

new england

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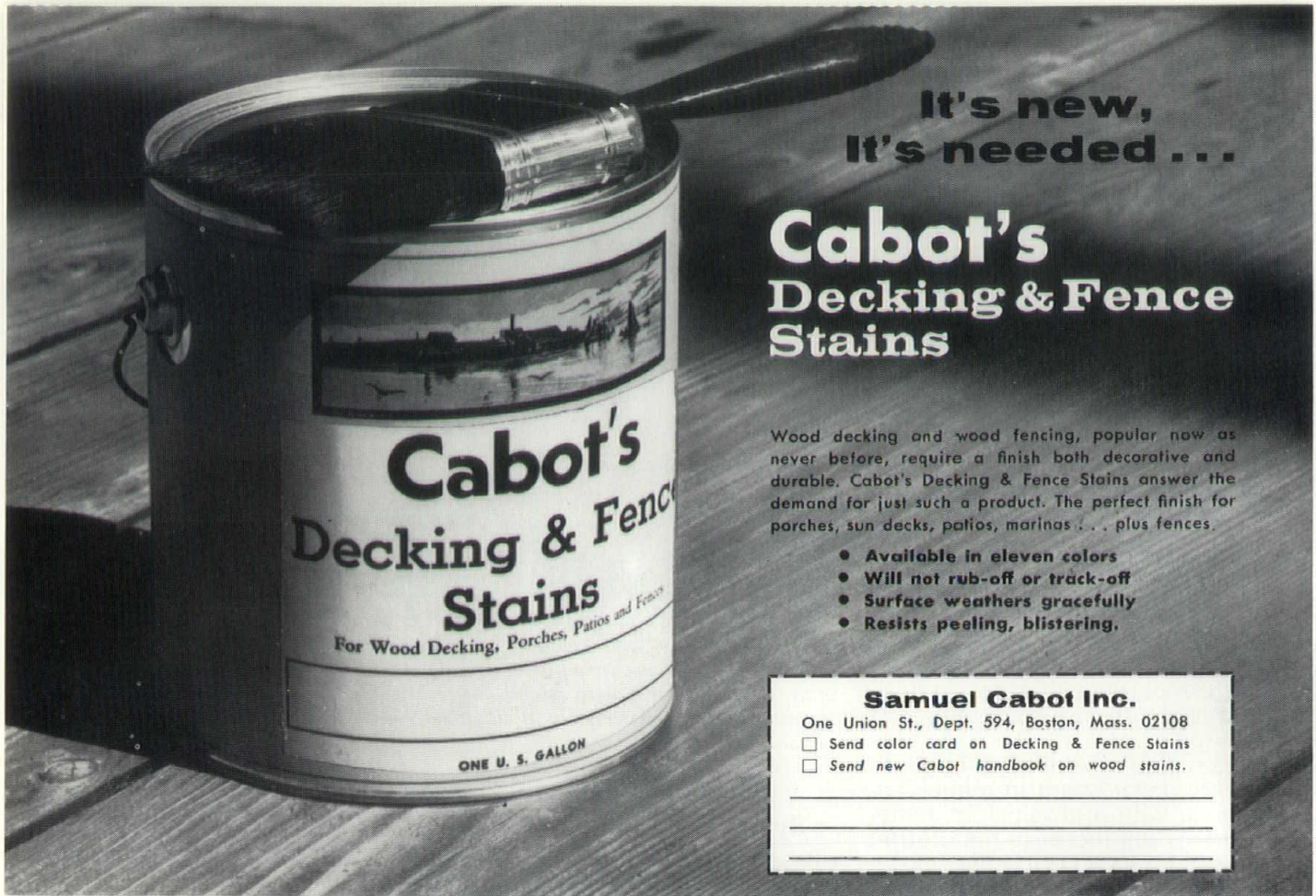
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Dixwell Congregational Church, New Haven, Conn.
Product: Split-face concrete masonry units.
Architect: John M. Johansen, New York City.
General Contractor: Dwight Building Co.



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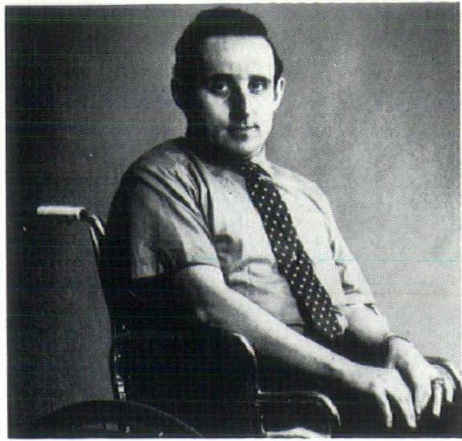


Neighborhood School of Music, New Haven, Conn.
Product: 4-scored concrete masonry units.
Architect: Charles Brewer, New Haven, Conn.
General Contractor: Tomlinson Hawley & Patterson

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Education, and Welfare.



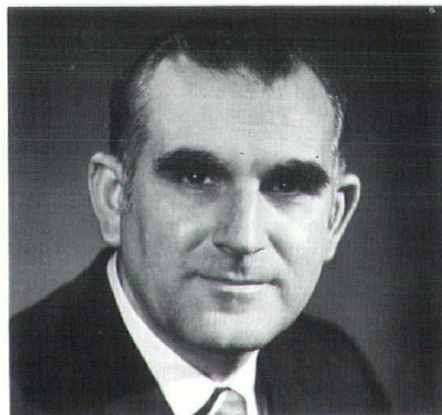
NOTES & COMMENTS

Christopher Columbus School Design by Victor Christ-Janer



Since publication of the award-winning Christopher Columbus School in the March issue, the *New England Architect* has been advised that Victor Christ-Janer & Associates of New Canaan, Conn., were consultants (to Davis, Cochran, Miller, Noyes, AIA, of New Haven) and were principally responsible for the architectural design of the building, which was recipient of an Honor Award from the U.S. Department of Housing and Urban Development.

Antonell Joins Symmes, Maini & McKee



Frank R. Antonell, A.I.A., has become associated with the Cambridge firm of Symmes, Maini & McKee, Inc., Architects and Engineers. For the past sixteen years Mr. Antonell has been associated with Lockwood Greene, Inc., Architects and Engineers, first in their New York Office and more recently as manager of their Boston Office. His experience has included responsibility for multi-million dollar commercial, industrial and institutional projects throughout the country.

A resident of Wayland, Mr. Antonell is a registered architect in Massachusetts and New York and holds certification from the National Council of Architectural Registration Boards.

He also is a member of the American Institute of Architects, the American Management Society, and the New York Society of Architects.

SMS Interiors



SMS Architects has announced the formation of SMS Interiors, an independent design service with headquarters at 777 Summer Street, Stamford, Conn. The new service, under the direction of Frances E. Wilson, A.I.D., will provide "creative space planning" including the design, selection and specification of lighting, furnishings, carpeting, draperies, color and graphics. Mrs. Wilson is currently serving as president of the Connecticut chapter, American Institute of Interior Designers. She has been associated with SMS Architects since 1956.

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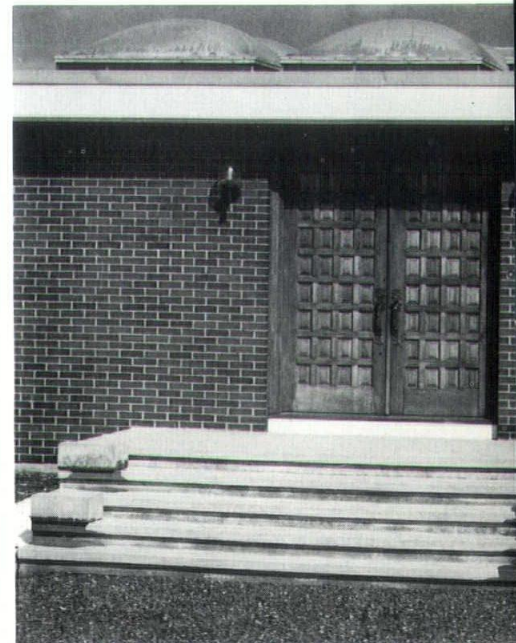
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STANLEY RESIDENCE

NAHANT, MASS.

R. Owen Stanley — Lynn, Mass.





THE Stanley Residence in Nahant, Mass., is a series of surprises starting with the long driveway through the woods which catapults one onto a level treeless yard backdropped by the low simple front elevation broken only by a set of handsome double entry doors. The simple windowless front elevation belies the rear seaward elevation which consists of large expanses of insulated glass.

As one enters the heavy, hand-carved front doors, the eyes are immediately carried to the view across the interior of the house, past a dome covered atrium and living room to the sea.

"The problem was to locate the house in a position to take maximum advantage of the view of the rocks and the sea; but to make it strong enough, without visible heaviness, to withstand severe exposure," says owner architect R. Owen Stanley, AIA.

The house is perched alone on a windswept promontory on a rock ledge over a 72-foot drop to the ocean, as close to the sea as feasible but high enough to show respect for its sometimes angry moods.

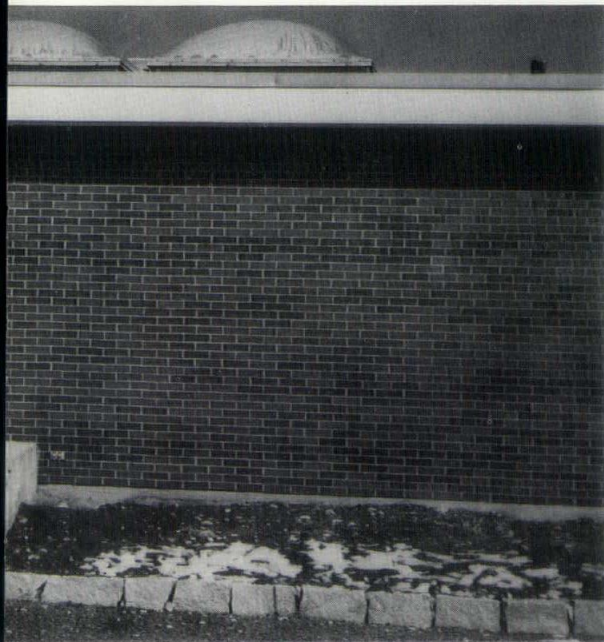
Paradoxically, the large glass areas face Northeast, the direction from which the heavier storms originate. However, the raging beauty displayed by the sea at these times has justified this orientation.

The atrium is a study in contrast to the barren site on the exterior. All the main level rooms have a vista across the atrium, bright with colorful plants, blossoming trees and clusters of rocks that bed an electrically regulated running brook. Wooden walkways were used in the skylighted courtyard.

The lower level was created by moving the house out far enough over the edge of the cliff to gain the necessary head space without blasting the natural beauty of the ledge.

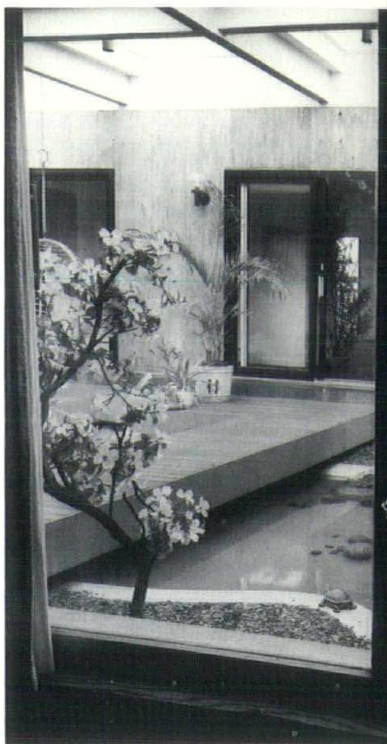
The house, with its two cozy fireplaces and a small swimming pool nestled in a terrace overlooking the sea, is geared to both harsh winters and casual summer seaside living.

The simple windowless front elevation belies the rear seaward elevation which consists of large expanses of insulated glass. In addition to privacy, the solid brick design was also calculated to break the wind velocity that badgers the exposed site.

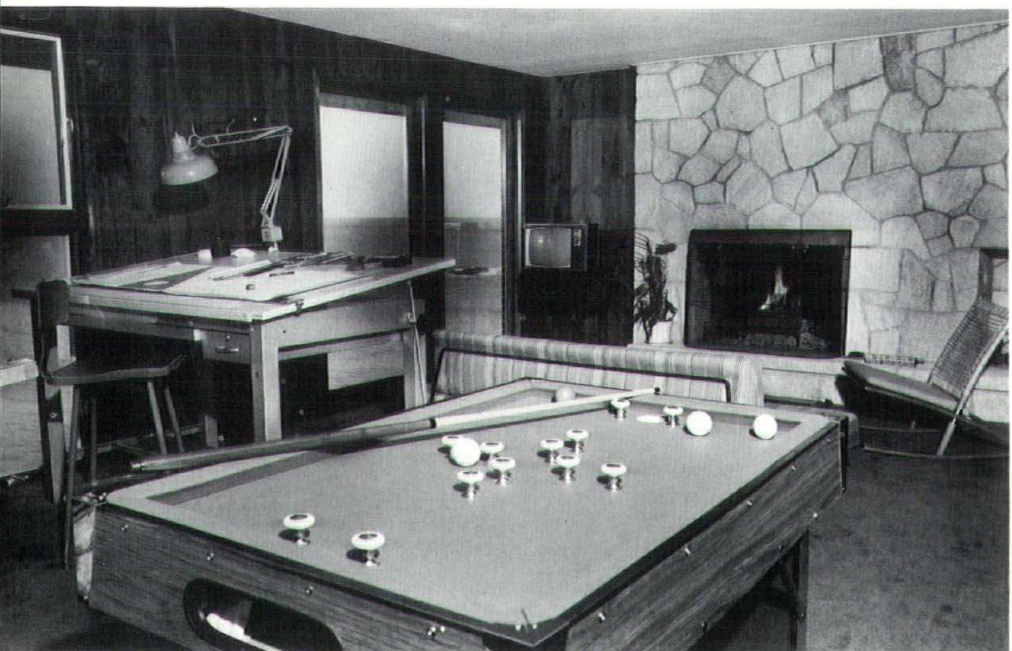




Stairway visible in view toward girls' bedroom (above) leads to lower level, which was created by moving the house out far enough over the ledge of the cliff to gain the necessary head space without blasting the natural beauty of the ledge.



The skylighted atrium (above) is bright and colorful with scattered plants, a pond and clusters of rock that bed an electrically regulated running brook.

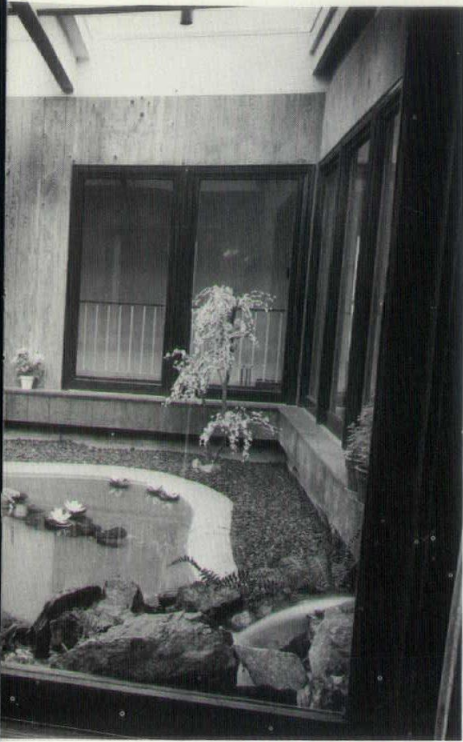


A fireplace constructed of 30 tons of granite is continued on the bottom level in the room that serves as office and den.

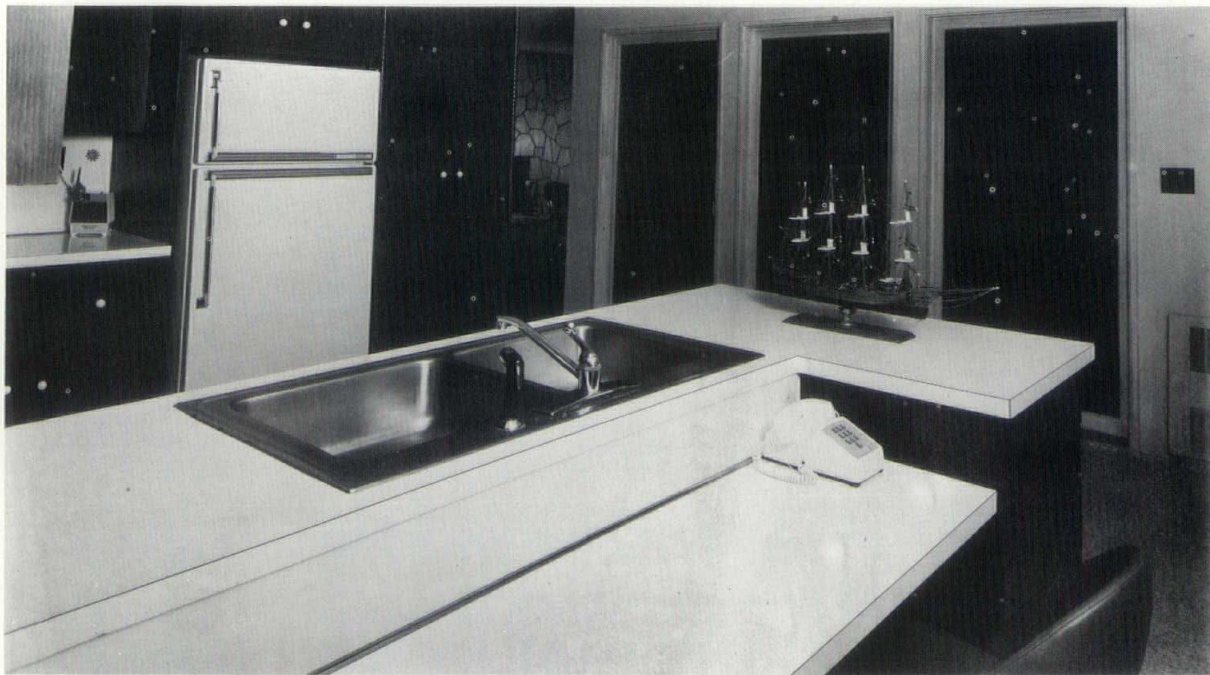
The plan is fairly open even though it must accommodate a family of six. The bedrooms are large areas with the beds arranged dorm fashion. This allows flexibility of use and minimizes the need for structural changes to the house resulting from the eventual departure of the children when they grow up.

Total area, excluding the atrium: 3106 square feet.

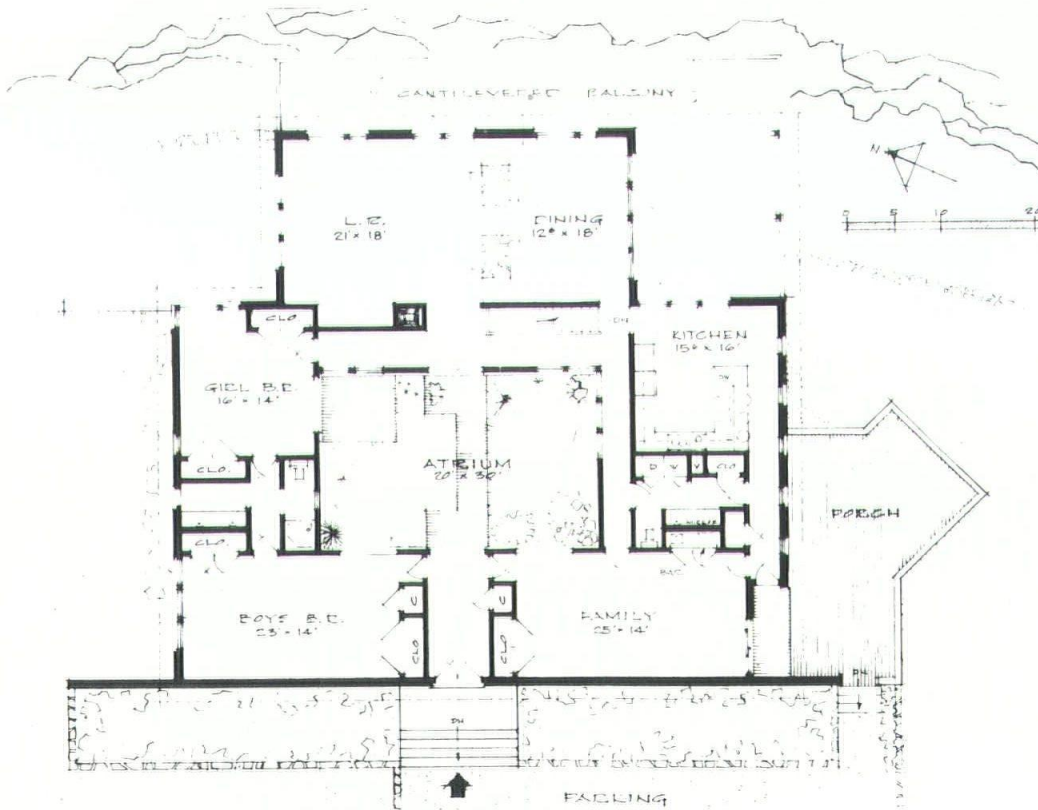
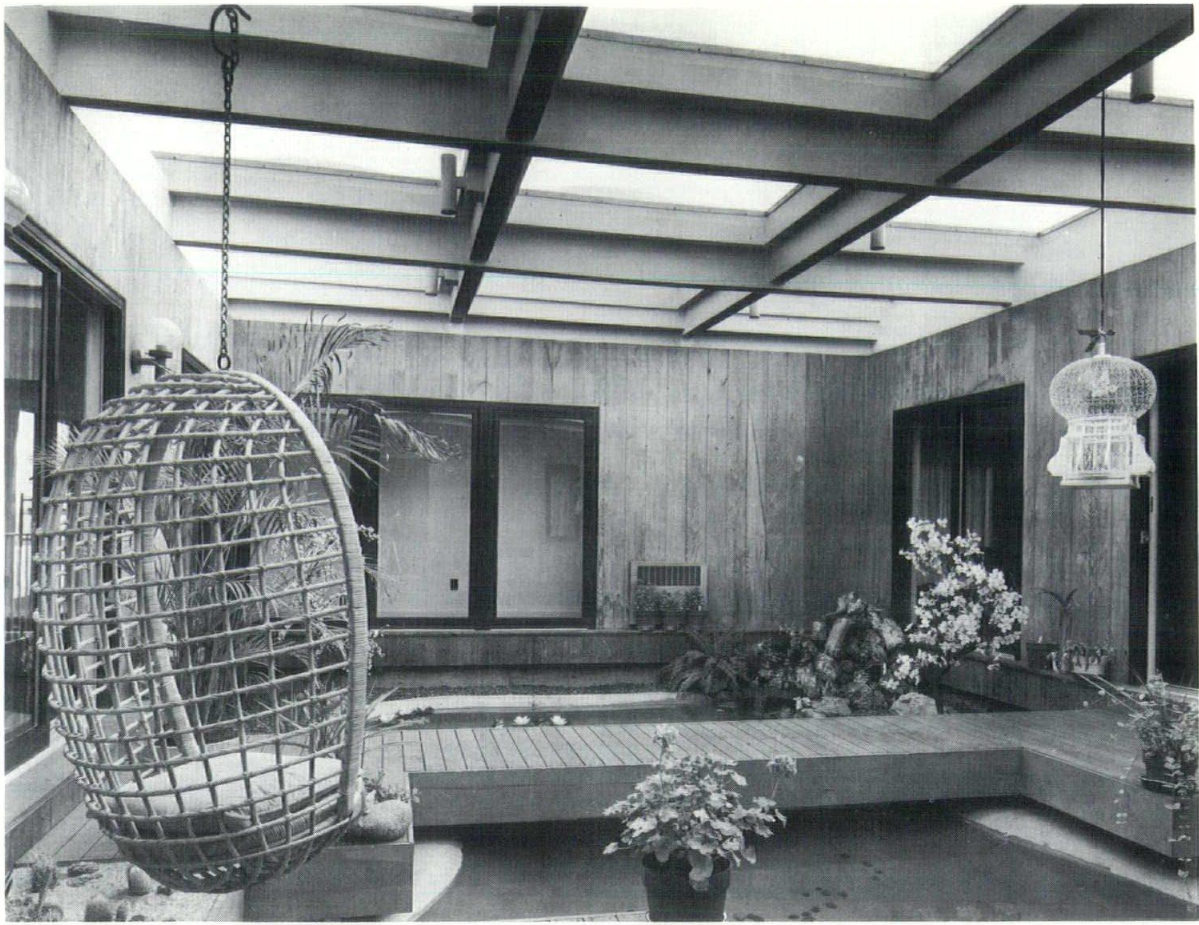
Builder: John Speranza & Sons, Inc., Lynn, Mass.



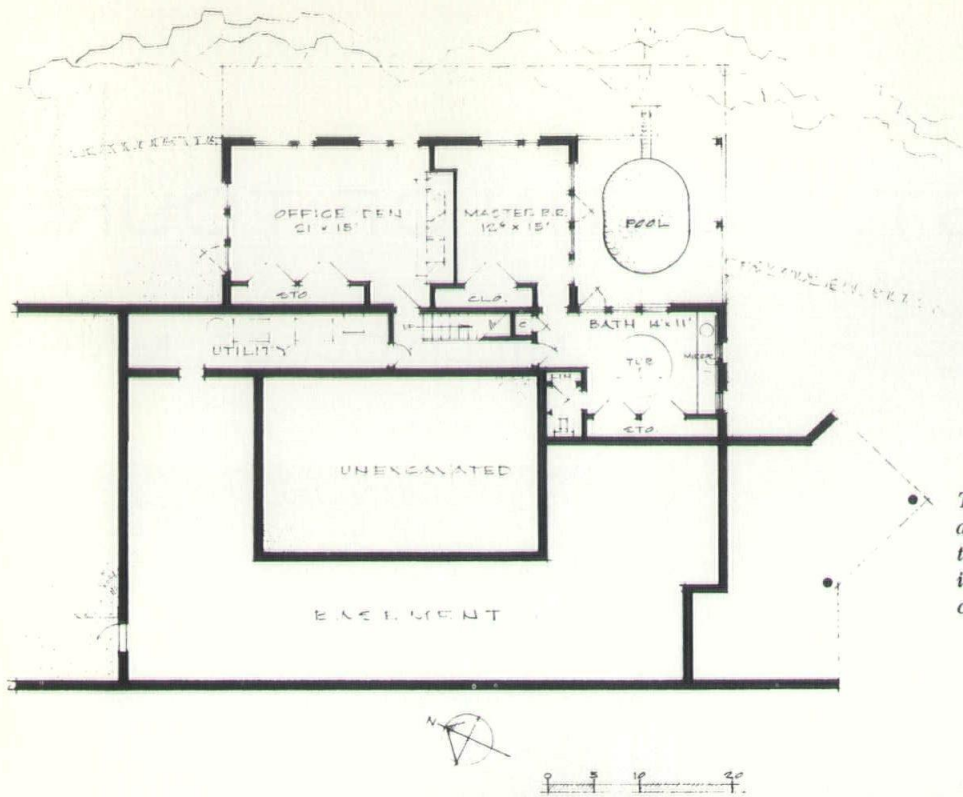
Both placement and shape of the sunken tub (above) represent a sharp departure from the usual restrictions inherent in the use of traditional rectangular tub/shower facilities found in most bathrooms.



Blue chairs at counter (above) and dark Spanish oak paneling contrast vividly with white appliances in kitchen.



The plan (left) is fairly open even though it must accommodate a family of six. The bedrooms are large areas with the beds arranged dorm fashion, allowing flexibility of use minimizing need for structural changes resulting from eventual departure of children



The house, with its two fireplaces and a small swimming pool nestled in a terrace (plan left) overlooking the sea, is geared to both harsh winters and casual summer living.

Three young boys share a long room (right) decorated with dark paneling and scarlet carpeting.

The porch adjacent to the kitchen area is visible (below) in this view from the rocks below the house.



ST. MARTIN OF TOURS

MILLINOCKET, MAINE

WHEN Boston architects Solomita and Palermo were commissioned to design St. Martin of Tours Church, it was their intention to design a church which was indigenous to the character of New England. This church built at the foot of Mount Katahdin, Maine's highest point of land some sixty miles north of Bangor, is on the threshold of the state's vast northern wilderness.

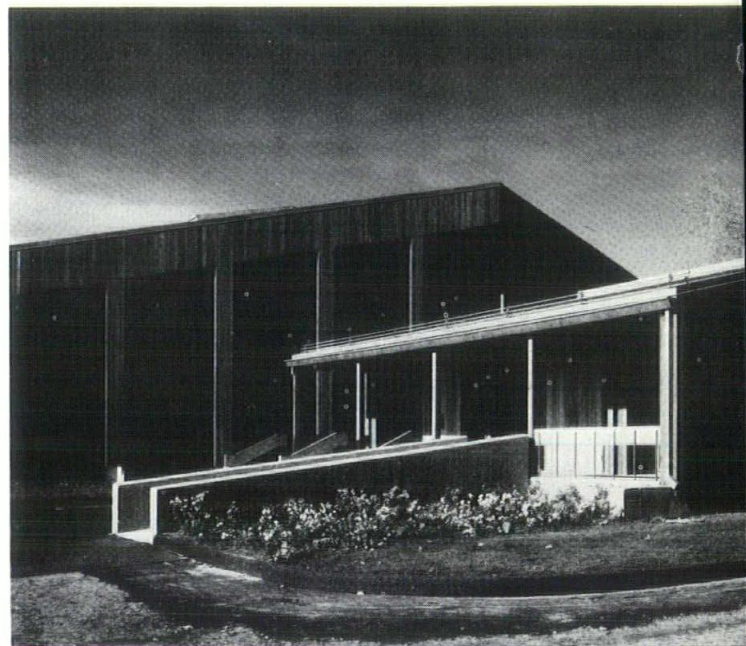
In this instance, the result is a cedar-scented shrine that has already earned everyone associated with the project widespread praise.

"This uniquely Maine town is not only surrounded by woodlands, it has quite literally sprung from them," according to the Rev. J. Raymond McKenna. "The Great Northern Paper Co. and a labor force of varied origins carved the town out of the forest 70 years ago. There is a cathedral-like darkness in these woods, except where the sun filters through the big branches of trees and lights up patches of brilliant green ferns. Trees, mountain, woodlands — that is what Millinocket is all about."

The church is divided into three main parts at ground level, the Eucharist Hall seating 800 people, the chapel seating 35 people joined by a glassed-in area, a bridge between, for the Living Presence and the atrium-baptistry area, at the entrance.

The lower level features a large social hall which is lighted by a continuous skylight which floods the space with sunshine.

The rambling all-wood structure designed by Solomita and Palermo is 150 feet wide and 50 feet deep. The effect of this proportion of width over depth is that of sweeping spaciousness, with the ceiling averaging 40 feet high, the interior of the church seems enormous yet the back seat is only 40 feet from the Altar, the length of two living rooms. By opting for more width than depth, turning the traditional nave plan on its side, the architects have made



Solomita and Palermo — Boston

it possible for more people to sit side by side, rather than one behind the other, with the rear of the church close enough so that most of the participants can be nearer the altar and the lectern.

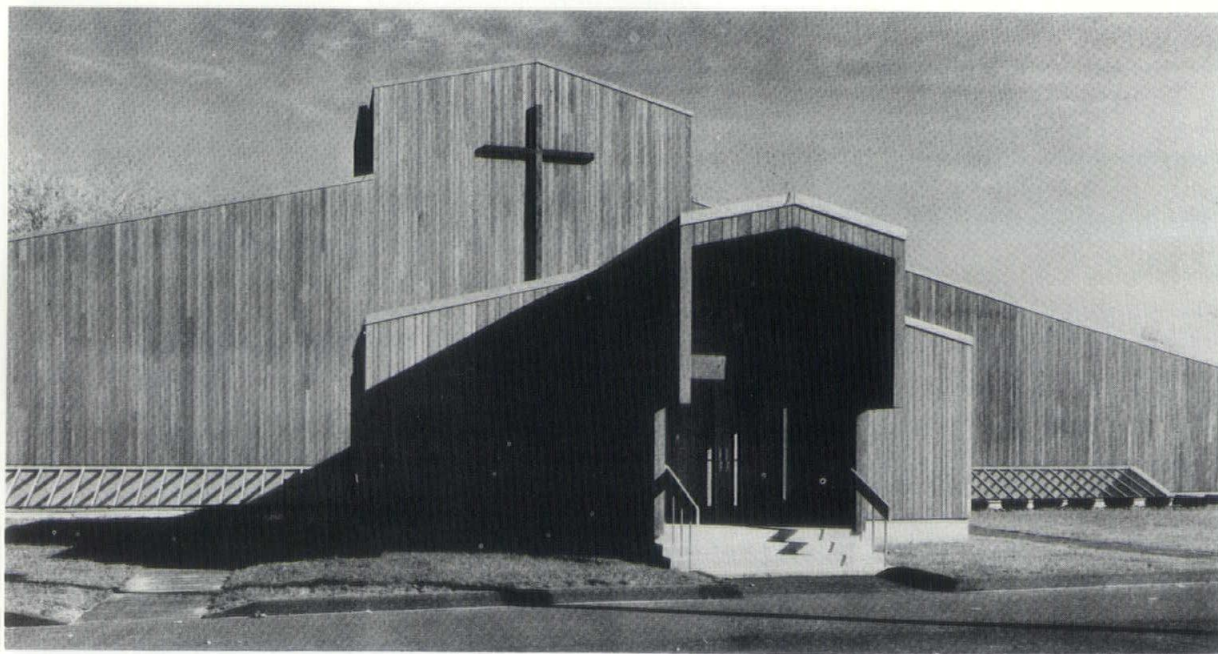
The roof is supported by 16 laminated beams, some of which are 70 feet long and weigh as much as 4½ tons. These are exposed to give the church its appearance of great strength.

The huge nave, with seating for 800 persons in six sections of pews arranged in a semicircle around the simple altar spans over 100 feet and varies from 50 to 60 feet in depth. It is illuminated naturally by a large skylight gable above the altar and 14 slit windows of varied height set in vertically tiered walls at the rear. The illumination of the tiered walls by the narrow floor to ceiling windows affords a constantly changing pattern along the

rear wall heightening the richness of the rough sawn cedar boards set vertically.

The architects conceived of the floor-to-ceiling, glassed-in bridge, between the Eucharist Hall and chapel, which contains the Eucharist stand (Tabernacle) as the focal center, as visually proclaiming both from interior and exterior to passersby that herein dwells the Living Presence.

The entrance atrium is spacious, welcoming and well lighted by a continuous skylight. It becomes the natural pause for social interchange before entering the other parts of the church. The Baptistry on direct line with the center of the structure, the chapel, the Eucharist stand, the main Eucharist Hall, is framed by a large window, also visible from the outside and is surmounted above by the simple form which houses the bell.



Opting for width over depth, the architects turned the traditional nave plan on its side. The rambling, all-wood structure is 150 feet wide and 50 feet deep. The entrance (above) leads to a small chapel.



The lower level features a large social hall which is lit by a continuous skylight, which floods the space with sunshine. The ground-level skylight is visible (above) in this view toward the glassed-in bridge between the Eucharist Hall and Chapel.

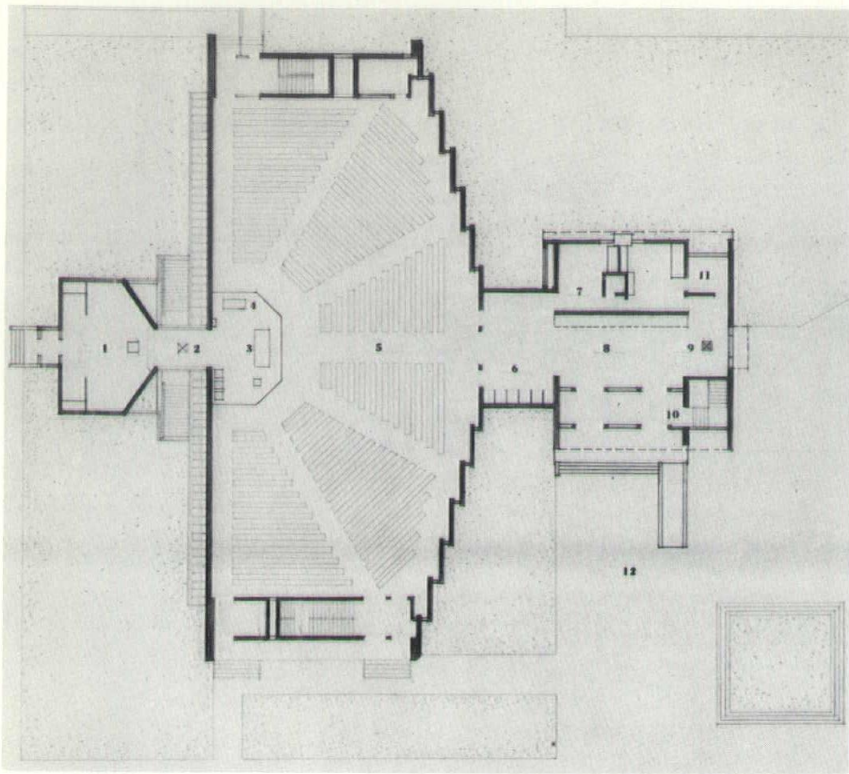
Vertical rough sawn random width cedar boards were used for interior paneling as well as for exterior sheathing. Varied brown colored carpet was used throughout.

"This building is erected and will stand for years to come, high on this hill, as a symbol, a reminder of spiritual things," said Bishop Peter L. Gerety during dedication ceremonies last August. "As people pass by it will be a constant invitation to them to lift up their minds and hearts to God. Generations will come and go and this building will stand solidly rooted in the beautiful landscape of this town and of this area. It will speak to us through the passage of time. It will speak to us of eternity and of our Creator who was and is and will ever remain, one God in three Divine Persons unchangingly the same.

"In truth, a church as seen through the eyes of the Catholic faith is more than a symbol, more than a meetinghouse or a place of assembly; it's more even than a place to pray; it's a sanctuary where God made flesh comes into our midst in the



Floor-to-ceiling glass was used in the area containing the Eucharist stand (Tabernacle) as the focal center, to proclaim visually to passersby that herein dwells The Living Presence.



Floor Plan: 1. Chapel; 2. Eucharist; 3. Sanctuary; 4. Choir Leader; 5. Congregation; 6. Confessional; 7. Sacristy; 8. Entrance Meeting Place; 9. Baptistry; 10. Entrance to Hall; 11. Conference; 12. Entrance Plaza.

holy sacrifice of the Mass. It's a sacred place blessed and set apart where Christ, Our Lord becomes our food in the blessed Eucharist and where the floodgates of Divine Favor and Grace are open by Jesus Christ who is the unique mediator between God and us."

"The Contractor, Stewart and Williams, is to be commended for building this wood structure, which is in the best tradition of craftsmanship of wood construction," architects Vincent Solomita and Joseph Palermo noted. Rev. Antonio Girardin, Pastor of St. Martin of Tours, Mrs. Robert E. Garrity, Liturgical Consultant of Maine and Miss Celia Hubbard, Director of the Botolph Group and member of the National Council, were all encouraging participants in the realization of this Church."

Cost: \$29.00 per square foot.

Engineers: Souza and True (Structural), Cambridge; Thompson Engineering (Electrical), Boston; Fitzmeyer and Tocchi (HVAC & Plumbing), Melrose.



Vertical rough sawn random width cedar boards were used for interior paneling as well as for exterior sheathing. Varied brown colored carpet was used throughout the church, praised widely as "The cedar-scented shrine at the foot of Mount Katahdin."

Longy School of Music

Concert Hall and Library

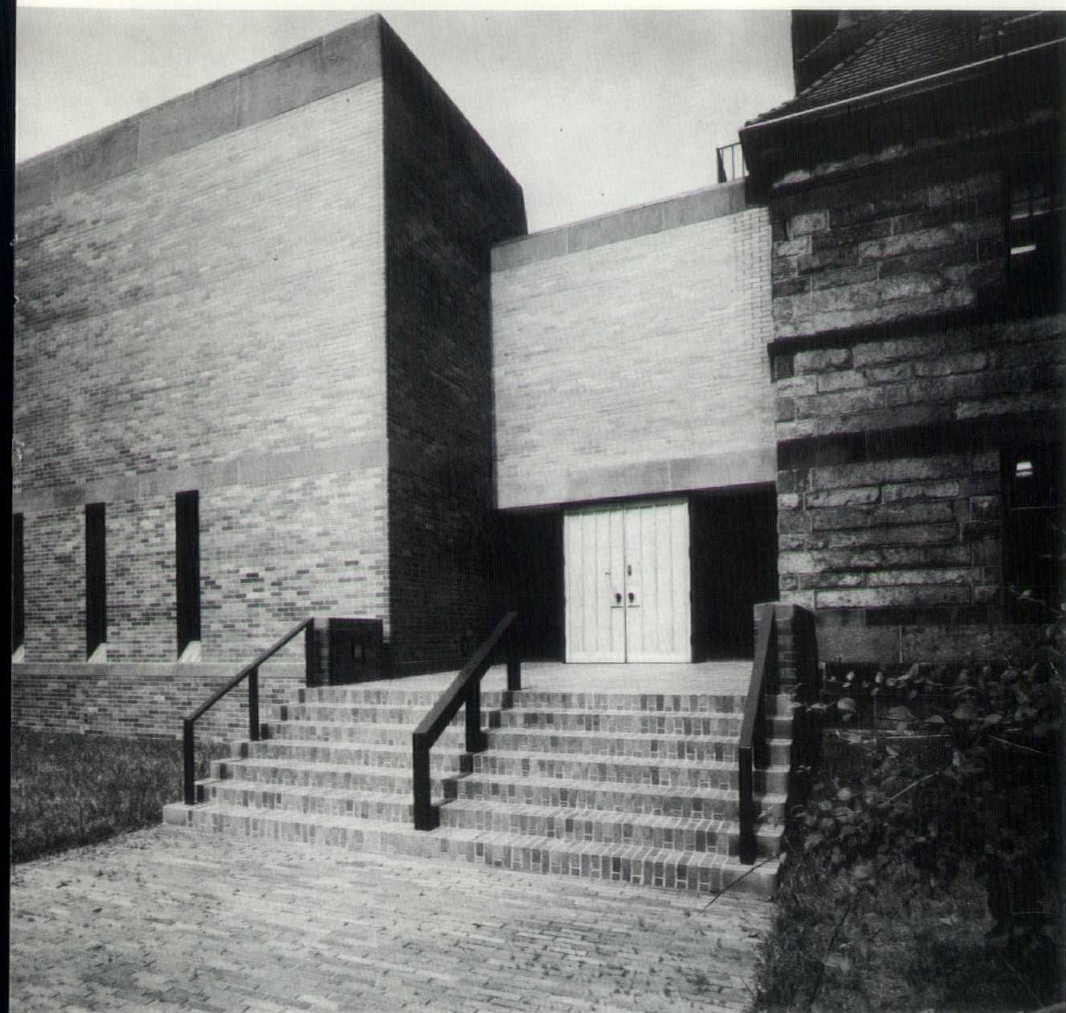
Cambridge, Mass.

Huygens & Tappé — Boston



elevation garden street





THE Concert Hall and Library of the Longy School of Music was designed by Huygens and Tappé, of Boston, to connect intimately with the functioning of the school, which is housed in a large granite "Richardsonian" building located on a small corner site on busy streets in the residential neighborhood off the Cambridge Common. The very restricted site is surrounded by a massive brick retaining wall. The only space available for the new building was a small garden.

Faced with these limitations, the architects decided to combine the library and concert hall in one space, a design solution geared to the needs of students who use the library mostly during the day, while concerts take place mainly in the evening.

The books were used as acoustical material lining most of the walls, and their shelves providing the broken surfaces necessary for good sound distribution. The books con-

tribute greatly to give the hall its "non-theatre" character. Moreover, appropriately for a music school, the relationship between music as it is heard, and as it is written, is here visually established.

The space is high and bright. The walls of brick and birch panelling are warm and rich. The asymmetrical placing of the elements such as the separated wall masses, L-shaped balcony, the skylight wells, create a spatial quality that is quite distinct from that of a public concert hall.

The new foyer and the library balcony have direct access from the circulation core of the existing building; one room of the old building opens to the new entrance foyer, to serve as a lounge during intermissions. The exterior wall of the old house is left exposed in the new foyer. The limited window areas to the noisy street are acoustically sealed, as are the skylights.

Adjacent to the stage is a green

room which is also accessible from the old building, and can double as a practice room. On the second floor there are two more practice rooms. The basement, presently only accommodating toilet rooms, provides space for twelve additional future practice rooms. The boiler room is located under the entrance steps. Enough heat is transmitted through the masonry to keep the brick steps and platform free from snow and ice in the winter.

The L-shaped floor plan of the new building fits snugly against the L-shaped existing structure, thus getting optimum use of the very restricted site. The existing garden wall visually ties the two buildings together.

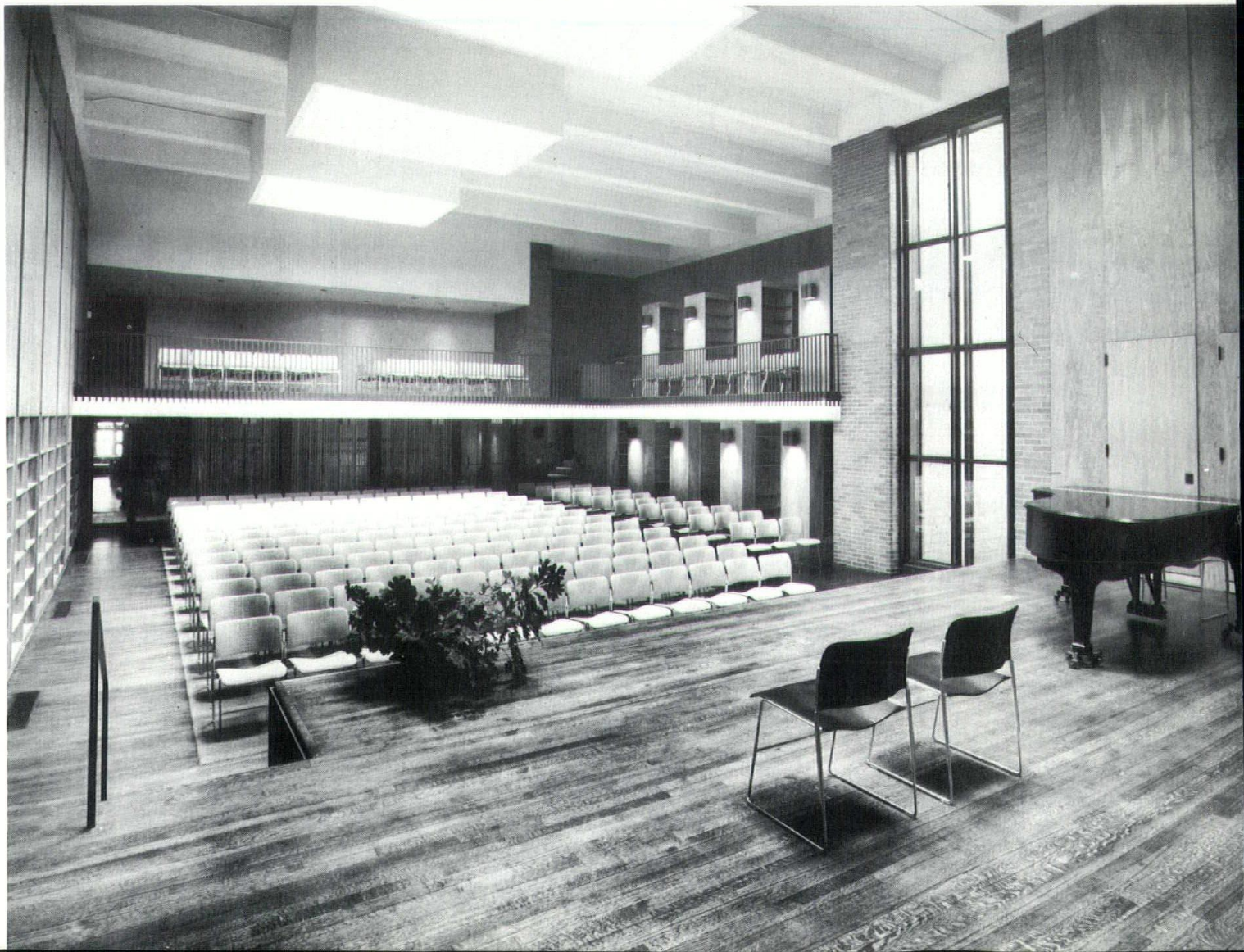
The existing house, built in 1895, has granite walls, brownstone belt courses and a red tile roof. The garden wall has rust-yellow ironspot brick with a brownstone cap.

Details used for the existing build-



section

The asymmetrical placing of the elements such as the separated wall masses, L-shaped balcony, the skylight wells, create a spatial quality that is quite distinct from that of a public concert hall. The walls of brick and birch panelling are warm and rich.



ing, such as the slightly rounded corners of the garden wall, the wall cap profile, the canted stone caps of the chimneys, and heavy panelled oak doors, are repeated in the new building.

The new building has masonry bearing walls. The smaller spaces are spanned with bar joists, while the large space has a roof structure of precast concrete Tees. The balcony is reinforced concrete. Floors are oak, carpeted, and Welsh quarry tile. The warm-air heating system

is prepared for the future air conditioning. Wall panelling and cabinet work is birch plywood.

Structural Engineers: Souza and True, 46 Brattle Street, Cambridge.

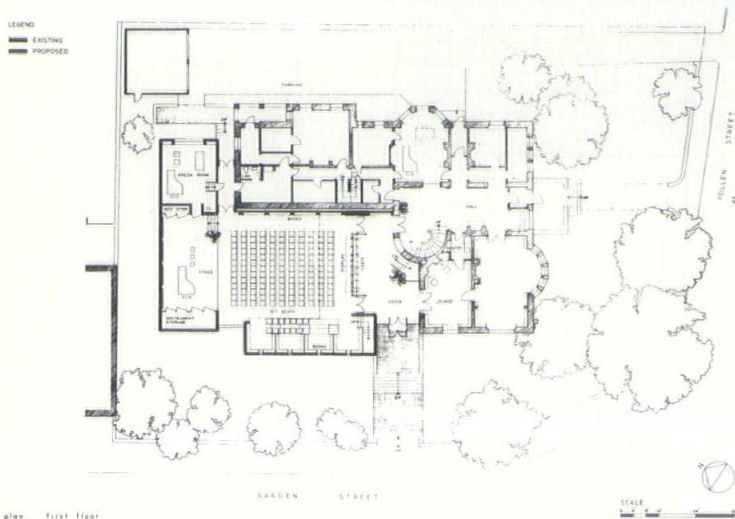
Acoustical Engineers: Bolt, Beranek and Newman, 50 Moulton Street, Belmont.

Mechanical Engineers: William R. Ginns, 480 Adams Street, East Milton.

Electrical Engineers: Lottero and Mason Associates, Inc., 120 Boylston Street, Boston.



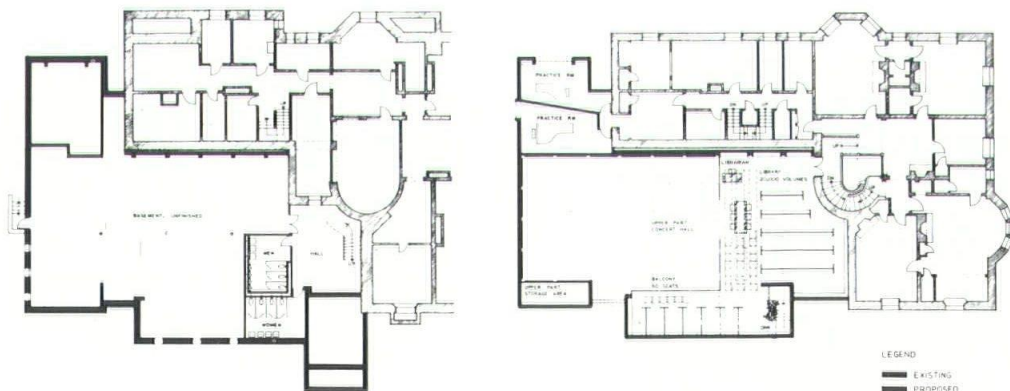
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plan basement

plan second floor and balcony

LEGEND
 — EXISTING
 — PROPOSED



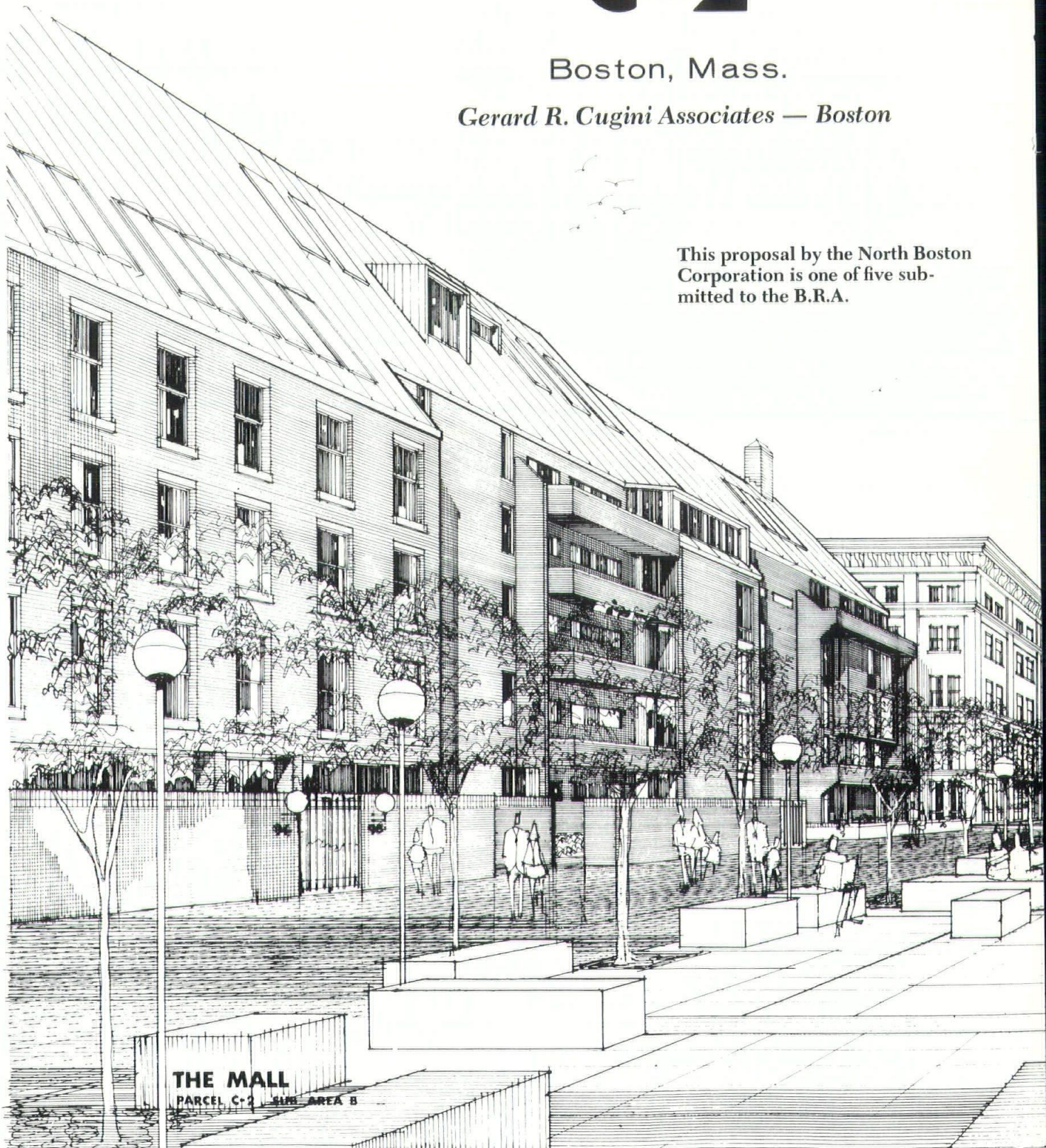
WATERFRONT
RENEWAL
PROPOSAL

PARCEL C-2

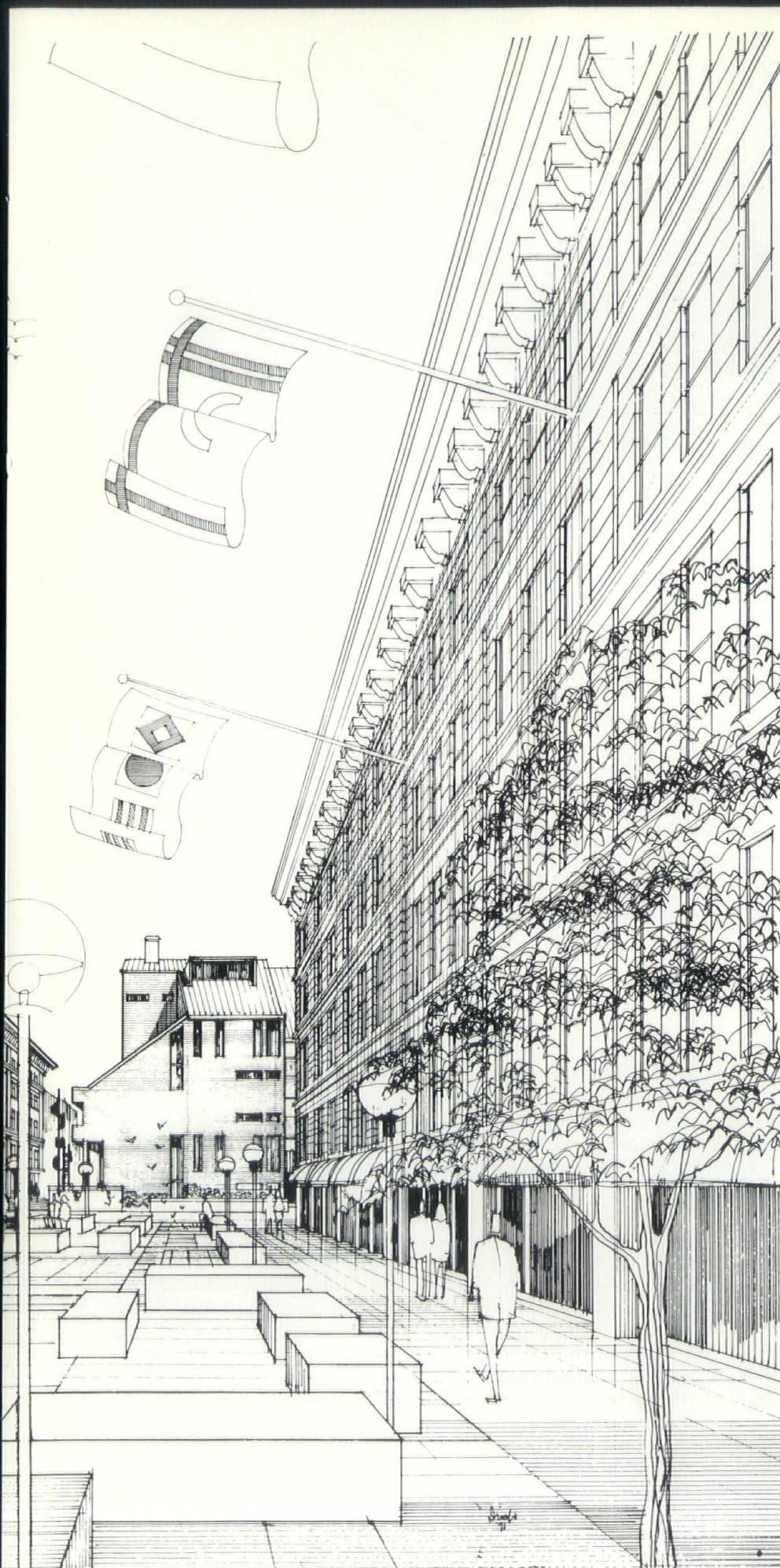
Boston, Mass.

Gerard R. Cugini Associates — Boston

This proposal by the North Boston Corporation is one of five submitted to the B.R.A.



THE MALL
PARCEL C-2 - SITE AREA B



THE scope of the proposal for the development of the C-2 Parcel on the Boston Waterfront submitted by the North Boston Corporation includes a total number of 372 dwelling units in a combination of rehabilitated and new construction, ancillary facilities such as off-street parking for 310 cars, a minor shopping area and a major recreational facility.

"It's goal is to offer an opportunity for home ownership within the Urban Core, and it is concerned primarily with the development of the parcel as an integrated growth and extension of the established North End community," according to Gerard R. Cugini, AIA.

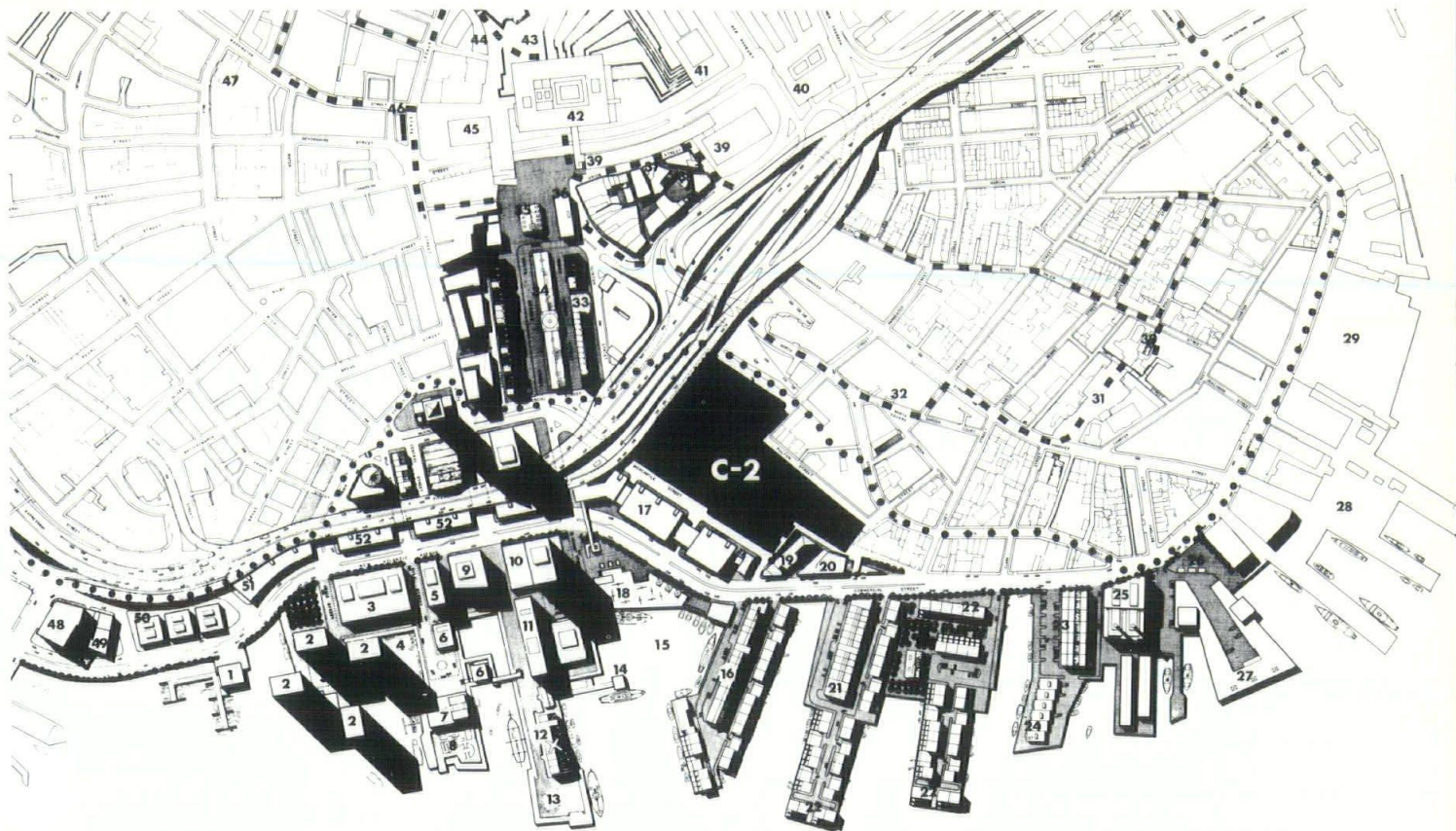
Accordingly, every effort and design decision was focused upon the creation of a viable residential community of condominiums to first reinforce the qualities and urban strength of the North End community and to further establish a meaningful neighborhood relationship to the existing downtown business district and the emerging waterfront community.

The design approach has been developed to achieve an offering to the widest possible economic range. As an essential to this commitment, a wide variety of dwelling unit types have been designed. These types vary from a compact well-planned studio unit to a generous three-bedroom, study, eat-in kitchen, "home" dimensioned unit.

The arrangement and distribution of each dwelling unit type is such as to allow a wide choice of "homes" satisfactory for single people, elderly singles or couples, young marrieds and matured families with children.

To further create a development that would insure the availability of the designed dwelling units in the widest possible economic range, a complex and detailed series of options for each dwelling unit type has been developed. These options will allow a purchaser to carefully tailor the desired dwelling unit to the economic limits suitable to his budget.

Briefly, options range from acquisition of a completed shell, either rehabilitated or new, including all basic mechanical, plumbing, electrical and public systems, to a completely finished and equipped unit. Available to each purchaser would



URBAN LOCUS

- | | | | |
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| 1. PROPOSED YACHT CLUB | 14. BOAT TERMINAL | 27. PROPOSED LOBSTER CENTER | 40. GARAGE AND BUS TERMINAL |
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| 3. PARKING GARAGE | 16. COMMERCIAL WHARF APARTMENTS | 29. PROPOSED NORTH END PARK | 42. BOSTON CITY HALL |
| 4. INDIA COVE | 17. PARCEL D-1 | 30. OLD NORTH CHURCH | 43. GOVERNMENT CENTER PLAZA |
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| 8. EXTERIOR AQUARIUM EXHIBITS | 21. PROPOSED LEWIS WHARF APARTMENTS | 34. QUINCY MARKET BUILDING | 47. OLD SOUTH MEETING HOUSE |
| 9. PROPOSED N.E.T. & T. BUILDING | 22. PROPOSED TOWNE HOUSE APARTMENTS | 35. FANEUIL HALL | 48. U.S. APPRAISERS STORES |
| 10. PROPOSED OFFICE TOWER | 23. UNION WHARF BUILDING | 36. VISITOR CENTER | 49. GRAIN EXCHANGE BUILDING |
| 11. PROPOSED MOTOR HOTEL | 24. PROPOSED SEAFOOD CENTER | 37. UNION OYSTER HOUSE | 50. PROPOSED OFFICE BUILDING |
| 12. CUSTOM HOUSE BLOCK | 25. PROPOSED MBTA POWER STATION | 38. HANCOCK HOUSE | 51. RETAIL AND OFFICE |
| 13. LONG WHARF LANDING | 26. HARBORSIDE NORTH PARK | 39. PROPOSED OFFICE AND OR TRANSIENT FACILITIES | 52. RETAIL, PARKING, AND OFFICE |

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be any degree of finish desired or combination of options that would meet his living and budgetary needs at the time of acquisition.

The planning has achieved a varied series of urban open spaces for both passive and active recreation, all designed to integrate with a proposed "walk to the sea".

Consultants for the Project are:
Structural Engineers: Engineers Design Group, Inc., Lexington;
Mechanical Engineers & HVAC Consultant: Louis J. Scorziello, Brookline;

Electrical: John A. Bernard, Need-

ham;

Plumbing: John J. Moore, Boston;
Cost: ADE Construction Service, Brighton;

Street Graphics-Signage: Omnigraphics, Inc., Boston.

Originally a common landing ground with ferries to a few neighboring communities, the Boston Waterfront has been changing its shape for more than 300 years. In the beginning, individuals were granted the use of adjacent land for wharfing and loading vessels. Suppliers of maritime fittings settled among shipbuilders and sailors and

enjoyed flourishing trade.

Construction of the wharves was not always a simple matter. Much of the land surrounding the waterfront was a mass of marshes, creeks and coves. In the 1640's grants were made to individuals who undertook the conversion of swampy wastelands into profitable wharves. Based upon the earliest grant, a Town Cove was created in the area that is now Faneuil Hall Square.

The town dock divided Boston into North and South ends; shipping trade and related marine industries prospered, and the water-

front was the most vital, thickly settled part of town. This included the North End, which became the home of sea captains, sailors, merchants and shipbuilders.

After decades of declining use, in 1962 the Boston Redevelopment Authority released a renewal proposal for the Downtown-Waterfront Faneuil Hall Area. Parcel C-2 is included with this renewal plan and has been designated for residential use.

The majority of existing structures within the parcel, represent mid-1800 warehouse and residential construction. The structures, although in need of significant repairs and remodeling, are of solid heavy timber and masonry construction uniquely suitable for rehabilitation.

The following proposal for construction of a viable and realistic residential complex blending the best of the old with the new has carefully evaluated all details of BRA criteria for development of the parcel:

As designated by the Boston Redevelopment Authority, Parcel C-2 has been sub-divided into five Sub-Areas. Each of these Sub-Areas possesses unique characteristics and is affected by distinct existing factors. The proposal delineated here has concerned itself, in detail, with the unique aspects of each Sub-Area in an effort to solve the planning and zoning factors peculiar to each area and to achieve a continuity and integration of the total complex offering an urban living experience of harmony within designed diversity.

Sub-Area A possesses two major existing factors which strongly effect its internal development and its relationship to the urban core and the North End community; namely, the Callahan Tunnel and the Central Artery. Each of these elements has created strong physical barriers which sever the Sub-Area and the adjacent North End Community from the urban core.

Richmond Street on the east remains the one tangible avenue for the development of a strong tie with the existing shopping areas of the North End's Hanover and Salem Streets.

To mitigate these existing barriers and to insulate Sub-Area A from the nuisance of traffic, odors and congestion created by these factors, the northerly and easterly portions of the Sub-Area have been developed as the major parking facility for both Sub-Area A and Sub-Area B.

Integrated within this parking structure a first level shopping and retail area has been planned to provide minor service facilities for the complex. This shopping mall is conceived as a neighborhood service center and has been designed to reinforce the existing shopping streets of the North End. Hanover and Salem Streets will retain their position as the central marketing facility for the complex.

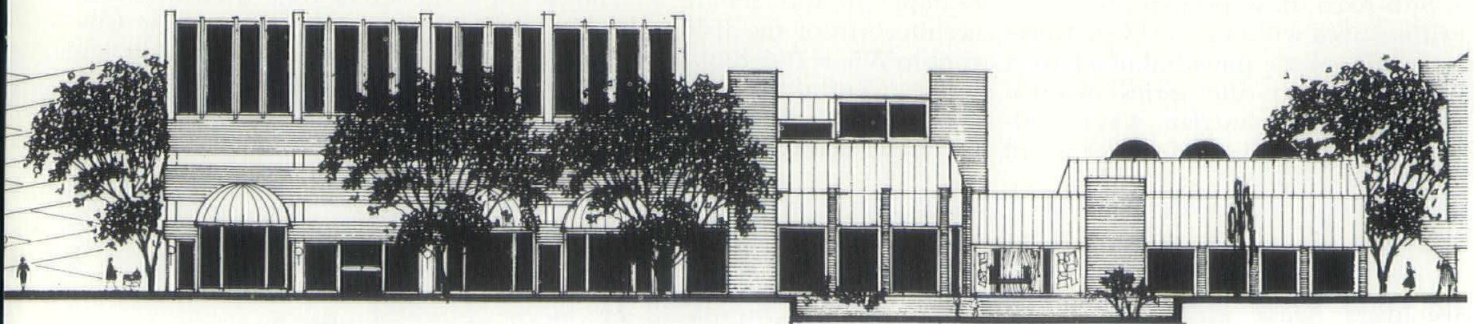
Additionally, this structure contains a community recreation center located in the northeasterly portion of the Sub-Area. This facility will contain lounges, community meeting rooms, game rooms and an indoor swimming pool at levels 4 and 5.

The northeast corner bordered by Richmond Street has been developed as an open plaza serving as a strong spatial introduction to the shopping mall and recreation center. This plaza is a type of gateway to the internal open spaces of Sub-Area A. This gateway leads directly to the major active recreation space of the Sub-Area located in front of the Recreation Center. This open area is planned to function closely with the activities of the Recreation Center itself. Located here will be a depression tot-lot offering a controlled play area for children with a fountain and wading pool. Mothers could leave their children here for planned programs with neighborhood supervision while shopping in the adjacent mall. In favorable weather this open space would function for community activities, meetings, educational program concerts, or as an outdoor cinema.

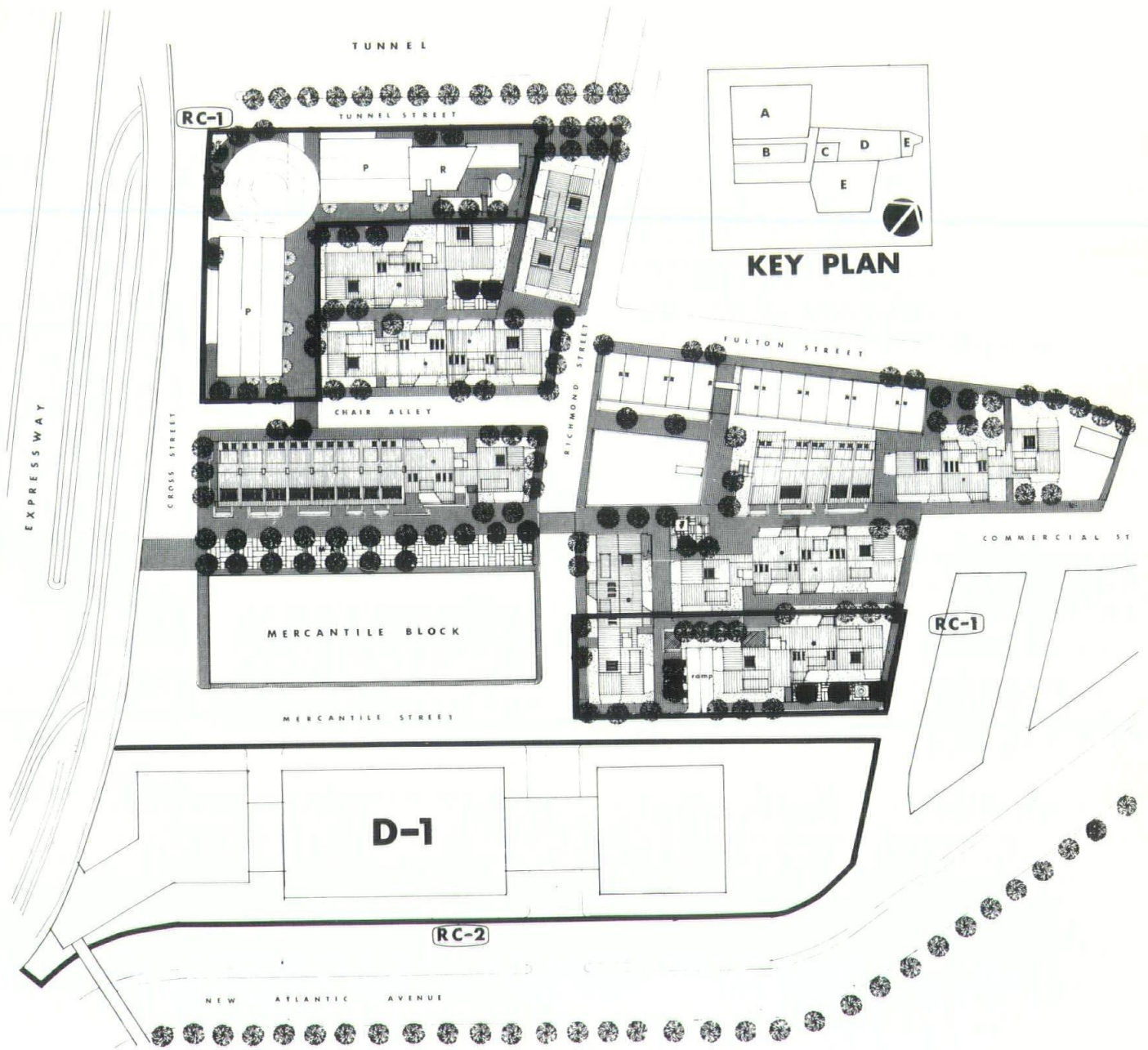
The site development proposed for the dwelling units within the Sub-Area offers a wide choice of "home sites." Leading from the recreation plaza and the shopping mall are narrow "mews" type avenues bordered by the private gardens of the Dwelling Units.

The mews will be intimate avenues for neighborhood contact offering benches, landscaping and other amenities for passive recreation. These pathways terminate at the junction of Building Type N-1, N-2A and N-3 (New Housing) in a large granite paved seating area.

This "park" leads northerly to the recreation plaza and easterly



The Community Recreation Center located in the northeasterly portion of Sub-Area A will contain lounges, community meeting rooms, game rooms and an indoor swimming pool at levels 4 and 5. An open area directly in front of the Center has been designed to function closely with activities within the building itself. It will contain a tot-lot offering a controlled play area for children with a fountain and wading pool. In favorable weather, this open space would be used for such community activities as meetings, educational program concerts and outdoor movies.



opens to Richmond Street and Fulton Street as introduction to the open space and pathway system of the remaining Sub-Areas.

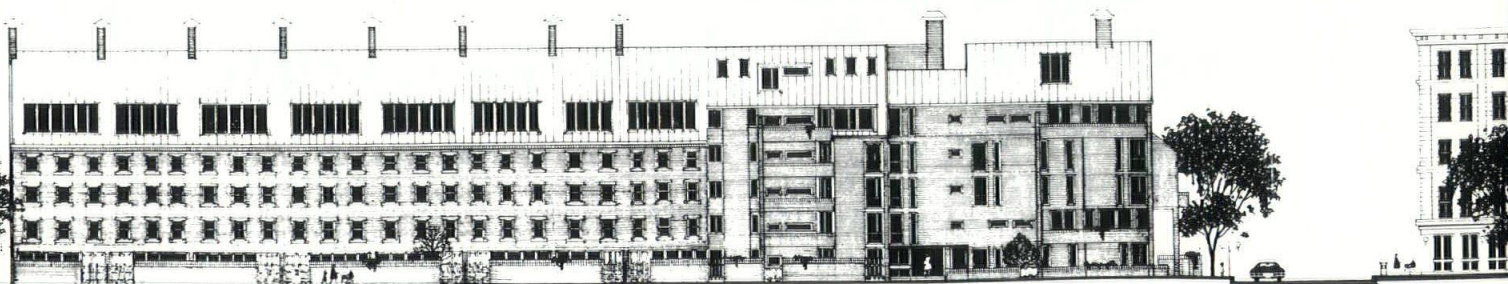
Sub-Area B is perhaps the most critical area within Parcel C-2. Herein is offered the potential of a strong urban tie with the series of open spaces and pedestrian ways leading through Quincy Market-Faneuil

Hall to the Government Center and beyond. Further, on its southerly border exists perhaps the most outstanding and best remaining example of the granite warehouse architecture of the 1850's, the Mercantile Wharf Building.

The Central Artery, once again, exists as the single most salient factor to be dealt with in the creation

of a viable and exciting tie with the urban core to the northwest.

The mall development within the submitted proposal is conceived as a transition zone from the intensive active public areas of the Government Center, Faneuil Hall and Quincy Market to the quieter more residentially scaled areas within Parcel C-2.

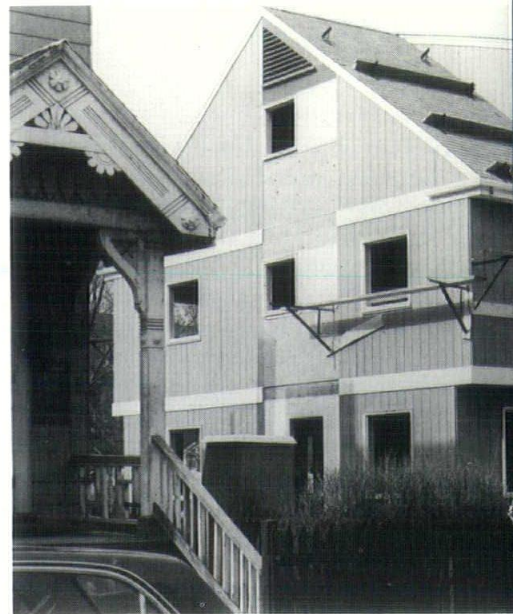


Infill Housing For Low-Income Families

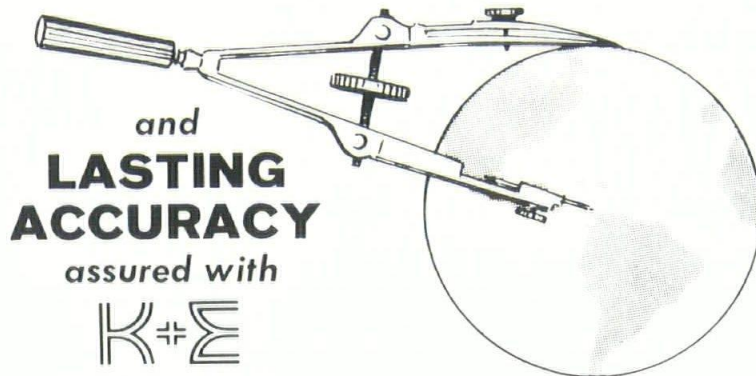
Twenty-four two-unit houses for large low-income families are currently being constructed under the Infill Housing program on scattered sites within Boston's Model Cities

area by Housing Innovations, Inc., a Boston-based real estate development firm founded by black professionals. A total of 100 units built within the next year will be sold to the Boston Housing Authority under the Turnkey program.

The shell of the first two-apart-



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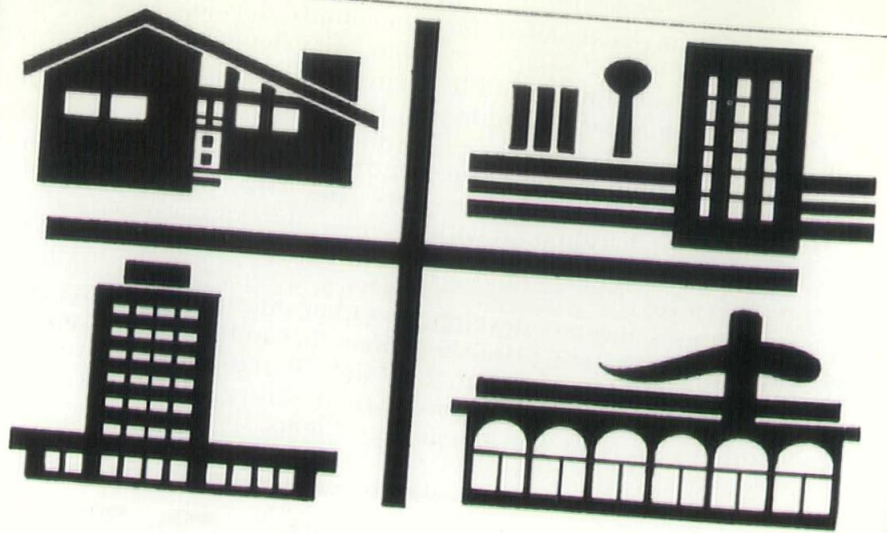
ment wood-panel house was put together in three days' time. The remainder are expected to be completed by August, 1972. The majority of the units are being built using a pre-fabricated system in which entire exterior walls and floor panels are put into place by crane.

According to Denis Blackett, an architect and president of Housing Innovations, all the houses are being built on Boston land that has been vacant and non-tax producing. The houses are designed for large low-income families who will eventually become resident owners.

These houses are the first examples of wood panel prefabrication in Boston. A foundation is built and prepared to receive the panels first; then a total of three days on site with a crane is needed to complete the exterior framing. The interior of each house is finished using conventional construction methods, he said.

There are six bedrooms in each dwelling which will rent at the projected average of \$135 to \$140 a month. All units have private yards and separate ground floor entrances — there are no public corridors or hallways. In the current construction phase, 48 units (24 buildings) are being built on 17 separate parcels in Roxbury, with most houses on individual lots of over 6,000 square feet.

Housing Innovations participated with the Model Neighborhood Board, the Model Cities Administration, and the Boston Redevelopment Authority on site selection and received approval from each agency for each parcel.



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THREE-DAY WONDER — The first two-family house constructed by Housing Innovations, Inc., Boston real estate development firm founded by black professions, took three days to put the shell up. One of 50 houses to be built within a year by the firm in the Model Cities area, it is one of the first examples of wood prefabrication in Boston. The interior of the house is being finished using conventional construction methods. President of Housing Innovations is architect Denis Blackett.

Upon completion the houses will be sold to the Boston Housing Authority which will be responsible for selecting families to live in the buildings. The tenants may become homebuyers under the Authority's Turnkey III Homeownership Program.

"In addition to helping meet the pressing housing needs in Roxbury and providing new housing for low-income families, the project provides new opportunities for black contractors in housing construction," Blackett said. Local contractors are J. E. Robinson Construction Corp., and J. B. Cruz Construction Company, Inc.

Housing Innovations is a private, profit-making corporation experienced in residential rehabilitation and the development of new housing in the inner-city and suburban areas. On the company's staff are trained architects, engineers, and personnel experienced in construction, property management, marketing and financing. Currently the firm has 900 units of low to moderate cost housing under construction.

(Continued on Next Page)

ate income housing scheduled for completion by 1973.

Other projects totalling an additional 300 units are in early planning stages.

In conjunction with its new construction, the company has an on-going program of rehabilitation with production proceeding at a rate of over 100 units a year.

In addition to real estate development and rehabilitation, Housing Innovations acts as a consultant to government and private institutions in the fields of housing legislation,

community development, urban design, development planning, and transportation impact analysis.

In addition to the contractors, working with Housing Innovations on their Infill project are Spacemakers, Inc., the prefabricator of the homes, and Massachusetts Housing Finance Agency, construction financiers.

Other officers of Housing Innovations in addition to Blackett are Ralph Partan, of Cambridge, and Ernest Berry, of Somerville, vice presidents.

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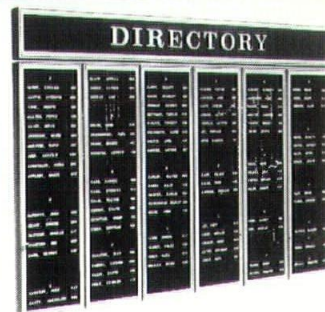
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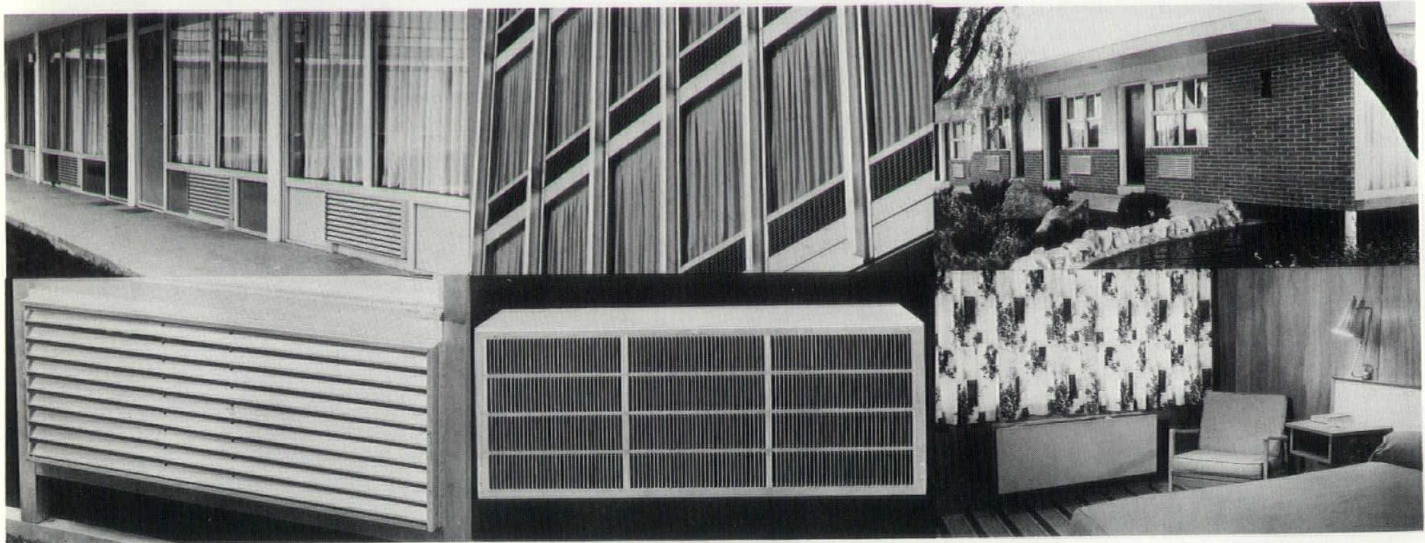
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