

Squirrel properties in Area 4 (see also map, following)

mlr
2 of 3

Current zoning, C-1 Residential, is grandfathered in at these sites. (Max. ht. = 35 ft.)

<u>Address</u>	<u>Description*</u>	<u>Sq.Ft.</u>	<u>Assessed Value</u>
8 Boardman	warehouse/ non-manufacture sale: 6/25/86, \$43,500 (garage)	1,146	building: \$18,600 land: \$28,700 total: \$47,300
10/12 Boardman	manufacturing building (factory and garage)	15,227	bldg: \$324,300 land: \$380,700 total: \$705,000
24 Boardman	developable residential land (community gardens across from Linwood Court)	11,620	total: \$160,900
17 Boardman	warehouse/ non-manufacture (office)	2,502	bldg: \$145,700 land: \$62,600 total: \$208,300
168 Harvard	two-family house	2,774	bldg: \$50,100 land: \$95,400 total: \$145,500
191 Windsor	warehouse for manufactured products (is this C-1 too?)	1,741	bldg: \$31,100 land: \$43,500 total: \$74,600

(Totals.....Six sites, five with buildings.....35,110 sq.ft.

with an assessed value of..... \$1,341,600)

*Descriptions are from city assessor's records, as is all other information except for
remarks in parentheses.



Grid =
 Squirrel
 Brand
 properties
 mentioned
 on p. 2



31 March 1999

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To: The Honorable City Council

1999 APR -1 A 9:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Realizing that the six Squirrel Brand properties on Boardman, Broadway, Harvard and Windsor Streets (see pages 2 and 3) will be coming on the market very shortly, if not immediately, the **Area 4 Neighborhood Coalition** appointed a **Squirrel Brand Subcommittee** in February to investigate how to preserve these sites (five with buildings and one with a community garden) for uses beneficial to our community.

With more than 35,000 square feet of land, these sites are a sizable and prominent chunk of our neighborhood. Their disposition will affect all neighbors and residents of Area 4, so we hope to ensure their highest and best use. Our Subcommittee recommended no increase in size or development at the sites, and on March 11 the **Area 4 Neighborhood Coalition passed a resolution**

- (1) endorsing use of the site for affordable housing and open space,
- (2) asking the City to assess (and do an engineering study of) the site by May 1, and
- (3) asking the City to assist any workers displaced by the sale of the business.

(The business was recently sold to Southern Style Nuts of Dennison, Texas. Southern Style has a lease on the building until July 31, 1999. Employees number 20, including those in the factory and in management, as far as we can tell.)

We understand that Catherine Gerrish, now sole owner of Squirrel Brand since her husband Hollis Gerrish died in 1997, remains strongly interested in the 24 Boardman community garden sponsored by Squirrel. Some suggest that she might be interested in donating the community garden property to the city, while others say that Squirrel's ownership (whose real estate brokers are C. Brendan Noonan and Chris Delaney) wants to dispose of the properties as one. The current gardeners are keenly interested in continuing there, and we see our interests as complementary to theirs.

The current garden plot represents less than one-third of Squirrel's holdings, however, and the **Area 4 Neighborhood Coalition's** interest, as indicated by our March 11 motion, is much broader. The need for creating more permanent affordable housing in Cambridge requires no further documentation, and appropriate sites are fast disappearing. We are eager to do what we can to help the city apply its ingenuity and resources to responding promptly and proactively to secure these sites. Purchase through the Affordable Housing Trust could leverage other investment. Mightn't such action be the most appropriate way to honor the contributions Mr. and Mrs. Gerrish have made to our community throughout this century?

Thank you for your consideration.

Nancy Seymour

For the Squirrel Brand Subcommittee of the Area 4 Neighborhood Coalition,
Nancy Seymour (170 Harvard Street, #2)

Consent Communication #8 *2x3 S*

A communication was received from
Nancy Seymour, regarding the
six Squirrel Brand Properties
on Boardman, Broadway, Harvard and
Windsor Streets.

In City Council April 5, 1999

~~Referred~~ to the City Manager