APPENDIX III

CAMBRIDGE STREET

- Business Directory
- Property Ownership
- Potential Buildout

Cambridge Street Business Directory

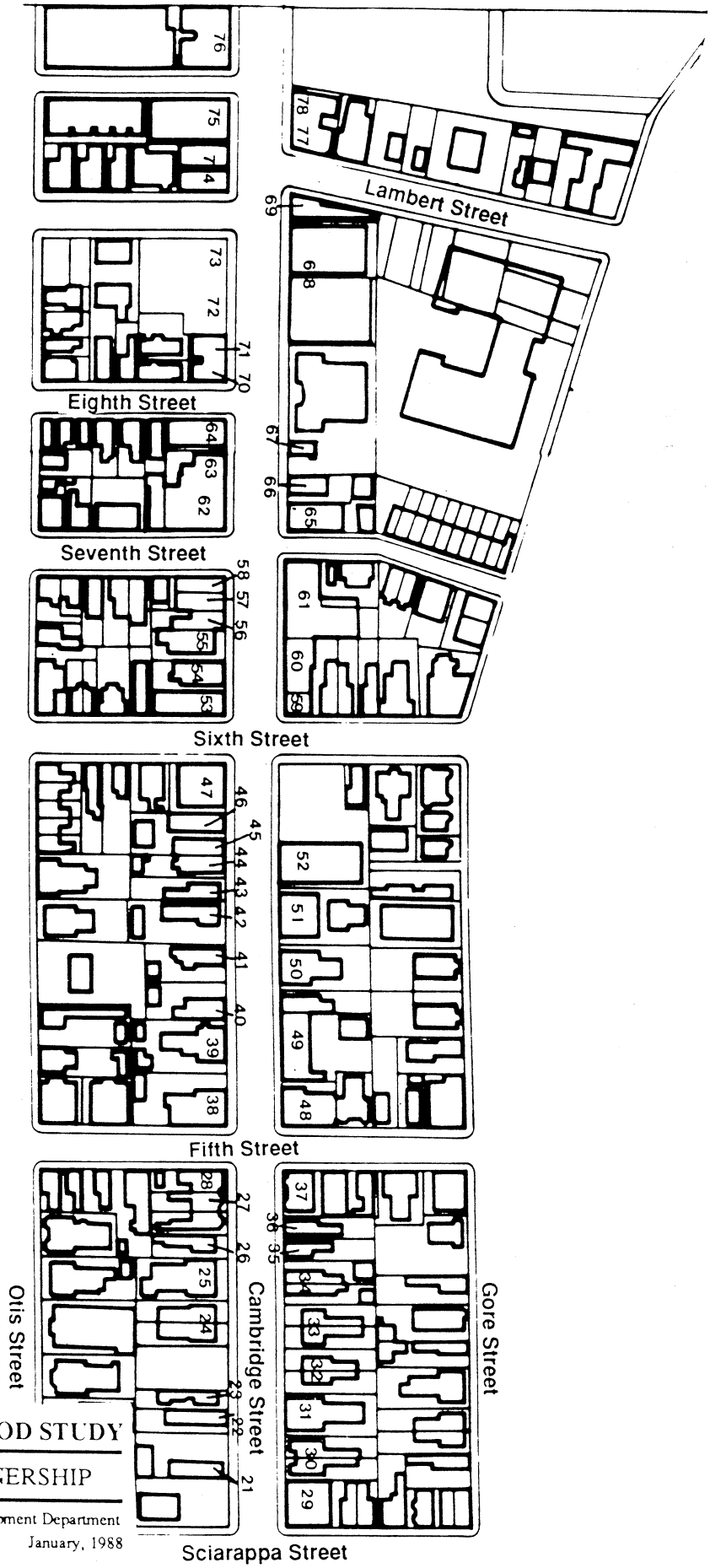
Parcel	Business	Address
1	Borden Candy	Cambridge/First
2	Shawmut Bank	160
3	Anthony Gargano, Attorney	149
4	Residential	157
5	Registry of Deeds	208
6	Fire Station	173
7	Barrister Restaurant (closed)	189
8	Podiatrist Office	207
9	Bay Bank Middlesex	225
10	East Cambridge Savings Bank	292
11	John Keohan, Dentist	310
12	Vacant	320
13	Sweet Touch Bakery	241
	Word First (Statler Bldg)	247
14	Manny's Pizza/El Greco Restaurant	251
	Toy Store (closed)/Court House Barber Shop	261
15	Hastings Tapley	267
16	Hastings Tapley	267
17	Cafe A & S	291
18	Post Office	303
19	Santoro's/Kenneth's Coiffure	307
20	St. Francis Church - 42 Sciarappa Street	
21	Portuguese Credit Union	350
22	Residential	338
23	Residential	364
24	Rogers Funeral Home	380
25	Residential	380
26	Residential	400
27	Silva Travel/Forti Insurance	402
28	Bill's Barber Shop	408
29	Patty Michael's Real Estate	337
30	Aram's Pizza/Sun City Tanning Salon	345,351
31	Rosaly's Boutique/Antique Shop	361,357
32	Residential	371
33	Residential	381,379
34	Juliet's Beauty Salon/Cleaning & Tailoring Shop	389

(**Cambridge Street Business Directory** continued)

Parcel	Business	Address
35	Port Villa Restaurant (closed)	397
36	Tulho International (Butcher)	403
37	Residential	409
38	Pat's Corner Store	424
39	Lechmere Animal Clinic	440
	Hair Wiz	444
40	Equidio & Sons Funeral Home/Appleton Fair Gifts	448,450
41	Residential	462
42	Residential	472
43	Residential	474
44	Wong's Village	480
45	Court House Seafood	484
46	Residential	494
47	All Music Studio/	500
	Cambridge Street Cleaners	506
48	Ciampa Apothecary	425
49	Taxidermy, Locksmith	441
50	Residential	457,459
51	Sew-Low Discount Fabrics	473
52	Hammer, Kiefer & Todd/Pip Printing	501
53	Luigis Variety	520
54	Shoe Repair	528
55	Joseph's Hair Styles	534
56	Dorothy's Boutique	538
57	Lorraine's Cake Decorating Supplies	544
58	Sarah Mason Interior Decorating	550
59	Lupardo Insurance	519
60	T & C Flooring	525
	Adrian Gaspar, CPA	527
61	Mattress Center	543
62	Laudromat/E. Cambridge Animal Clinic (closed)	566
63	East Cambridge Plumbing and Heating	568
64	Middlesex Cleaners	580
65	Bill and Lorraine's Restaurant	561
66	Maria's International Hair Design	569
67	Carpet Villa	573
68	Mayflower Poultry/Hedin Furniture Warehouse	621

(**Cambridge Street Business Directory** continued)

Parcel	Business	Address
69	Pugleiese Restaurant	636
70	East Cambridge Realty	594
71	Donna's Beauty Salon	600
72	Hedin Furniture	616
73	New Deal Fish Market	622
74	Vacant Store	638
75	Carpenter's Union Local/ Ferriter & Costello/ America Educational Travel/ Cambridge Health Center	650
76	660 Liquors/Domingo's Restaurant	660,674
77	Albert's Market	645
78	Vellucci Insurance Agency	657



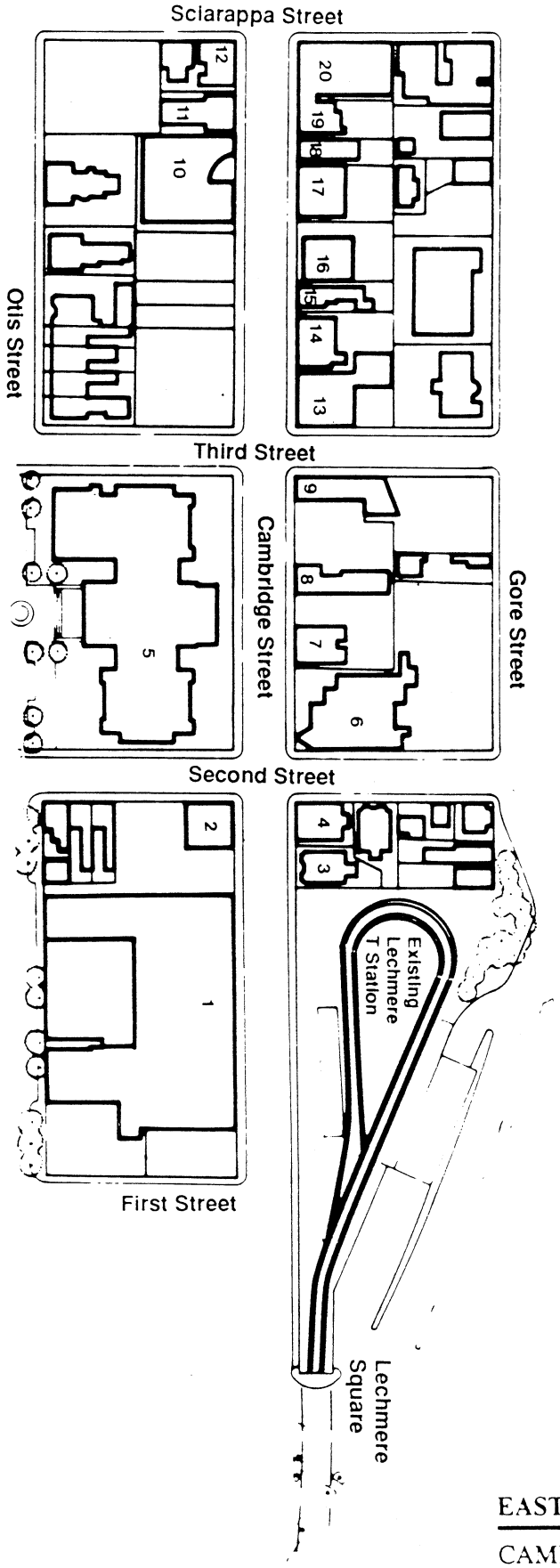
EAST CAMBRIDGE NEIGHBORHOOD STUDY

CAMBRIDGE ST. - BUSINESS & OWNERSHIP

City of Cambridge

Cambridge Community Development Department

January, 1988



EAST CAMBRIDGE NEIGHBORHOOD STUDY

CAMBRIDGE ST. - BUSINESS & OWNERSHIP

City of Cambridge Cambridge Community Development Department
January, 1988

East Cambridge Property Ownership, 1988
Cambridge Street

Parcel	Owner
1	Sultan and Deran Hintlian
2	County Bank and Trust Company
3	John and Alice Gargano
4	Ernest and Joseph Ferraro
7	Manuel Costa/Barrister Trust
8	Vito and Rose Maida
9	Baybank Trust Company
10	East Cambridge Savings Bank
11	Lee-Way Realty Corp.
12	Lee-Way Realty Corp.
13	Pauland Catherine Feldman
	William Daniels
	Emanuel Saropolos
14	Andrew Maddalo
15	John and Georgiana Motta
16	Frederick England and David Lane
17	John and Catherine Alberts
18	Italian American Community
19	Antonia Shelzi
20	St.Francis Church
21	Manuel Rogers, Jr.
22	Manuel Rogers, Jr.
23	Manuel Rogers, Jr.
24	Manuel Rogers, Jr.
25	Manuel Rogers, Jr.
26	Mary Puma/Evergreen Real Estate Trust
27	Manuel and Maria DaSilva
28	Wallace and Susan Stark
29	Barry Hallett
30	John Levantakis
31	Mohammed Alwan
32	Joseph Ciampa
33	Anthony Guida
34	Italia Pasquariello
35	Joao Resendes DeSousa
36	John Daly
37	Stephen Castabile
38	Patrick DeCardio/Robert Mamola
39	James Ditucci
	Anthony Souza
40	Joseph and Carol Egidio
41	Mary Aufiero
42	Marjoree Andrew
43	Pauline Chicareillo
44	Joy and Benjamin Wong
45	Alfred Demaso, Jr.
46	Alfred Demaso, Jr.
47	Joseph and Eduardo Ponte
	Vasilios Momtsios
48	Walter Ciampa
49	Elio Farese
	Clemanta Champey
	Joseph Champey
	Wai Chung Yeung
50	James Bonsignore
51	Nicholas Soutter
53	Sarkis Dhonesian
54	Susi Riziero
55	Joseph Vassella
56	Kevin Branley
57	Susan Menezes
58	Susan Menezes
59	Neil and Janis Lupardo
60	Mary Volpe
	Adrian Gasper
61	George Canfield
62	Albano and Irene Ponte
63	Eli Bikofsky
	Paul and Richard Opacki

(**East Cambridge Property Ownership** continued)

Parcel	Owner
64	Paul and Richard Opacki
65	Bill and Butch, Inc.
66	Charles Smith
67	St. Anthony Philharmonic
68	Richard Silve
69	Anna Farmer
70	Frank DeLuca and Antonette Fronduto
71	Frank DeLuca and Antonette Fronduto
72	Gerald Green
73	Carlo and Mary Fantasia
74	Alberto Vasquez
75	Rudolph Russo, Richard Ferrier, Michael Costello
76	Frank Budryk and Barbara Loughran
77	Joseph Young
78	Peter and Laura Vellucci

East Cambridge Potential Buildout, 1988
Cambridge Street

Parcel	Parcel Area	Max. SF	Existing Built SF	Potential New SF
TStation	72,992	54,744	-0-	54,744
1	60,000	240,000	218,700	21,300
2	12,492	21,861	2,500	19,361
3	3,275	5,731	3,900	1,831
4	2,343	4,100	6,000	-0-
7	7,700	13,475	8,000	5,475
8	5,017	8,780	6,900	1,880
9	16,021	28,037	5,200	22,837
10	29,636	51,863	16,200	35,663
11	4,461	7,807	6,450	1,357
12	2,137	3,740	-0-	3,740
13	7,923	13,865	7,500	6,365
14	4,025	7,044	2,100	4,944
15	3,175	5,555	4,800	755
16	6,300	11,025	6,750	4,275
17	5,600	9,800	2,250	9,550
18	2,800	4,900	3,600	1,300
19	4,100	7,175	4,200	2,975
20	6,000	10,000	6,000	4,000
21	5,000	8,750	2,400	6,350
22	3,000	5,250	4,800	450
23	2,000	3,500	2,100	1,400
24	10,000	17,500	7,200	10,300
25	5,100	8,925	7,800	1,125
26	2,150	3,763	3,000	763
27	2,230	3,903	5,700	-0-
28	4,128	7,224	6,000	1,224
29	2,686	4,701	7,500	-0-
30	5,000	8,750	3,600	5,150
31	5,000	8,750	6,600	2,150
32	5,000	8,750	3,000	5,750
33	5,000	8,750	3,600	5,150
34	5,000	8,750	3,000	5,750
35	2,500	4,375	1,650	2,725

(**East Cambridge Potential Buildout** continued)

Parcel	Parcel Area	Max. SF	Existing Built SF	Potential New SF
36	2,500	4,375	2,850	1,525
37	1,887	3,302	2,400	902
38	1,938	3,392	4,800	-0-
39	5,000	8,750	4,000	4,750
40	3,570	6,248	1,900	4,438
41	3,570	6,248	2,400	3,848
42	5,000	8,750	2,800	5,950
43	2,500	4,375	3,300	1,075
44	2,500	4,375	3,600	75
45	1,450	2,538	3,600	-0-
46	3,550	6,213	3,600	2,163
47	3,000	5,250	7,500	-0-
48	2,928	5,124	4,500	624
49	9,732	10,848	7,800	3,048
50	5,000	8,750	7,200	1,550
51	6,500	11,375	11,250	125
52	12,471	21,824	22,500	-0-
53	2,050	3,588	4,000	-0-
54	2,625	4,594	3,600	994
55	2,625	4,594	3,600	994
56	1,489	2,606	3,000	-0-
57	1,000	1,750	2,400	-0-
58	1,000	1,750	2,250	-0-
59	620	1,085	1,800	-0-
60	1,596	2,793	7,200	-0-
61	5,935	10,386	14,400	-0-
62	2,640	4,620	7,200	-0-
63	3,000	5,250	3,800	1,450
64	1,740	3,045	5,400	-0-
65	2,040	3,570	5,400	-0-
66	2,178	3,812	2,400	1,412
67	4,010	7,018	800	6,218
68	15,000	26,250	21,750	4,500
69	1,967	3,442	5,100	-0-

(**East Cambridge Potential Buildout** continued)

Parcel	Parcel Area	Max. SF	Existing Built SF	Potential New SF
70	1,375	2,406	2,000	406
71	1,375	2,406	2,000	406
72	6,247	10,932	14,400	-0-
73	1,294			
74	3,250	5,688	6,000	-0-
75	4,908	8,589	8,000	589
76	4,426	7,745	12,000	-0-
77	1,762	3,084	2,400	684
78	1,176	2,058	1,800	258

* Sections identify block groups

APPENDIX IV

MEDIAN SALES PRICES

- Single Family Homes
- Two Family Homes
- Three Family Homes

East Cambridge VS. Cambridge Median Sales Prices: 1 Family Homes 1981-1986

Year	East Cambridge	Cambridge
1981	$ 50,000	$ 85,000
1982	$ 37,750	$ 74,500
1983	$ 67,000	$120,000
1984	$ 48,000	$110,000
1985	$101,000	$149,000
1986	$126,500	$218,000
1981-1983	$ 39,250	$ 89,950
1984-1986	$ 90,950	$157,000
Percent Change:	132%	75%

Source: Banker & Tradesman, Cambridge Office of Revaluation

East Cambridge VS. Cambridge Median Sales Prices: 2 Family Homes 1981-1986

Year	East Cambridge	Cambridge
1981	$ 51,000	$ 85,000
1982	$ 58,250	$ 83,500
1983	$ 72,500	$106,000
1984	$ 63,950	$107,000
1985	$114,000	$140,000
1986	$150,000	$199,000
1981-1983	$51,000	$ 87,000
1984-1986	$114,000	$150,000
Percent Change:	124%	72%

Source: Banker & Tradesman, Cambridge Office of Revaluation

East Cambridge VS. Cambridge Median Sales Prices: 3 Family Homes 1981-1986

Year	East Cambridge	Cambridge
1981	$ 48,750	$ 80,000
1982	$ 64,000	$ 75,000
1983	$ 68,500	$ 80,000
1984	$ 75,000	$ 98,000
1985	$135,000	$147,750
1986	$185,000	$225,500
1981-1983	$ 64,000	$ 80,000
1984-1986	$160,000	$146,000
Percent Change:	150%	83%

Source: Banker & Tradesman, Cambridge Office of Revaluation