

4word

February 2001

Number 7



news & views in area 4

Area 4 Walking Tour



Thurston Hall and Company made gingersnaps and crackers: butter, water, soda, milk, wine, oyster, graham, pilot, lemon, and Boston. Located in the area of the former Fletcher School on Elm Street.

Photocopy courtesy of the Society for the Preservation of New England Antiquities

Slip on your shoes, lace up your boots. We are going on an Area 4 Walking Tour, but we need your help. The *4word* is planning a special issue devoted to a walking tour of Area 4, which will highlight places, events, people, and the history of our neighborhood, past and present. We will incorporate already in-place information from a variety of sources such as the Cambridge African American Heritage Trail, the Women's Commission, the Historical Commission, and the Arts Council. But most importantly, we want information from you to highlight on the tour.

For example, which well-known pioneers and "firsts" (such as Margaret Fuller) and lesser-known important figures should be mentioned? Think about people from our

past as well as our contemporaries. Think about the contributions of the many immigrant groups in Area 4. What events took place in Area 4 that had a special impact on issues such as rent control, civil rights, education, housing, arts and entertainment? What do you know about your house, your workplace, the block you live on, and your community group in Area 4 that would be appropriate for a walking tour? Who lives and has lived in our neighborhood that has a special place in our history? How does Area 4 shape the history of Cambridge?

The *4word* wants your stories and ideas. And any photos you can share that depict events, people, and places that should be highlighted. Please contact the editor of the *4word* by calling 354-2648 or emailing gerrberg@aol.com.

Two Votes— Two Defeats

LIBRARY VOTE

Despite months of campaigning by Area 4 residents, hundreds of phone calls, personal visits to City Councilors, and over 1,000 names on petitions in favor of a Central Square site adjacent to Area 4 for the new library, the City Council, by a vote of 7-2, decided on December 11 to build the new library at the current Broadway site.

Julia Smith, Area 4 resident, librarian at the New Fletcher-Maynard Academy, and a long-term advocate and leader in the effort to site a branch library in Area 4 says "Children of Area 4 have long been in need of a state of the art library. The city needed to put a library in a location that is accessible to the most children. Even though hundreds of signatures were gathered in support of an Area 4 library, and even though residents turned out to meeting after meeting, the City did not listen." Many years ago there was a branch library at 105 Windsor Street in Area 4, and when that library was removed, residents lost much needed access to services.

New financial information disclosed by the City Manager indicated that building a library on the Prospect Street site, when taking into account the closing of the current branch library located on Pearl Street,

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From the Editor

How do we make our voices count? In the December edition of the *4word* we celebrated the fact that voting was up in Area 4—as a neighborhood we endorsed universal health care by voting for Question 5 on the November ballot, and we demanded an end to the MCAS as a graduation requirement by supporting Question 9. We've organized and spoken out in favor of extending the vote to young voters and noncitizens. We've worked for years to bring a first-class library to our neighborhood, and we've struggled to protect and increase affordable housing.

Now we are faced with the fact that we have spoken with our ballots and our voices, but we have often not been heard. Florida didn't count the votes, and George Bush was inaugurated on January 20. In Massachusetts, voters in other parts of the

state became overwhelmed by the lobbying efforts of big insurance companies and HMOs, and today we have 20% increases in health care costs and no plan in place for getting universal health care. In this issue of the *4word* you'll read about Cambridge city councilors who voted *against* having a first-class library accessible to our neighborhood and councilors who said *no* to helping tenants faced with eviction due to condominium conversion.

But we will not stop speaking out. We can learn to recognize the early signs of uncontrolled development that will negatively affect our neighborhood. The article on zoning reminds us of the connection between zoning and our quality of life, and how we can protect our environment for future generations. This issue in People Pride, we talk to Norah Dooley, a Washington Street author who celebrates the pulse of the neighborhood. Her books



Janice Lee

Cambridge students at the recent hearing on lowering the voting age

have introduced Area 4 to audiences throughout the country.

We are beginning to compile information for our Walking Tour of Area 4. Please help us with this exciting project. Did you miss a past edition of the *4word*? You can read and review all editions of the *4word* in PDF format by going to city.mit.edu/Area4.

—Gerald Bergman, Editor

Universal Breakfast Program Comes to Area 4

The New Fletcher-Maynard Academy began a universal breakfast program on January 2. The Cambridge Public Schools had received a \$58,000 grant from the Massachusetts Department of Education to establish universal breakfast programs there as well as at the Kennedy and Harrington schools. In addition, hot meals are replacing traditional cold meals, which

many children had found unacceptable. Recently, during a breakfast at the New Fletcher-Maynard Academy, children were asked what food they liked most, and the mid-week meals of pancakes and French toast were the overwhelming winners.

The program is universal because *all* students in these three schools will be offered a *free* breakfast each morning without regard to income. Because all children can now receive a free breakfast, it is believed that the stigma from income and income-related race segregation associated with the school food program will be greatly reduced at these three schools.

Advocates worked and struggled for ten years to convince the city to establish a universal breakfast program. Despite the studies released periodically over the past several years by Tufts University Center on Hunger, Poverty and Nutrition Policy that clearly documented the significant relationship between eating a nutritious breakfast and the ability to perform in school, the City of Cambridge, until now, had been unwilling to establish a universal breakfast program. Even though Cambridge spends in excess of \$100 million on education each year (\$15,000 per student), until this year, the

cost of establishing a universal breakfast program (pennies a day for each child) was used as an excuse not to act. Yet recognizing overwhelming evidence regarding the importance of a universal breakfast program, last year Cambridge schools offered a free breakfast to all students taking the MCAS on the day of testing.

Unfortunately, many students still cannot participate in the breakfast program because they are unable to come to school early in the morning before classes start. At the New Fletcher-Maynard Academy, breakfast is offered from 7:30–7:45, before many children arrive at school. Bill, a member of the kitchen staff, commented that “it is sad to see so many hungry children coming to school after the kitchen is closed. More and more often this is the case.” Bill suggested that perhaps children could be allowed to take their meals to the classrooms and eat them there. Advocates are urging that all schools in Cambridge make a universal breakfast a part of the regular school day, and that good nutrition before, during, and after school become a priority goal for all schools. For more information on hunger in Cambridge, see the Summer 2000 issue of the *4word* online in PDF format at city.mit.edu/Area4.



Gerald Bergman

Joseph Kennedy at a rally in support of universal breakfast held at the Harrington School in 1993

A Little Help and a Chance to Stay

By Deb Hall, Home Improvement Program Coordinator

There are two houses on Harvard Street and one on Ashburton with new boilers. There are houses on Essex and Windsor with new exterior paint. There's a house on Dickinson with a new electric service panel and a house on Eaton Street with a new bath. There are new windows and gutters on a house on Pine Street and a house on Washington with a new roof, three new ceilings, and another with new front porches.

These houses don't have new owners with large incomes. The owners are low-to-moderate income and have lived in Area 4 for many



Before

years. They couldn't afford repairs on their own and they didn't qualify for traditional bank loans. Yet, the roof leaked or the porch needed repair. The house hadn't been painted in 20 years or the boiler was only working at 60% efficiency. The repairs couldn't wait any longer. As one owner put it, "I had exhausted all financial resources. Our total source of income was the rental from one apartment and my husband's Social Security. We were not, by any stretch of the imagination, a good risk for a conventional home improvement loan. Nonetheless, our house was in need of major repair."

These owners could have ignored it all, but the problems would only get worse. As another owner explained, "My three porches had become infested with carpenter ants and I couldn't safely walk on them. It was too dangerous. And my tenant's bathroom pipes

were leaking into the cellar and rotting the floor. Even if I found a contractor to allow me to make payments 'on time' (a big if), I still would have needed to raise the rent to pay for the repairs. I would have forced my tenants out. They didn't have that kind of money either."

The owners could have sold their houses and passed the repair problems on to the next owner, but they didn't want to move out of Area 4. And they knew they wouldn't be able to afford another place in Cambridge again. As a homeowner on Norfolk Street said, "With skyrocketing real estate values driving up taxes and repair expenses, there was a strong possibility I was going to have to sell the house instead of fixing the roof. Where would I be then? I raised my kids here!"

Instead, they accessed the Home Improvement Program at Homeowner's Rehab, Inc. (HRI). HRI has a contract with the City of Cambridge to help eligible homeowners get the financing and technical help they need for a wide variety of repairs and renovations. The program has been federally funded through the City for 26 years and has received over \$150,000 in grant funds from the Area Four Neighborhood Coalition Urban Development Action Grant (UDAG) program since 1991. The Area Four Neighborhood Coalition grants have specifically targeted loan funds to Area 4 owners.

The Home Improvement Program (HIP) works well. The terms of the loans are custom designed to assure loans are affordable. An owner can borrow up to \$30,000 in five years at low interest rates, with comfortable monthly payments, or deferred payments until the owner no longer lives on the property, or the property is sold. As loan payments come in, they are applied to new loans for other new boilers or roofs, and so program loan pools keep revolving back into the community.

HIP not only finances needed repairs, but provides in-depth technical assistance as well, unlike most other home repair programs. A staff rehab specialist inspects the house, estimates the cost of the repairs, writes up detailed work orders, helps the owner get qualified contractors to bid on the work, and monitors the construction daily to help assure



After

the work is done properly once the project begins. This all helps assure the owner is not taken advantage of during the construction process. Many of the owners involved with HIP say the process not only makes the needed repairs possible, but "offers peace of mind . . . for those of us who don't know which end of the hammer to use."

All types of repairs are covered in the program, from correcting structural problems, plumbing and electric repairs, removing lead paint, fixing gutters, replacing porches, insulating, installing handicap accessible toilets, to exterior paint. The program will even help replace old damaged kitchen floors and peeling ceilings, for instance. If you would like more information about the program, have questions about eligibility, or wish to apply, call Homeowner's Rehab, Inc. at 868-4858.

about **4**word

The *4word* is funded by a UDAG grant from the Area Four Neighborhood Coalition. We thank the Community Art Center for administering the grant. Suggestions about articles and interviews and contributions to People Pride and Your Calendar are invited.

Contact Gerald Bergman, *4word* editor, PO Box 390768 (02139) telephone: 354-2648, fax: 864-2519 e-mail: gerrberg@aol.com. Read the *4word* online in PDF format at city.mit.edu/Area4

Zoning: Watch Out

By Julia Gregory

It is easy to not pay attention to potential overdevelopment in our neighborhood. For example, if a building or a parking lot is already in place, we don't envision that it will be replaced by a huge structure. But, once we do see a new building being developed in our midst, it's too late to do anything about it. That is exactly what happened at the corner of Hampshire and Broadway (the Bulfinch site). Formerly a parking lot for the employees of the adjacent building, it now is the headquarters of Camp, Dresser and McGee.

In recent years there has been a lot of development in Area 4 and East Cambridge because this is the part of the city where land lays vacant or "undeveloped" or "underdeveloped" for years. The booming economy and the location near high-tech Kendall Square and MIT have made these parcels and all of Area 4 desirable—and some would say vulnerable to inappropriate development.



Garment District

Lydia Vickers from the Area Four Neighborhood Coalition does pay attention to potential development. She saw the possibility of huge office buildings in the Bishop Allen Drive and Cherry Street areas. She wrote a zoning petition, passed by the City Council one year ago, that prevents conversion of the existing parking lots along Bishop Allen to huge buildings.

The same thing could happen to other sites in our neighborhood. The "Garment District" building, sandwiched between the former U.S. Trust and ADD Inc. building

on Broadway, is such an example. This building is particularly vulnerable because it is in dilapidated condition. While the present owner may have no current plans to raze the building, a new owner could take it down and build a new 120-foot-high structure without having to obtain zoning relief.

Another parcel to watch is the parking lot on the corner of Broadway and Windsor, at the moment used by Close building tenants. If Just-A-Start sold this lot, it could be developed into a building out of character with its residential neighbors.

Not all new large buildings are necessarily bad. In fact many of us like the tax dollars these developments bring in to support human service and housing programs. It's their location that sometimes causes the problems. As we are seeing in Area 4 and East Cambridge, large buildings loom next to residential areas. Traffic, traffic, and more traffic.

Why does this happen? According to some, it's because our current zoning regulations do not provide for appropriate transitions between commercial and residential areas. Some of Cambridge is zoned to allow very big and dense buildings in residential areas. Further, our zoning density regulations do not take into account parking garages, which means we could be overwhelmed by automobile traffic.

The Cambridge Zoning Ordinance is presently under review. The City Council has conducted public hearings on the Planning Board's Citywide Rezoning Petition, which has now reached the final City Council review stage. As with all zoning proposals, the Council will review and ultimately vote on it. In order for it to pass, seven out of the nine City Councilors must support the proposal and/or its amendments. It is very unusual for zoning ordinances that cover the entire city (called "comprehensive zoning") to be voted on and even more unusual to have such proposals passed. But now, because all parts of Cambridge are "under siege" from



The giant Bulfinch development on Broadway. This development also resulted in the loss of 46,000 square feet of badly needed open space across the street at 210 Broadway.

developers, all the city Councilors have said they will give this proposal full consideration.

What does this mean for Area 4? The proposal addresses the issue of transition zones (where denser zones meets less dense zones) where certain set-backs would be required. In addition, residential use would be allowed in industrial zones, and industrial buildings could be converted into residential use. Because of the extraordinary need for housing, developers would be allowed to have more dense development if current commercial buildings are converted into residential units. The proposed Squirrel Brand project is a good example of this (see the February 2000 *4word*).

"DON'T BE SO DENSE"

To understand zoning proposals, it is essential to understand a basic aspect of zoning: "density." One measure of density is "floor area ratio," which is the ratio of building area to land area. A floor area ratio (FAR) of 1 on a lot allows the same amount of building area as land area; FAR of 2 allows twice the amount of building area as land area; etc. The citywide zoning petition proposes reducing the FAR in industrial areas and allowing development projects near public transportation to be more dense than those not near public transportation.

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Area 4 residents, particularly members of the Area Four Neighborhood Coalition have been hard at work on developing a meaningful Citywide Zoning Petition and insuring its passage. In addition, Area 4 residents have been active in the Eastern Cambridge Planning Study. The City commissioned this study in April 1999 in response to increasing development pressure and growth in traffic. A moratorium on new development in eastern Cambridge, which includes parts of East Cambridge, Area Three (Wellington-Harrington), and Area 4 residential neighborhoods, along with Kendall Square, North Point, and transition areas along Binney and First Streets, is in effect until July 2001 to allow for completion of the plan. According to Peter Berry, an Area 4 resident and member of the Eastern Cambridge Planning Study Team, "The study team is attempting to look at eastern Cambridge from a holistic point of view. We are trying to balance the competing components of housing, traffic, public transportation, and commer-

cial development. At this point we are still very much in the study phase. The hard work of negotiating the details of the final proposal is still to come. At that time the development community will assert itself. Hopefully an equally strong voice will be heard from a community of organized residents."

The proposed zoning regulations will primarily affect the edges of Area 4, as most of our neighborhood is zoned for residential use. This use will be not changed, but rather encouraged. Listen to what people are saying about the citywide rezoning proposals. Contact City Councilors with special concerns. Be an informed citizen. This is a rare opportunity to

make your views heard. Attend Area Four Neighborhood Coalition meetings to discuss the most recent zoning and development plans affecting our neighborhood.



Curtis Davis and Company (later Lever Brothers) had its soap factory on the large expanse of land that now includes the Garment District used-clothing store and Draper Laboratories. One of their products was Welcome brand soap, a handshake was its trademark. Wagons filled with Welcome soap traveling down Broadway, selling soap to residents, were a common sight in Area 4.

Curtis Mellen Collection from the Cambridge Historical Commission

The Impact of Development

"Area 4 has a big dollar sign hanging over it. Developers see it, and our city councilors rub their hands with anticipation. Our home at 125 Portland Street is now surrounded by commercial buildings. The City Council showed no mercy on us when the neighborhood, and the City's own Community Development Department, made a case against further commercial development. We know the City Council loves the Bulfinch developers and others like them.

"We are reminded each day of the regard Cambridge has for us: the traffic on Portland Street, despite what the various 'traffic studies' report, has increased to monstrous proportions. Trucks rattle along with such vigor that our building shimmies until the walls crack. There is a shortage of parking in the area, so cars and trucks making stops at the businesses around us pull up on our sidewalk. 'Day residents' toss their empty coffee cups and lunch wrappers in our planters. Car alarms from the



Gerald Bergman

Development as seen from the front steps of 125 Portland Street.

private parking garages sound for hours on end. Exhaust from commercial generators and traffic requires we keep our windows shut. Noise from commercial air conditioners keeps us awake. Don't fool yourself: this could happen to you if zoning leaves the least opportunity. Now is the time to act if you want to make a stand against the selling of Area 4 to monied interests."

—Margery Wilson, 125 Portland St.

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Cambridge Business Development Center Supports Area 4 Businesses

By Jeanne Strain, CBDC Director

Neighborhood businesses are an important part of any community. The places we meet for coffee, get a haircut, or purchase groceries all contribute to our sense of belonging to a larger community than our immediate family and friends. The convenience of having these goods and services nearby helps us feel that the neighborhood offers a good quality of life.

Maria and Joe Cerqueira started Atasca, a Portuguese family restaurant, on Broadway five years ago and have expanded to two additional locations. The challenges of managing three restaurants brought Maria, who handles the day-to-day finances, to the Cambridge Business Development Center (CBDC) for a course in accounting called *Managing Your Numbers*. "The small class and the instructional approach, which related each chapter of course material to the specific businesses owned by the participants, made it relevant to real life situations," noted Maria.

CBDC's clients also include not-for-profit organizations such as Jamnastics (see December 2000 *4word*), whose executive director, Anara Frank, attends a monthly growth group for women business owners. The group brings together two experienced entrepreneurs serving as mentors together with eight women who own small businesses under the guidance of a professional facilitator. Additional mentored growth groups serve owners of businesses in service industries and high-tech businesses.

Other programs offered by CBDC include workshops designed to help people assess the feasibility of getting started in business. A special session of this workshop addresses the needs of people considering starting a home-based business. CBDC has received more than \$25,000 in grant assistance from the Area Four Neighborhood Coalition over the past several years.

CBDC SPRING 2001 PROGRAM SCHEDULE

Managing Your Numbers 1 is an 8-week program for the small business individual interested in developing an understanding of accounting and financial management practices. Basic accounting concepts are introduced and participants learn to use and analyze financial statements. Mondays, February 19–April 9.

Getting Started in Business is a 3-hour workshop introducing aspiring entrepreneurs to the fundamentals of launching a small business. Participants learn about the risks and awards of business ownership, assess their own readiness to launch a venture, and begin the business planning process necessary to turn ideas into reality. Topics covered include incorporation, legal requirements, financing, and marketing strategies. Monday, February 5 and Monday, May 7.

Getting Started in Home-based Business is a 3-hour workshop providing an overview of the essentials of starting the successful home-based business. The workshop covers the unique risks and rewards of starting a home-based venture; minimum requirements for the home-based business; marketing and promotions, tax issues specific to working out of the home, and financing options. Saturday, March 10.

The CBDC is located at 494 Massachusetts Ave. Call the CBDC at 349-4690 for more information on fees and registration.

Two Votes, Two Defeats

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would be less expensive than building on the Broadway site. In addition, the choice of Central Square would allow the reuse of the current Broadway site for a branch library and programs for the Cambridge Rindge and Latin High School and School Department. The Central Square branch could be sold or converted into uses such as affordable housing.

It was disclosed at the December 11 meeting that the design of the Broadway site had to be rethought because potential building conflicts with existing CRLS space could force the library to become as much as 10,000 square-feet smaller than the Prospect Street site and could push the new building onto dedicated open space. Lack of community-

wide access to the Broadway site was also criticized. Just as Councilors were suggesting that the Broadway site offered citywide access, it was revealed that bus service on Cambridge street was to be reduced by the MBTA, and the already absurdly limited service on Broadway was facing possible cutbacks or elimination.

Six votes were needed to request that the City Manager bring forward a \$32-million loan authorization for the new library. Marjorie Decker and Kathleen Born, who earlier had guaranteed neighborhood residents that they would vote for Central Square, ended up voting for the Broadway site, joining Mayor Galluccio, Vice Mayor Maher, and Councilors Reeves, Sullivan, and Toomey. The switch of the Decker and Born votes made the Broadway site a reality by guaranteeing the six votes needed for financing the library.



Gerald Bergman

105 Windsor Street, once the site of the Area 4 Branch Library. This is Cambridge's oldest surviving public school building, the Boardman School, built in 1868.

Credit must be given to Councilors Jim Braude and Henrietta Davis for sticking to their earlier promise to the Area 4 community to vote for the Central Square site.

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People Pride

What a perfect morning—talking with Norah Dooley and her daughter, Rosalie, age 8, over juice and muffins at Toscaninni's. Norah Dooley, storyteller and children's author, lives on Washington Street in Area 4 with her husband Robert Fairchild, and their four children, Sira, Julia, Ferron, and Rosalie. Norah's widely heralded children's books are about her Area 4 neighborhood. Her first book, *Everybody Cooks Rice* (1991), tells the story of a girl who wanders through her neighbors' kitchens searching for her younger brother at dinnertime. The neighbors, who come from six different countries, are all cooking rice. This story has its roots in the beginnings of the yearly Washington Street Block Party. In the late '80s, neighbors would gather in the Dooley-Fairchild's back yard, and rice and beans would be a common food that was shared. The books at first were written for her daughters. When her children did not want to go to sleep, Norah began to tell them about the neighborhood getting together at the block party—all races, backgrounds, languages—and eating.

Everybody Bakes Bread (1996), the second book in a series of four, continues the same themes of shared vision and experience in a diverse neighborhood. "Everybody has a story to tell. I wrote about my neighbors, especially the children on my block. Most of the characters in my books are based on my friends and their families. The mutual affection and respect we have for one another is, to me, the most important 'recipe' in the book."

Norah's latest book, *Everyone Serves Soup* (2000), continues the wonderful stories of her neighborhood. In the spring, Norah will complete her four-book series with "Everybody Cooks Noodles." These books are used in schools and libraries all over the U.S. As a final treat for the reader, at the end of each book are several recipes that originated with Norah's family, friends, and Area 4 neighbors.

Norah is also an accomplished storyteller. Actually she thinks of herself as a storyteller who writes. Unfortunately, her time in the classroom has been cut short by school administrators and teachers who have had to teach to the MCAS tests. "The MCAS test is absolutely stupid. Children want to learn but we have created havoc and incredible barriers to learning," according to Dooley. She looks forward to being



Norah Dooley storytelling workshop

asked to do storytelling and writing workshops in Cambridge on a regular basis.

The Dooley-Fairchilds have taken a try at organic farming in Royalston, MA, where they cooperatively own land. Recently they almost completed building a barn. Their heart, however, remains in Area 4, with long-time friends. Rosalie said Area 4, "is not as beautiful as the country, but here everybody says hello, people take care of each other, it is very special." Norah does assess the changing neighborhood, realizing that diversity is at risk as rising home prices and rents force out long-term neighbors and friends. "Perhaps my next book should be 'Everybody Does Takeout' to reflect the new lifestyle and the new neighbors."

Two Votes, Two Defeats

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CONDOMINIUM CONVERSION VOTE

Despite hearing from Area 4 residents that the neighborhood is under siege by developers evicting low- and moderate-income tenants in favor of developing market-rate condominiums, the City Council voted 5-4 on December 18 to reject an effort by Cambridge tenants and affordable housing advocates to strengthen state protections against condo conversions.

With developers and landlords calling the proposed condo conversion protection bill "back-door rent control," Mayor Galluccio, Vice Mayor Maher, and Councilors Reeves, Sullivan, and Toomey voted against it. These five councilors joined forces with the same property owners who spearheaded the repeal of rent control.

Councilors Braude, Born, Davis, and Decker voted in favor of the amended compromise condo ordinance, which would have extended notification periods to tenants, increased tenant's moving and relocation expenses to be paid by landlords, and which would have increased opportunities for the city or nonprofit affordable housing developers to purchase the condominium for affordable housing.

Lee Farris, a member of the Area Four Neighborhood Coalition and the owner of a two-family house, says "the condo conversion ordinance was an important effort to reduce the number of residents forced to leave Cambridge as their buildings became condominiums. This ordinance would have helped to stabilize housing which is the top priority of the Area Four Coalition. After all the negotiations, which met many of the objections to the bill, and given our housing crisis, I expected all the City Councilors to support the ordinance, and I am very frustrated by



Gerald Bergman

Condominium conversion on Windsor Street

their opposition. How much worse does the housing crisis have to get? Why can Boston and Somerville pass a condo conversion ordinance and not Cambridge?"

An Innovative Development to Replace Nightstage



Gerald Bergman

Nightstage

Nightstage, a long vacant music club located at 823 Main Street, at the corner of Cherry Street across from Bertucci's Pizza, will soon be demolished. On January 11, Gravestar Inc., which bought Nightstage at the end of 1999, went before the Board of Zoning Appeals seeking a demolition permit. Gravestar plans to replace the Nightstage building with a 45-foot-tall mixed use building including four units of wheelchair accessible housing, one of which will be affordable; office space for themselves; a small retail space; a community meeting space/art gallery; and underground parking. They are designing the building to be environmentally friendly. The building will include photovoltaic panels that generate electricity in its roof and awnings, and will use rain water from the roof to water the plants. They will soon be seeking community input in regard to the use of the retail and community meeting space.

4 your calendar

The Area Four Neighborhood Coalition holds its regularly scheduled meetings on the **second Thursday of every month** from 7–9 pm, at the Area 4 Youth Center, 243 Harvard Street. The next meetings will be on Thursday, **February 8** and **March 8**. Food and refreshments, often from local restaurants, are served beginning at 6:30 pm.

The Area Four Neighborhood Coalition is a community-based organization open to all neighborhood residents. The Coalition serves as a source of information for the community. It is committed to affordable housing, sustainable development, open space, and other issues of equity and empowerment that affect area residents. The organization serves this mission by funding local community development projects, advocating for neighborhood concerns, and disseminating information.

Read and review all editions of the *4word* in PDF format by going to city.mit.edu/Area4.

Translating the 4word

Para Residentes Que Falan Português
Se precisa de ajuda com traduções ou qualquer outro assunto, a MAPS oferece serviços de traduções assim como assistência social a pessoas de lingua portuguesa que residem na zona. Para mais informações, por favor contacte a MAPS atraves do número 617-864-7600. A MAPS está aberta de segunda a sexta feira das 9:00 da manhã as 5:00 da tarde.

Pou Rezidan Ki Pale Kreyol
Si w' yon moun bezwen èd pou li JOURNAL ZON 4 LA e pou nou byen konpran enfòmasyon yo tou. Silvoupè rele Biwo Ayisyen: 617-349-6351.

Para Residentes Que Hablan Español
Si necesita ayuda en inglés, tenemos intérpretes que le pueden acompañar a sus citas y traductores que pueden traducir sus documentos personales por escrito. Sólo llame a Concilio Hispano al 617-661-9406 y comuníquese con Sandra o Cecilia. Nuestro horario de atención es de lunes a viernes de 9:00 a.m. a 5:00 p.m.

4word
Gerald Bergman, Editor
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LOCATIONS MENTIONED IN THIS ISSUE OF 4WORD

- 1. Washington Street Block Party
- 2. Garment District/Formerly Curtis Davis & Lever Brothers
- 3. Former Site of Area 4 Branch Library/Boardman School
- 4. Former Site of Thurston Hall and Company
- 5. Cambridge Business Development Center
- 6. Nightstage
- 7. Area 4 Youth Center
- X. Streets with Condominium Conversions (partial list)

