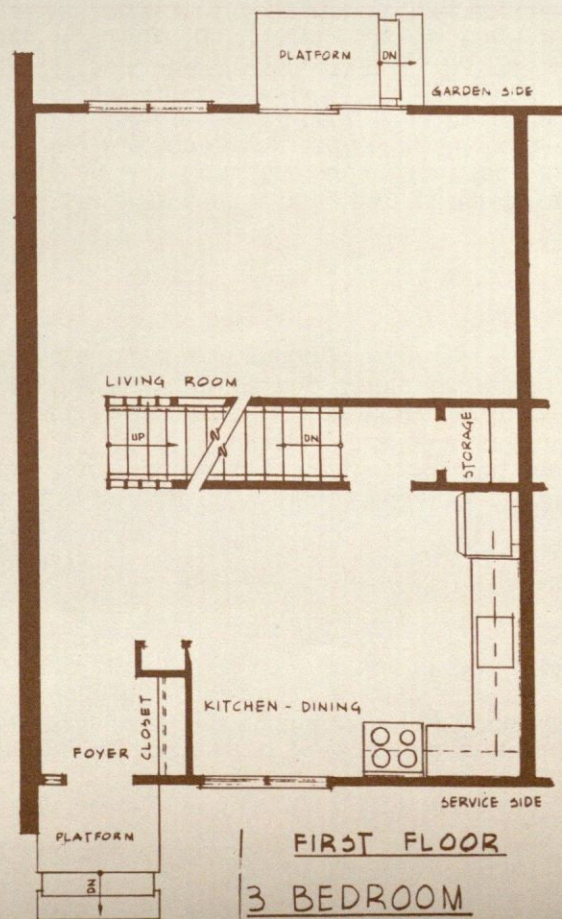
2 BEDROOM





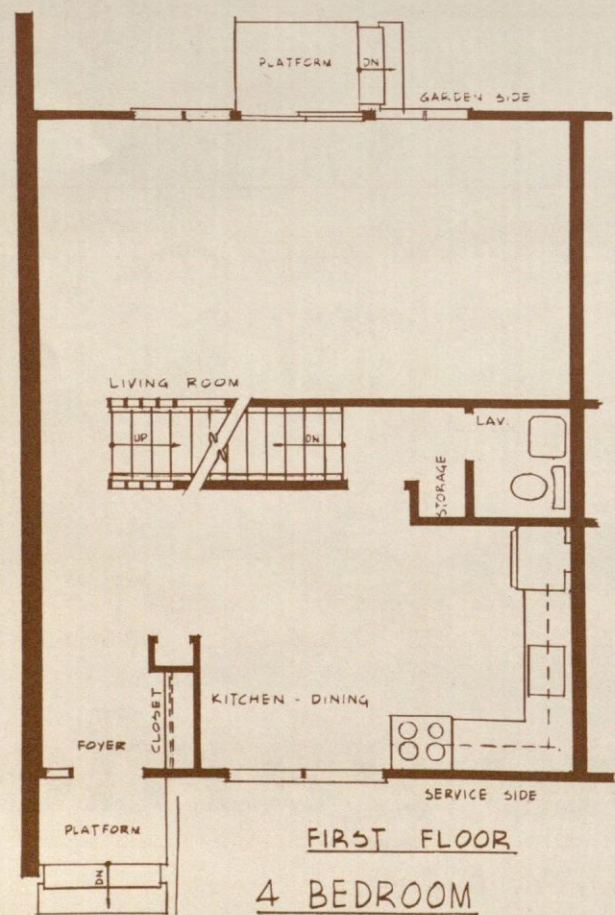
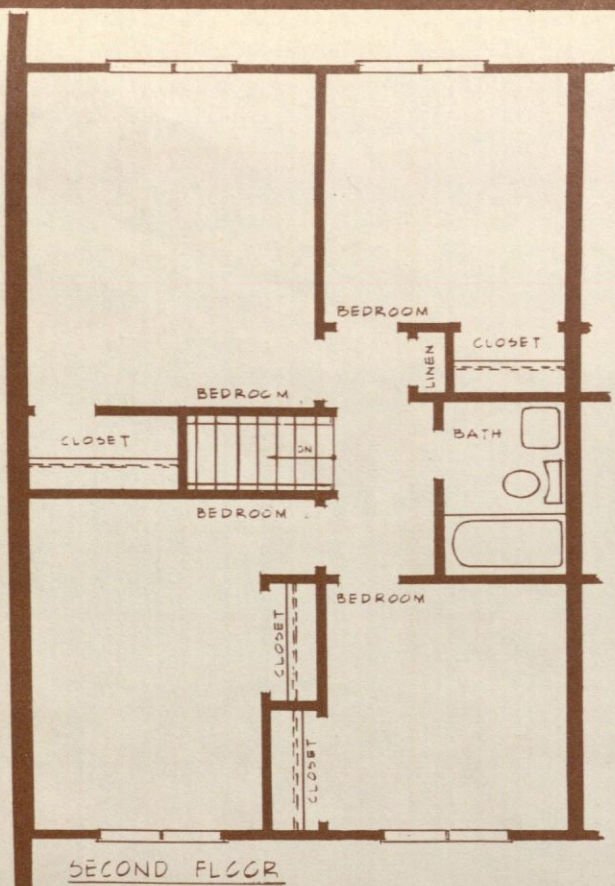
SECOND FLOOR

**3 BR**



FIRST FLOOR  
3 BEDROOM





# 4 BR

**2 Bedroom - \$88/mo • 3 Bedroom - \$98/mo**

(RENTALS INCLUDE HEAT, HOT WATER AND



## **TOWN HOUSE LIVING AT ITS BEST**

*Luxury & Privacy of a Suburban Home*

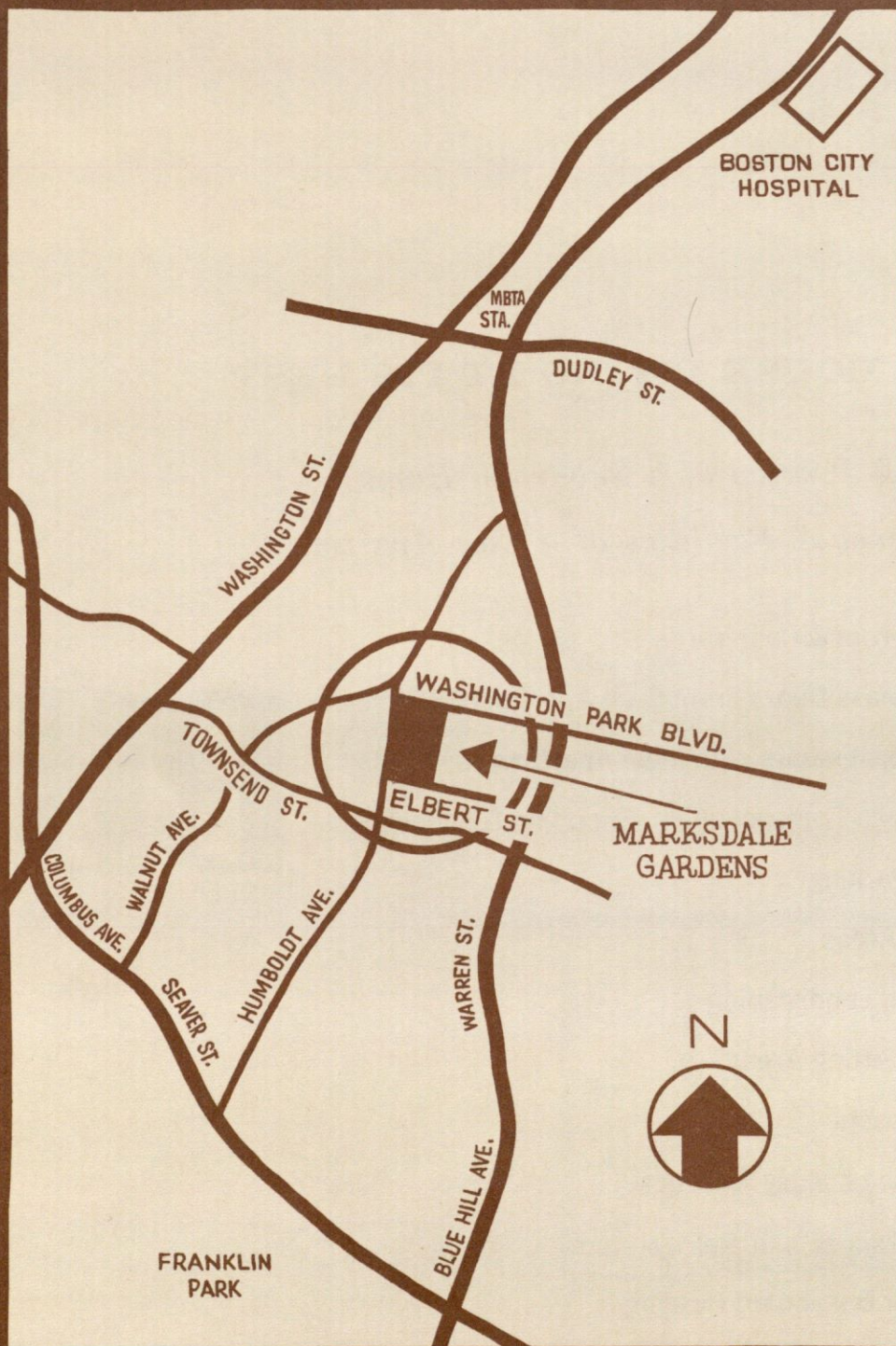
*Conveniency & Facilities of a City Apartment*

- Private Front & Rear Yards
- Sliding Glass Doors From Each Apartment To Private Garden Terrace
- Private Basements With Most Apartments
- Near Public Transportation, Shopping & Schools
- Tenant Parking
- Tot Play Areas
- Attractive Landscaping
- Outdoor Sitting Areas
- Large Closets
- Automatic Laundry Facilities
- Kitchen Ranges and Refrigerators
- Hot Water Baseboard Heating
- Individual Heating Control For Each Family

**\$98/mo • 4 Bedroom – \$108/mo**

TER AND COOKING FUEL)





## MODEL APARTMENTS Open For Inspection

Weekdays 3-6 P.  
Sat. & Sun. 1-6 P.

## FOR INFORMATION RENTAL APPLICATION

Development Corp. of  
America

31 Milk Street, Boston, Ma  
Phone: HU 2-4636

Application By  
Appointment Only.

*Sponsor:* St. Mark Development Corp., Roxbury, Mass.

*Architect:* Associated Architect & Engineer, Boston, Mass.

*Developer & Builder:* Development Corp. of America, Boston, Mass.





# ACADEMY HOMES

WASHINGTON PARK RENEWAL AREA, ROXBURY  
BOSTON, MASSACHUSETTS



GARDEN LIVING  
IN THE HEART OF THE CITY



## ACADEMY HOMES

Academy Homes is a 202 unit, middle income, residential development constructed within the Washington Park renewal area of the Boston Redevelopment Program. It will be operated on a non-profit basis under the 221(d) (3) housing program of the FHA. Located on the former site of the Notre Dame Academy on Columbus Avenue in Roxbury, Academy Homes incorporates the most advanced architectural design and development planning in its effort to achieve better housing at lower rentals. With the successful innovation of many new and progressive construction and planning methods, this development offers good family living in a better urban neighborhood.

Winner of Progressive Architecture magazine's national award for residential design, Academy Homes provides eleven different apartment plans ranging from one bedroom and one bath to five bedrooms with two baths at rentals within the means of a great range of family types and sizes.

### LIVING FACILITIES

The terraced grounds provide a natural gracefully sloped landscape which enables Academy Homes to offer diversified apartment floor plans including single and multi-level apartments, duplexes and walk-ups. All apartments have cabinet kitchens with stove and refrigerator; ceramic tile bathrooms and lavatories; screens; ample storage area; parking facilities and play yards. Heat and hot water, janitorial services and grounds maintenance are included in monthly rentals.

### NEIGHBORHOOD FACILITIES

Just outside the heart of the busy city, Academy Homes offers quiet, garden-like suburban charm coupled with the conveniences of metropolitan life. There is easy access to public transportation; schools, religious institutions and shopping areas are nearby. Academy Homes will have its own neighborhood shopping built within the project area.

In close proximity are the recreation facilities of Franklin Field and Franklin Park where there are opportunities for ball-playing, ice skating, golf and other sports and the newly modernized MDC Zoo.

### SPONSORSHIP

Academy Homes is a non-profit development being constructed under the sponsorship of the Building Service Employees International Union, Local #254 AFL-CIO, with the cooperation of the Boston Redevelopment Authority. This development is to provide middle income families with the opportunity to enjoy high quality, spacious, comfortable living in modern apartments with rentals suited to their financial needs.

The national award-winning design was created by Carl Koch and Associates, Inc., internationally-renowned architects; construction is by Development Corporation of America. Koch and Development Corporation of America have also been honored with the National Merit Award of the Federal Housing Administration for their development of Liberty Square Residential Housing in New Haven, Connecticut.

### APPLICATION ELIGIBILITY

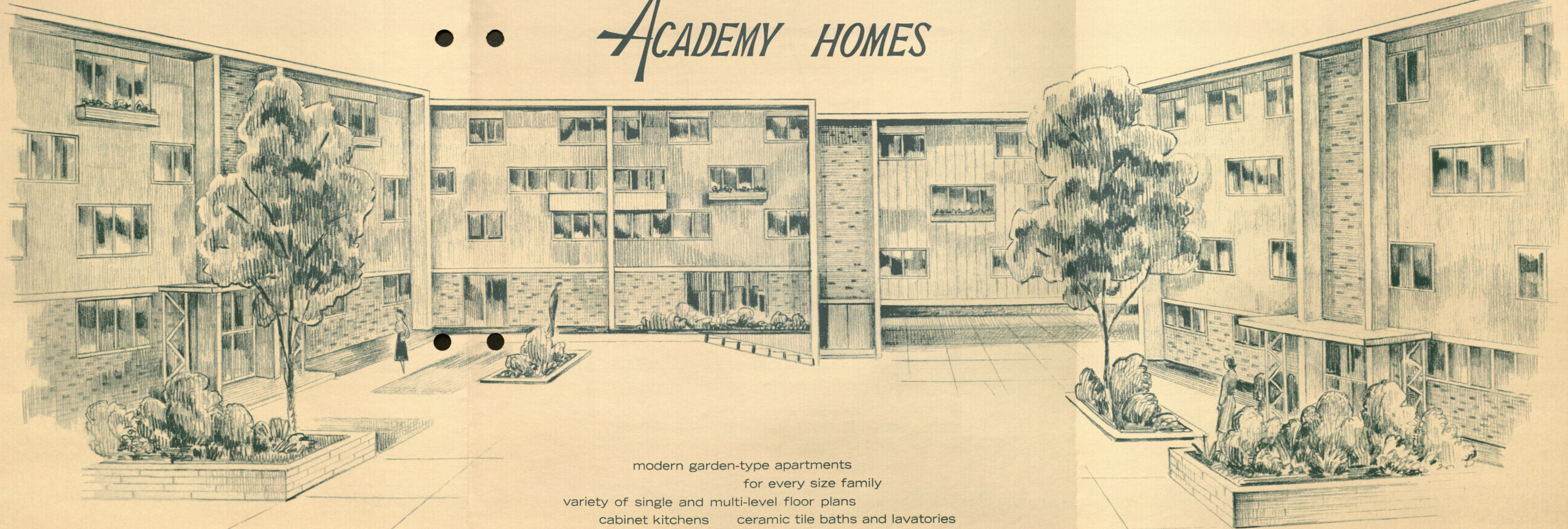
The low monthly rental charges at Academy Homes are made possible because the development conforms to the standards for non-profit housing for middle income families established by the Federal Housing Administration. The National Housing Act of 1961 sets the following maximum annual family income levels for tenants at Academy Homes:

2 persons .....	\$6,550.00 per year	5 or 6 persons in family .....	\$ 8,850.00 per year
3 or 4 persons in family .....	7,700.00 per year	7 or more persons .....	10,000.00 per year

Occupancy at Academy Homes is open to all qualified families, without regard for race or religion. Applications will be reviewed by a Selection Committee, with preference for families displaced by Urban Renewal.



# ACADEMY HOMES



modern garden-type apartments  
for every size family  
variety of single and multi-level floor plans  
cabinet kitchens    ceramic tile baths and lavatories  
central laundry facilities  
play yards and parking areas  
near schools and public transportation  
neighborhood shopping center in development area

NATIONAL AWARD FOR RESIDENTIAL DESIGN  
PROGRESSIVE ARCHITECTURE MAGAZINE

## MONTHLY RENTALS

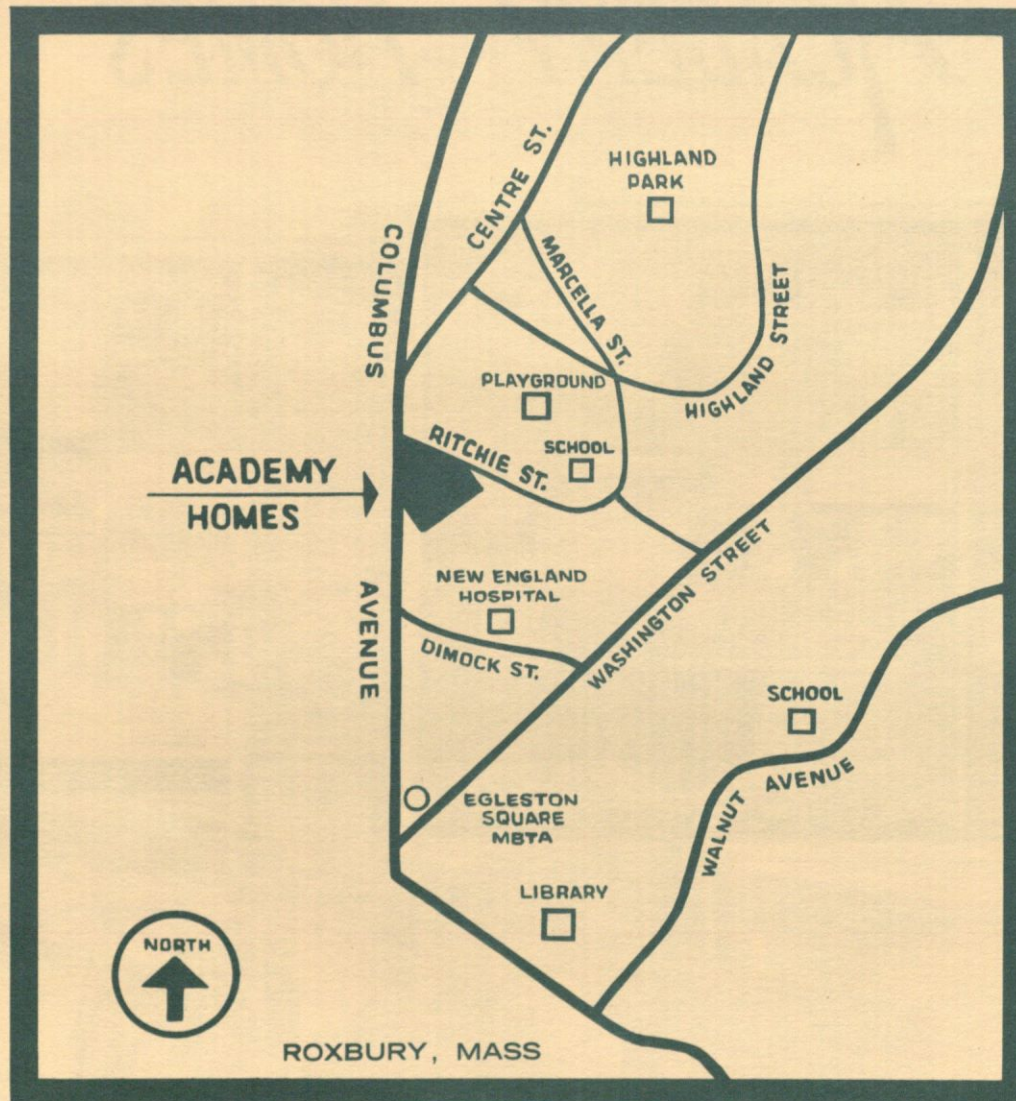
One bedroom .....	\$ 75.00 per month
Two bedrooms .....	90.00 per month
Three bedrooms .....	105.00 per month
Three bedrooms, 1½ baths .....	109.00 per month
Four bedrooms .....	120.00 per month
Four bedrooms, 1½ baths .....	136.00 per month
Five bedrooms, 2 baths .....	147.00 per month

**RENTALS:**    ONE TO FIVE  
BEDROOM APARTMENTS

**\$75 to \$147 Per Month**

**including heat, hot water,  
janitorial service, ground maintenance**





**ACADEMY HOMES**  
**RITCHIE STREET AND COLUMBUS AVENUE**  
**BOSTON, MASSACHUSETTS**

SPONSOR: Building Service Employees International Union Local #254 AFL - CIO  
 Buse, Boston, Inc., Edward Sullivan, President

ARCHITECT: Karl Koch & Associates, Inc.

DEVELOPER AND BUILDER: Development Corporation of America

**DEVELOPMENT CORPORATION OF AMERICA**  
**31 MILK STREET, BOSTON, MASSACHUSETTS — Tel. 482-4633**