

WOODMAN & THOMPSON,  
COUNSELLORS AT LAW.

Special attention given to Admiralty and Maritime Causes.

No. 85 Exchange Street.

EDWARD WOODMAN,  
BENJAMIN THOMPSON.

Portland, Me., Aug. 1. 1888.

Hon. Wm. E. Russell,  
Cambridge, Mass.

Dear Billy:

I have just rec'd by mail a copy of the Resolution of the Board of Mayor & Aldermen laying out Front St. & assessing damages therefore.

The amt of land taken from me appears to be 33664.3, and damages assessed \$3.400.<sup>00</sup> a foot or substantially 10¢ a foot for the land taken. If I accept this award I shall, I presume, be liable to an assessment for betterment after the street is built. Will you kindly inform me whether I am right in this supposition.

The land has been valued for purposes of taxation at from 8 to 9¢ a foot for the entire tract which I own, the lower part of it being low ground and part of it under water.

I think that valuation a fair one as an average for the entire tract, but taking that as a basis, I consider that the Northern half

of my lot, which is crossed by the new street to be worth fully  $12\frac{1}{2}\text{¢}$  to  $15\text{¢}$  a foot. - Calling it the smaller figure the value of the land taken would be  $33.664.\overset{3}{10} \times 12\frac{1}{2}\text{¢} = \$4.208.\overset{02}{00}$

The damage to my remaining land resulting from the fact that the street is carried through it on a slant which will make a serious waste in cutting it into lots, is at a low estimate -  $\$2.500.00$

Total.  $\$6.708.00$

Amount awarded. -  $3.400.00$

Difference. -  $\$3.308.00$

Now if I am to be subjected to an assessment for betterments if I accept this award I shall certainly decline to accept it, preferring to take my chance of a more favorable award by a jury; on the other hand, if the City is willing to relinquish all claim for betterments I should be inclined to deal with it upon the terms offered & advise my co-owner Mr. Stevens, who will probably follow my advice, to do the same. -

I have no disposition to be unreasonable in the matter, and I do not profess to be very well informed about real estate matters in Cambridge or in that neighborhood, but in making the above estimates I have been governed wholly by the valuation made by your own assessors, the valuation upon which



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Portland, Me.,

18

I have paid my taxes. - To indicate how far I am from being unreasonable in the matter I will say that two persons in Cambridge familiar with real estate values have, at my request, viewed the premises, and given me their estimate of the damage to me, over and above betterments, one at 20¢ and the other at 25¢ a foot, and this too notwithstanding the fact that I especially cautioned them not to make any exaggerated estimate in my favor, but to put themselves, as nearly as they might, in the position of impartial arbitrators holding the scales equally between me and the City. - I have, however, in my own mind, rejected their estimate as excessive in view of the undoubted advantage which I shall receive from the building of this street. -

The estimate of the amount of land taken in the report is  $33,664.\frac{3}{10}$  ft. - in a plan which I have which was furnished me from the Engineer's office in February last, the amt is given as \$34,719. which would entitle me to about \$3,500. on the same basis as that

contained in the award made.

Very truly Yrs

Edw. Woodman.

# 147.  
Communication from  
Edward Woodman  
in relation to award of  
damages for land taken  
for widening & extending  
Front St

Sept 11-1888

Sept 11 1888  
IN BOARD OF ALDERMEN  
REFERRED TO THE COMMITTEE  
ON  
Roads & Bridges of that Board  
Walt H. Cole  
City Clerk.



CITY OF CAMBRIDGE.

In Board of Aldermen, Sept. 18 1888

Standing  
The Committee on Roads & Bridges

to which was referred the ~~petition~~ communication from Edward Woodman, in relation to the award made to him for land taken for the extension of Front Street,

Reports,

Recommending that  
the communication be referred to the Joint Standing Committee on Roads and Bridges.

For the Committee.  
Edw. W. Hinkley  
Chairman

accepted Sent down for Concurrence  
attest Walter W. Pike  
City Clerk

IN COMMON COUNCIL

Sept 18 1888

Consented.

Attest Edward J. Manning Clerk

Sept. 20 1888

Wm. W. Hinkley

Wm. W. Hinkley

REPORT.

Standing  
Committee on Roads & Bridges,

in matter of a communication from  
Edward Woodman, in relation to land  
taken for the extension of  
Front Street.

Sept 18. 1888.

Sept 18/88  
Edward Woodman  
Agent



CITY OF CAMBRIDGE.

In Board of Aldermen,

Oct. 2<sup>d</sup>

1888.

Joint

The Committee on

Roads and Bridges,

to which was referred ~~the petition~~ a communication from Edward Woodman, requesting a revision of the award of damages for a cut of land taken for the extension of Front Street, or an adjustment at the present time of the assessment of betterments upon remaining lands of his,  
respectfully Reports,

~~Recommending~~ That no new features are presented in this communication, that have not already been carefully and patiently considered by your Committee in determining the awards of damages heretofore submitted, in which the Committee earnestly sought to act with strict impartiality, not only respecting the interests of the abatters in relation to the city, - but respecting their interests in relation to each other; and as the statute provides that no assessment for betterments shall be made until the projected improvement is completed, your Committee deems it unwise to attempt to enter upon a consideration of individual cases of betterment assessments, now within the control of the City Council, and which when tried by the Board of Aldermen will doubtless have been adjusted by another Committee, and probably upon a condition of facts not now existing. Any attempt to enter upon such a premature consideration of individual cases of betterments will but complicate and possibly render invalid the whole matter hereafter to be determined under the provisions of the statute.

Therefore your Committee recommends that no action be taken upon the communication at the present time, and that it be placed on file for future reference.

For the Committee.

Edw. W. Hinckley

Chairman



## REPORT.

Committee on Roads & Bridges  
 upon a communication from  
 Edward Woodman in relation  
 the award of damages for land  
 taken for extending Front St.

Oct. 2, 1888.

accepted. Sent down for concurrences  
 at Mt. H. N. Pike City Clerk

IN COMMON COUNCIL

Oct 2 1888

Concurred.

Attest: Edward Woodman, Clerk.

Oct 4 1888

Wm. H. H. H.

Wm. H. H.