

Back up  
material on Land  
Takings at:  
70 Columbia St.  
149-151 Harvard St.  
79 Moore St.  
89 Moore St.

#14 Tabled Item

# City of Cambridge

MASSACHUSETTS

In City Council

June 29 1981

*R. Ferraro*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy			✓	
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

8 0 1

*Order  
Adopted*



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT

July 15, 1981

Mr. Harry Johnson  
Board of Directors  
Margaret Fuller Neighborhood House, Inc.  
71 Cherry Street  
Cambridge, Massachusetts 02139

Dear Mr. Johnson:

Re: Notice of Taking Property Located at 149-151 Harvard Street, 79 Moore Street and 89 Moore Street (Neighborhood House Site Lot)

Cambridge Open Space Acquisition Program - Neighborhood Four Parks and Playgrounds

In order to provide recreational open space, the City of Cambridge has acquired, by eminent domain the property, including land, structures, and other improvements, appurtenances, rights of way, easements, and other rights and interests, at the above address, more particularly described in an Order of Taking adopted by the City Council on June 29, 1981 which is enclosed herewith.

Pursuant to this order and on behalf of the City Council, I hereby inform you that the amount of damages awarded for this taking is one hundred and twenty-five thousand dollars (\$125,000.00). Payment of this award or the portion to which any owner, mortgagee of record or other person having any interest is entitled, will be made, subject to adequate proof of interest, at the Office of the City Manager, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts, within fifteen (15) days of a written demand therefor received at said office.

Said payment may be accepted in full settlement of the right of such owner or person to damages in respect to the taking of the subject property or may be accepted as payment pro tanto pursuant to Chapter 79, Section 9 of the Massachusetts General Laws, without prejudice to or waiver or surrender of any right to claim a larger sum by proceeding before an appropriate tribunal, but subject to the obligation to refund to the City an amount equal to the

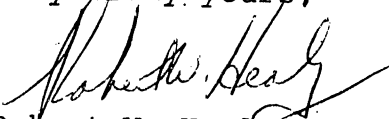
Mr. Arthur Papazian

Page 2

July 15, 1981

Thank you for your anticipated attention and cooperation in this matter.

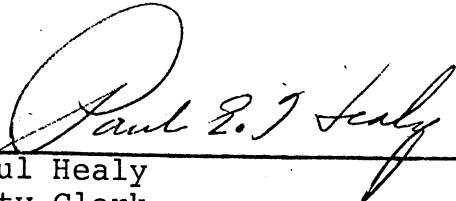
Very truly yours,

  
Robert W. Healy  
Acting City Manager

RWH:lf

enclosures

cc: Russell Higley, City Solicitor  
David R. Vickery, CDD  
Peter R. Helwig, CDD  
Paul Healy, City Clerk

  
\_\_\_\_\_  
Paul Healy  
City Clerk

Enc. Copy of City Council Order of June 29, 1981.

*letter mailed 7/24/81 with appropriate  
order attached (dl)*



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT

July 15, 1981

Mr. Arthur Papazian  
70 Columbia Street  
Cambridge, MA 02139

Dear Mr. Papazian:

Re: Notice of Taking Property Located at  
70 Columbia Street, Cambridge, MA

In order to provide recreational open space, the City of Cambridge has acquired by eminent domain the property, including land, structures, and other improvements, appurtenances, rights of way, easements and other rights and interests, at 70 Columbia Street, Cambridge, more particularly described in an Order of Taking adopted by the City Council on June 29, 1981 which is enclosed herewith.

Pursuant to said order and on behalf of the City Council, I hereby inform you that the amount of damages awarded for said taking is eighty-three thousand dollars (\$83,000.00). Payment of this award or the portion to which any owner, mortgagee of record, or other person having any interest is entitled, will be made, subject to adequate proof of interest, at the Office of the City Manager, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts, within fifteen (15) days of a written demand therefor received at said office.

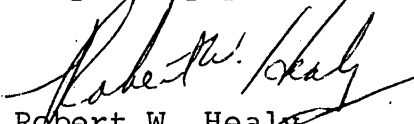
Said payment may be accepted in full settlement of the right of such owner or person to damages in respect to the taking of the subject property or may be accepted as payment pro tanto pursuant to Chapter 79, Section 9 of the Massachusetts General Laws, without prejudice to or waiver or surrender of any right to claim a larger sum by proceeding before an appropriate tribunal, but subject to the obligation to refund to the City an amount equal to the difference between such payment and the damages subsequently assessed by such tribunal if said payment pro tanto shall be accepted and prove to be in excess of the damages subsequently assessed by such tribunal.

Mr. Harry Johnson  
Page 2  
July 15, 1981

difference between such payment and the damages subsequently assessed by such tribunal if said payment pro tanto shall be accepted and prove to be in excess of the damages subsequently assessed by such tribunal.

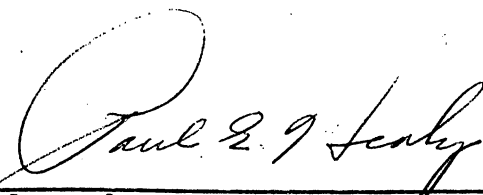
Thank you for your anticipated attention and cooperation in this matter.

Very truly yours,

  
Robert W. Healy  
Acting City Manager

RWH:lf  
enclosures

cc: Russell B. Higley, City Solicitor  
David R. Vickery, CDD  
Peter R. Helwig, CDD  
Paul Healy, City Clerk

  
Paul Healy, City Clerk

Enc. Copy of City Council Order of June 29, 1981

*Letters mailed 7/24/81 with appropriate  
order attached (dl)*



# City of Cambridge

Calendar Item # 14

IN CITY COUNCIL

June 12, 1981

WHEREAS:

By Section 30 of Chapter 43, Section 14 of Chapter 40 and Chapter 79 of the General Laws, all as amended, it is provided that the City Council may take in fee in the name of the City for any municipal purpose any land within the limits of the City not already appropriated for public use; and

WHEREAS:

The Community Development Department has requested and the City Manager and City Council have approved and authorized that the City should under the provisions of the aforesaid Chapters of the General Laws take and hold for recreation open space purposes the parcel of land hereinafter bounded and described; and

WHEREAS:

An appropriation of \$125,000 from Year 5 Community Development Block Grant Funds, sufficient to cover the estimated expense therefore has been duly made by the City Council as required by the aforesaid Sections of Chapter 40 and 43;

NOW, THEREFORE, by virtue and in pursuance of the authority conferred by said Chapters of the General Laws and by every other power and authority it thereto enabling, the City of Cambridge by its City Council does hereby take the land hereinafter described for recreation open space purposes and all easements, privileges and appurtenances thereto belonging as well as all trees and all structures thereon. Intending to take and hereby taking in fee simple all the land included the within such description by whomsoever the same may be owned, including the fee to the center of any and all streets, highways and public ways contiguous and adjacent to the said areas but excluding any and all easements on Moore, Harvard and Clark Streets bounded and described, vis:

A certain parcel of land, situated in Cambridge, Middlesex County, Massachusetts at 149-151 Harvard Street, 79 Moore Street, and 89 Moore Street, bounded and described as follows:

Northwesterly, by Clark Street, 176.0';  
Northeasterly, by Dickinson Street, 69.78';  
Northeasterly, by land of others, 77.65';  
Northeasterly, by land of others, 40.00';  
Northeasterly, by land of others, 35.70';  
Northeasterly, by land of others, 35.30';

Northeasterly, by land of others, 45.00';  
Northeasterly, by Dickinson Street, 53.88';  
Southeasterly, by Moore Street, 180.94'; and  
Southwesterly, by Harvard Street, 203.60'.

This parcel contains 31,235 square feet more or less. This parcel is also described on Assessor's Plat #42, parcels 27, 28, 29 and 73. The damages awarded with respect to said parcel are \$125,000 and the supposed owner is the Margaret Fuller Neighborhood House, Inc.

ORDERED:

The taking of fee simple title in land herein described is hereby authorized in accordance with General Laws, Chapter 40, Section 14 and Chapter 43, Section 30 as amended for the purpose of public recreation open space.

Said land is described as a certain developed parcel of land situated in Cambridge, bounded and described as follows:

A certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, on 149-151 Harvard Street, 79 Moore Street and 89 Moore Street, bounded and described as follows:

Northwesterly, by Clark Street, 176.00';  
Northeasterly, by Dickinson Street, 69.78';  
Northeasterly, by land of others, 77.65';  
Northeasterly, by land of others, 40.00';  
Northeasterly, by land of others, 35.70';  
Northeasterly, by land of others, 35.30';  
Northeasterly, by land of others, 45.00';  
Northeasterly, by land of others, 53.88';  
Southeasterly, by Moore Street, 180.94'; and  
Southwesterly, by Harvard Street, 203.60'.

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In City Council June 29, 1981.

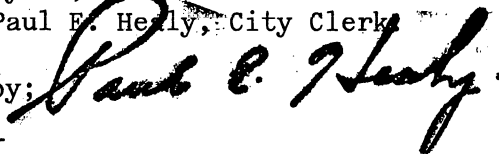
Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul F. Healy, City Clerk

A true copy;

ATTEST:-





# City of Cambridge

MASSACHUSETTS

In City Council

June 22, 1981

198

Agenda # 5 taking of a parcel of land at 149-151  
Harvard St., 79 Moore St., & 89 Moore St.  
for public open space.

*#14 Tabled From 6/29/81*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane				
Mr. Thomas W. Danehy				
Ms. Sandra Graham				
Mr. Leonard J. Russell				
Mr. David E. Sullivan				
Mr. Walter J. Sullivan				
Mr. Alfred Vellucci				
Mr. David A. Wylie				
Mayor Francis H. Duehay				



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

City Hall Annex Inman & Broadway EXTENSION 344

**To** James L. Sullivan, City Manager

**From** *DM* David R. Vickery, Assistant City Manager for Community Development **Date** June 12, 1981

**Subject** *PRH* Land Acquisition for Open Space Development in Neighborhood Four

The Community Development Department recommends the acquisition by the City of Cambridge of approximately 31,235 square feet of land on 149-151 Harvard Street, 79 Moore Street and 89 Moore Street for the purposes of open space development. The proposed taking is shown on the accompanying map. The site is currently owned by the Margaret Fuller Neighborhood House Inc.

According to the City's new five-year open space plan (Recovery Action Program) Neighborhood Four is a highest priority neighborhood for public recreational open space facilities. The neighborhood currently has only one field area, Sennott Park, to serve its large juvenile and teen populations. Neighborhood Four currently has only 1.5% of total city-wide open space (or 4.6 acres of public open space). Clearly there is a serious need to provide public recreational facilities in this neighborhood. The parcel recommended for acquisition is centrally located in the community, adjacent to two public housing developments, and the Roberts School. It would be the playfield for the Roberts School. The parcel has been vacant for several years. This acquisition added to three sites purchased two years ago from the Poloroid Corporation, will provide a good opportunity to correct some of the neighborhood's recreational deficiencies. Once the land is acquired the Community Development Department would work with the neighborhood residents to develop the site into an active public recreational facilities.

The fair market value has been set at \$125,000. Funds for acquisitions as well as development have already been appropriated as a part of Years 5 and 6 Block Grant, Open Space Acquisition and Development.



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

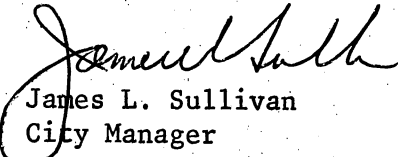
EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

June 22, 1981

To the Honorable, the City Council:

I hereby signify my approval, as required under General Laws, Chapter 40, Section 14, and Chapter 43, Section 30, of the taking of the parcel of land at 149-151 Harvard Street, 79 Moore Street, and 89 Moore Street for the purposes of developing public open space.

Very truly yours,

  
James L. Sullivan  
City Manager

JLS/mbf

#14

Agenda # 5

~~Table~~ 71

Taking of a parcel of land at 149-151  
Harvard St., 79 Moore St. & 89 Moore  
St. for public open space.

6/29/81

Order Admitted  
8-0-1

In City Council,

June 22, 1981

6/22/1981

COUNCILOR CRANE  
MOTION TO TABLE  
SIMILAR REQUEST  
FOR THIS PROPOSAL  
REPORT IN WEEK