



URBAN LAND INSTITUTE



JOINT CENTER FOR URBAN STUDIES of the
MASSACHUSETTS INSTITUTE of TECHNOLOGY and
HARVARD UNIVERSITY

BOSTON CONFERENCE 1968

TOUR:

The New Boston

DOWNTOWN CHANGE

CRISIS HOUSING

STEPHEN DIAMOND

Christian Science

Warren Gardens

Infill - So. End

Central Business District

Vicki Kayser

TOUR

SEMINAR

RECEPTION

The ULI Tour of Boston will focus on two crucial urban problems which imply many others: the urgent need for urban housing now, and downtown change which will determine the kind of city we will live with for the next few decades. The tour also provides a very concrete base for discussing these two major problems--areas in the afternoon, at the workshop-seminar.

The Seminars are really round-table discussions, at which all participants--ULI members, Joint Center; BRA; FHA; Developers; non-profit groups, housing authorities--will probe the problems highlighted on the tour more deeply, and give some direction toward solution.

We are grateful to the companies who have tendered the hospitality of their Board Rooms as the most suitable setting for the workshop Seminars, beginning at 2:30 in the Prudential Tower:

Eastern Gas & Fuel Associates
New England Merchants Bank
United Fruit
Massachusetts Turnpike Authority
Boston Edison
Prudential Life Insurance Company

The Tour Booklet you are now reading provides you primarily factual information in a repeated format for quick reference on the tour, so that your questions to your tour guide may elicit a fuller answer than statistics can provide. A Tour route Map has been placed before the back cover so that you may locate all points of interest, and find the appropriate fact sheet by its identification number. We regret that some fact sheets are not complete, but certain information is simply unavailable at this time. We hope you enjoy the tour, and that if it does not provide you ready answers, it will at least provoke the right questions. Hopefully the answers to your questions will come out of the afternoon workshop seminars.

The Tour/Seminar day of the Boston Conference will close with a Cocktail Reception at the Independence Room, Sheraton-Boston Hotel, 6:30.

Christian Science
Development

Warren Gardens

Infill-So. End
14-16 E. Springfield

District

1. Tour Identification No. 12. PROJECT NAME: Christian Science Project3. Address Huntington Avenue, Boston

See Map of Master Plan

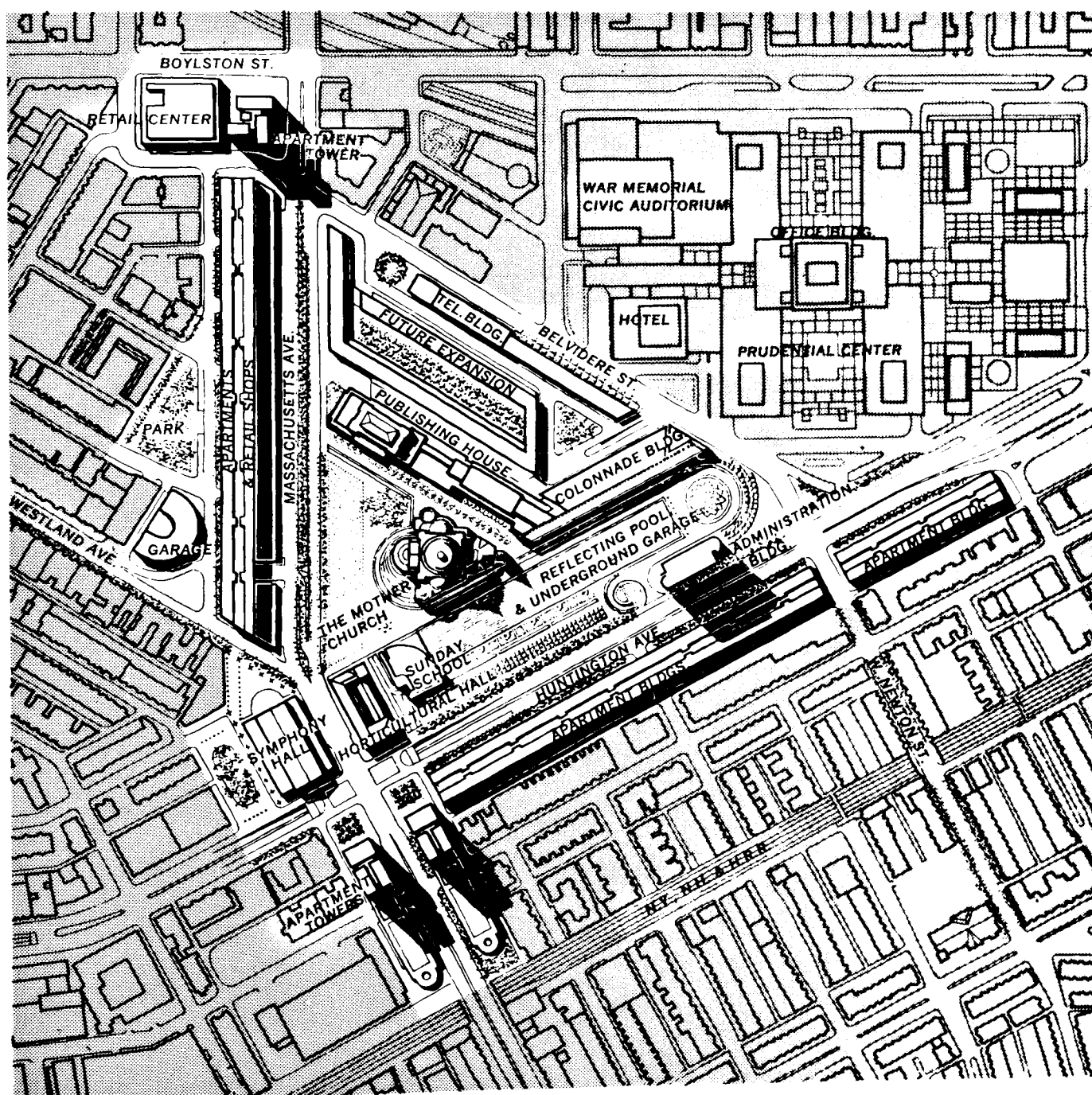
FOR MORE INFORMATION CONTACT:

4. Name Carl B. Rechner5. Address 236 Huntington Avenue, Boston6. Telephone 262-23007. USES: Residential ☒ Office Retail Government Commercial ☒ Parking

or 15 acres

8. DESCRIPTION: Total Project Site Area 645,000 SF/Total No. Bldgs. 3Gross Areas: Residential 0 SF Office 26 stories SF Retail 0 SF Government 0 SFParking Structure SF Commercial SF/ Total Gross Area SFTotal No. Parking Spaces 550 /SF/ cars9. UNUSUAL FEATURES See attached memo10. TOTAL PROJECT COST Including land: \$28,000,000 - Phase I10a. IF REHAB: Unit Purchase \$ Unit Rehab. Cost \$ 11. FINANCING: By the Church itself
/ Conventional FHA Mortgage "Equity" Participation Government Owned12. REAL ESTATE TAXES: Assessed Value (1967) \$ Taxes (1967) \$1,100,000 on all
church property & buildings13. EXPANSION PLANS: See attached memo14. WHEN DEVELOPMENT CONCEIVED: 1963 Construction Start 1967Construction Completion 1971 for the first Phase only15. DEVELOPMENT TEAM: Developer/Sponsor Christian Science ChurchArchitect Pei Contractor Aberthaw Construction Co.Leasing Agent

1 A



MAP OF MASTER PLAN

THE FIRST CHURCH OF CHRIST, SCIENTIST, IN BOSTON, MASSACHUSETTS
CARL B. RECHNER, DEVELOPMENT CONSULTANT
236 HUNTINGTON AVENUE, BOSTON, MASSACHUSETTS 02115
TELEPHONE: AREA CODE 617-262-2300

0 100' 200' 300' 400' 500'



ROXBURY Seaver Street and Franklin Park Area:

Today Roxbury means "Black Ghetto". Almost all of Boston's black population lives here in the South End and North Dorchester. Recent census figures show that in this area the average family income is \$4000 with 40% of the population earning less than \$3000 a year. But the social and economic levels of Roxbury are by no means homogeneous. This section of Roxbury from Seaver St., four blocks north of Townsend St., has been known as Sugar Hill or the Black Riviera. It was the upper middle class, white collar professional negro who first began moving here in the 1940's, when the middle class white families began moving further out to the suburbs and Roxbury stopped being a prosperous Jewish enclave. Before that the Irish had lived in Roxbury when it was the first actual commuting suburb of Boston thanks to the early streetcar lines and before that Roxbury was a place of Yankee country estates. But the quickest population change in Roxbury came in the past decade. In 1950 Roxbury was 80% white and 20% black. In 1960 those figures were exactly reversed.

Govt. Center

Warren Gardens

Infill- So. End
14-16 E. SpringfieldCentral Business
District

1. Tour Identification No. 7

2. BUILDING NAME: 124-128 Ruthven St.

3. Address 124-128 Ruthven St. Roxbury

FOR MORE INFORMATION CONTACT:

4. Name Wingate Company

5. Address 220 Humboldt Avenue, Roxbury

6. Telephone 445-8234



7. USES: ☒ Residential ☐ Office ☐ Retail ☐ Service ☐ Parking

8. DESCRIPTION: Site Area _____ SF Gross Building Area 18180 SF

9. Total Net Rentable Area 15036 SF/No. Floors (ground level & above) Three

10. Special Foundations (i.e. pilings) ☐ yes ☐ no Structural Frame: Wood

11. Exterior Finish: Masonry

12. General Interior Finish: Floors _____ Walls _____ Ceiling _____

13. ELECTRICAL: ☐ Underflow Duct ☐ Wall Outlets ☐ Recessed Fluorescent & Ceiling Fixtures

14. MECHANICAL: ☐ Sprinklers ☐ Air Conditioned ☐ Individual Room Temp. Controls

☐ No. Elevators ☐ No. Escalators

15. No. Parking Spaces: In Building _____ On Site _____ Off Street Loading Dock _____

16. UNUSUAL FEATURES _____

17. Total Project Cost, Including Land \$ _____ If Rehab: Unit Purchase \$ _____ Unit Rehab Cost \$ _____

18. FINANCING: ☐ Conventional ☒ FHA ☐ Mortgage "Equity" Participation

19. REAL ESTATE TAXES: Assessed Value (1967) \$ _____ Taxes (1967) \$ 2,945.00

20. RENT DATA:	No. Units or sq. ft.	Av. Rental/Unit/SF	%Occupancy
Studio Apartment	<u>-0-</u> units	_____	_____
1 Br.	<u>-0-</u> units	_____	_____
2 Br.	<u>4</u> units	<u>95</u>	_____
3 Br.	<u>8</u> units	<u>117</u>	_____
"other"	<u>-0-</u> units	_____	_____
Office Space	_____ SF	_____	_____
Retail & Service Space	_____ SF	_____	_____
Parking Space	_____ SF	_____	_____

21. DEVELOPMENT TIMETABLE: Conceived _____ Const. Start 2/6/68 Occupied 9/16/68

22. DEVELOPMENT TEAM: Developer Gerald Schuster Architect R. Wendell

Phillips Contractor Ben Polishook

Leasing Agent Wingate Company Building Management Wingate Company

Govt. Center dental

Warren Gardens

Infill- So. End
14-16 E. Springfield

Central Business
District

HOUSING IN BOSTON



STEPHEN BUNNETT

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INTRODUCTION

Seven years have passed since comprehensive data on the housing supply of Boston was surveyed by the 1960 Federal Census. It is the purpose of this housing study to update existing housing data, to describe changes that have occurred in Boston's housing market between 1960 and 1966, and to review the effects that Boston's development program had and will have on the housing supply of the City.

Special efforts were made to relate all data to Boston's individual neighborhoods. The City was therefore statistically divided according to its in-town areas as defined by its 10 GNRP study areas, the West End, and Beacon Hill and outlying areas, as defined by its 6 Improvement Areas. Data is also organized and analyzed according to the City's 11 Urban Renewal Project areas.

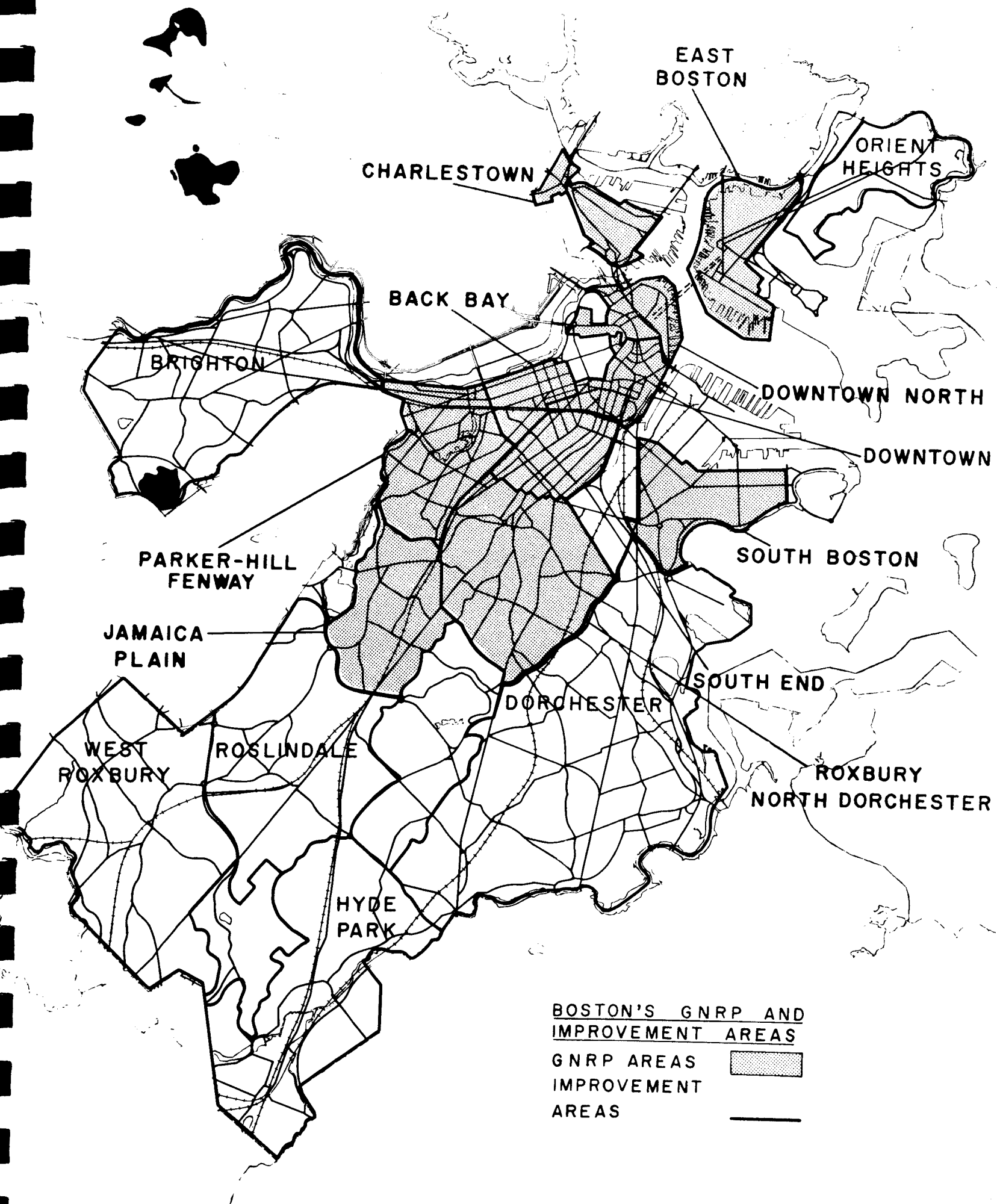
Limitations in up-to-date, 1966 data have restricted the scope of this study. For example, definitive vacancy rates and the number of substandard housing units in 1966 are difficult to calculate because of inadequate data. Nevertheless, trends are reported based on current information obtained from the Boston Building Department, the Boston Housing Authority, the Boston office of the Federal Housing Administration, the State Population Census, and the Boston Redevelopment Authority.

The findings which are outlined in the Summary are presented in greater detail in the study itself. Simply stated, however, housing changes evident between 1960 and 1966 occurred during a period in which the renewal projects were just being initiated. Aside from the West End Renewal Project, the earliest residential renewal project in Boston was Washington Park, which was approved in 1963. Most other residential projects have been in execution for less than six months to a year. Nevertheless, the impact of Boston's development program on the housing supply is already being felt and is to

a large degree responsible for a housing boom that is underway.

Between 1960 and 1966, the new, moderate income housing that was constructed, the housing abandonment, the population losses in the in-town areas of the City, the increasing vacancies, and the construction of middle and upper income dwellings, have been the most significant changes affecting the housing stock.

In the next seven years, Boston's development program will result in a substantial increase of new low, moderate, and middle income housing in the City; a large portion of the City's existing housing will be upgraded through rehabilitation; and the rehousing needs of displaced families and individuals will be easily accommodated within the City's total housing supply.



EAST BOSTON

ORIENT HEIGHTS

CHARLESTOWN

BACK BAY

BRIGHTON

DOWNTOWN NORTH

DOWNTOWN

PARKER-HILL FENWAY

SOUTH BOSTON

JAMAICA PLAIN

SOUTH END

DORCHESTER

WEST ROXBURY

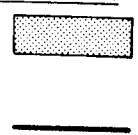
ROSLINDALE

ROXBURY NORTH DORCHESTER

HYDE PARK

BOSTON'S GNRP AND IMPROVEMENT AREAS

GNRP AREAS
IMPROVEMENT AREAS



1954 Congressional cut in public housing appropriations and very strong local opposition to additional massive public housing projects caused this radical reduction in building permits for low income housing. Three-hundred and four dwellings of the total 5,000 units applied for between 1954 and 1960 were for public housing, built as smaller sized developments for the elderly.

Between 1961 and 1966, some major new trends in housing construction have become evident. Middle and upper income rental multi-family housing rather than sales housing accounted for the largest volume of new construction and building permits. This multi-family construction was most frequently built in 20 to 50 unit apartment houses in the outlying-improvement areas of Boston. The rental experience of the Charles River Park housing development in the West End and of 330 Beacon Street in the Back Bay has clearly demonstrated a strong demand for luxury, high-rise apartments in Boston's in-town areas. Recently constructed or under construction are numerous other middle to upper income housing developments such as those in the State-aided Whitney Street project in the Fenway, the Jamaicaway in Jamaica Plain, Prudential Tower in the Back Bay, and the Tremont-Mason building in the Central Business District. All told, of the 23,000 dwelling units with building permits issued since 1960, 7,700 or about 40% of the housing is being constructed in the in-town areas (in GNRP areas and in the West End and Beacon Hill) of the City with most of this being middle and upper income apartments. Of the total 10,000 units actually built and occupied in the whole City since 1960, 8,000 or 80% were privately built, middle and upper income developments.

Since 1960, only 628 units or 6% of the total housing constructed and occupied

was low income public housing for the elderly. No low income public housing for families has been built in Boston since 1954.

One of the most significant recent trends has been the creation of one thousand units (10% of all the housing recently constructed and occupied) of new moderate rental 221(d)3 housing. This type of FHA financed below market interest rate housing is designed for families who have incomes slightly above those needed to qualify for public housing. Since these moderate income families cannot afford the cost of new private housing, the 221(d)3 program has tapped a heretofore unmet housing demand. At the opening of the 84 units of Marksdale Gardens, the first moderate rent 221(d)3 development in Boston, over 1,500 families applied for admission. This extraordinary demand is now being met by the additional units already constructed and/or being rented. Another 3,000 to 4,000 (d)3 units were in advanced planning and design.

Boston's renewal program has been a significant factor in the production of new housing. Approximately 3,500 units or 35% of the total new housing built and occupied since 1960 was constructed in renewal projects such as Washington Park and the West End.

The 1966 national mortgage money shortage has probably reduced the number of recent building starts in Boston, and particularly adversely affected the construction of single family homes. However, the current loosening of credit, plus the momentum of Boston's renewal program will maintain, if not accelerate, the pace of new housing construction in this city for the next few years.

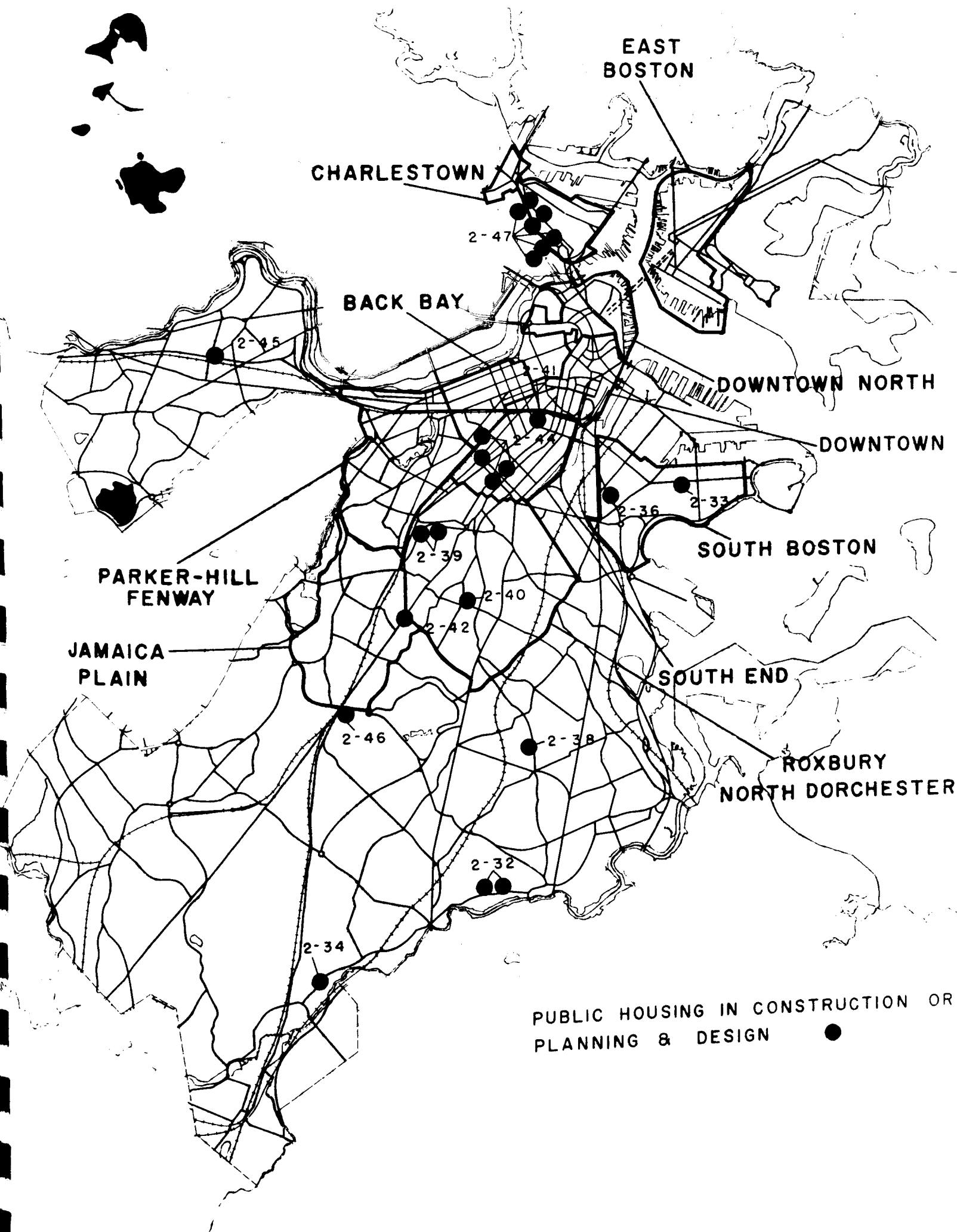


TABLE XVIII

NEW 221(d)(3) MODERATE INCOME HOUSING IN BOSTON, MARCH 1967

(WP) = Washington Park Renewal Project
 (SE) = South End Renewal Project
 (SC) = South Cove Renewal Project
 (C) = Charlestown Renewal Project
 (NH) = North Harvard Renewal Project

Location	Development	Dwelling Units		
		Occupied	In Planning, Construction or Partially Occupied	
GNRP AREAS				
Roxbury-North Dorchester	Marksdale I (WP)	82	-----	
	Marksdale II (WP)	84	-----	
	Academy Homes I (WP)	202	-----	
	Charlame I (WP)	92	-----	
	Westminster Court (WP)	-----	70	
	Marksdale III (WP)	12	-----	
	Charlame II (WP)	-----	38	
	(100% rent supplemented)	-----	316	
	Academy II (WP)	-----	140	
	St. Joseph's (WP)	-----	228	
	Warren Gardens (WP)	-----	54	
	Hester Gardens (WP)	-----	40	
	Fort Hill Garden Co-op	-----	200	
	Freedom House	-----	500*	
	South End	Castle Square (SE)	-----	100-200
		Union Methodist (SE)	-----	50-150
Tremont Methodist (SE)		-----	150	
Grant AME (SE)		-----		
Downtown	Chinese Urban Renewal Committee (SC)	-----	217	
	Morgan Memorial (SC)	-----	200-300	
	Bunker Hill Committee (C)	-----	200-300	
Charlestown	117 Forest Hills	108	-----	
Jamaica Plain	Border Street	-----	300-1,000	
East Boston		580	2,803-3,903	
Subtotal		-----	140-280	
IMPROVEMENT AREAS				
Brighton	North Harvard (NH)	-----		

- Continued -

TABLE XVIII -- NEW 221(a)(3) MODERATE INCOME HOUSING IN BOSTON, MARCH 1967

- Continued -

Location	Development	Dwelling Units	
		Occupied	In Planning, Construction or Partially Occupied
IMPROVEMENT AREAS			
Brighton - continued	Waverly Apartments	-----	103
	Camelot Court	-----	160
	Village Manor	-----	65
Dorchester	Geneva Apartments I	60	-----
	Geneva Apartments II	-----	45
Roslindale	Florence Apartments	-----	138
Hyde Park	High Point Village	540	-----
	Cummin Towers	-----	240
	Georgetown Apartments	-----	600
Orient Heights	Brandywine Village	-----	402
Subtotal		600	1,893-2,033
GRAND TOTAL		1,180	4,696-5,936

* Partially occupied.