

18

# Harvard Land Transactions in Cambridge, 1975-2000

**Purchase** 1,031,482 Square Feet Total Land Area

**Sale** 1,264,021 Square Feet Total Land Area

## 1975

**Purchase Total SF: 59,100**

| Address               | Area  |           |
|-----------------------|-------|-----------|
| 10 Farwell Place      | 2,813 | Sold 1983 |
| 12 Farwell Place      | 2,386 | Sold 1983 |
| 14-16 Farwell Place   | 3,200 | Sold 1984 |
| 16 Farrar Street      | 8,027 | Sold 1991 |
| 16 Prescott Street    | 6,300 |           |
| 1746 Cambridge Street | 4,160 |           |
| 1750 Cambridge Street | 1,473 |           |
| 18 Prescott Street    | 6,479 |           |
| 47-49 Banks Street    | 2,130 |           |
| 472-474 Broadway      | 6,802 |           |
| 50 Garden Street      | 9,530 | Sold 1979 |
| 7 Ware Street         | 5,800 |           |

## 1976

**Purchase Total SF: 110,552**

| Address                   | Area   |
|---------------------------|--------|
| Bolyston & Elliot Streets | 95,008 |
| 1727 Cambridge Street     | 5,700  |
| 3-5 Sumner Road           | 4,459  |
| 7 Sumner Road             | 5,385  |

**Sale Total SF: 13,282**

| Address               | Area  |
|-----------------------|-------|
| 113 Walker Street     | 9,122 |
| 2-3 Shady Hill Square | 4,160 |

## 1977

**Purchase Total SF: 52,805**

| Address                   | Area   |           |
|---------------------------|--------|-----------|
| Bolyston & Elliot Streets | 31,811 |           |
| 11 Sumner Road            | 3,218  |           |
| 12-14 Francis Avenue      | 10,565 | Sold 1978 |
| 13 Sumner Road            | 3,218  |           |
| 17 Grant Street           | 3,993  |           |

**Sale Total SF: 31,250**

| Address             | Area   |
|---------------------|--------|
| 10 Traill Street    | 8,576  |
| 16 Hillside Ave     | 3,600  |
| 5 Hubbard Park      | 11,244 |
| 8 Sacramento Street | 7,830  |

**1978**

**Purchase Total SF: 99,209**

| Address                        | Area   |                                     |
|--------------------------------|--------|-------------------------------------|
| 101-103 Plympton Street        | 4,421  |                                     |
| 12 Plympton Street             | 524    |                                     |
| 1244-1256 Massachusetts Avenue | 9,347  |                                     |
| 1298-1316 Massachusetts Avenue | 9,116  |                                     |
| 12A Plympton Street            | 507    |                                     |
| 1326-1328 Massachusetts Avenue | 1,064  |                                     |
| 133 Irving Street              | 8,873  | Sold 1982                           |
| 1587 Massachusetts Avenue      | 10,916 |                                     |
| 20 Garden Street               | 9,530  |                                     |
| 23-25 Athens Street            | 6,000  | Sold to City for affordable housing |
| 27-29 Athens Street            | 6,750  | Sold to City for affordable housing |
| 35 Church Street               | 7,432  |                                     |
| 4-6 Holyoke Street             | 996    |                                     |
| 41 Church Street               | 5,547  |                                     |
| 85 Prescott Street             | 9,147  |                                     |
| 95 Prescott Street             | 9,039  |                                     |

**Sale Total SF: 107,464**

| Address                | Area   |
|------------------------|--------|
| 12 Howland Street      | 4,908  |
| 12-14 Francis Avenue   | 10,565 |
| 138 Irving Street      | 14,501 |
| 2-4 Sedgewick Road     | 5,424  |
| 21 Bryant Street       | 25,318 |
| 26 Walker Street       | 3,895  |
| 41 Fresh Pond Lane     | 8,208  |
| 57 Francis Avenue      | 10,745 |
| 8 Follen Street        | 12,682 |
| 8 Follen Street - Rear | 2,662  |
| 9 Farrar Street        | 8,556  |

**1979**

**Purchase Total SF: 54,260**

| Address | Area |
|---------|------|
|---------|------|

18

|                                |        |           |
|--------------------------------|--------|-----------|
| 1173-1201 Massachusetts Avenue | 30,902 |           |
| 34-36 Walker Street            | 7,878  |           |
| 7 Waterhouse Street            | 15,480 | Sold 1980 |

**Sale Total SF: 132,640**

| Address              | Area   |
|----------------------|--------|
| 1 Bryant Street      | 9,284  |
| 11 Kirkland Place    | 16,061 |
| 114 Irving Street    | 21,458 |
| 12 Sacramento Street | 6,679  |
| 13 Kirkland Place    | 7,650  |
| 13 Mellen Street     | 5,615  |
| 20 Wendell Street    | 7,500  |
| 22 Wendell Street    | 4,726  |
| 24 Wendell Street    | 4,751  |
| 50 Garden Street     | 9,530  |
| 65 Francis Avenue    | 10,625 |
| 7 Mellen Street      | 5,468  |
| 81 Irving Street     | 6,469  |
| 95 Irving Street     | 16,824 |

**1980**

**Purchase Total SF: 73,287**

| Address                         | Area   |              |
|---------------------------------|--------|--------------|
| 113 Walker Street               | 9,122  | Sold 1981    |
| 124-126 Mount Auburn Street     | 40,671 | Ground lease |
| 140-140 1/2 Mount Auburn Street | 5,203  |              |
| 7 Bryant Street                 | 18,291 |              |

**Sale Total SF: 143,471**

| Address                | Area   |
|------------------------|--------|
| 14 Scott Street        | 7,565  |
| 195 River Street       | 2,714  |
| 2 (1-3) Sullivan Place | 6,000  |
| 207-209 River Street   | 7,423  |
| 21 Sacramento Street   | 10,636 |
| 215-217 River Street   | 15,470 |
| 229 River Street       | 8,067  |
| 261-269 River Street   | 6,933  |
| 3 Howard Street        | 2,995  |
| 5-7 Howard Street      | 16,818 |
| 7 Waterhouse Street    | 15,480 |
| 9-11 Sacramento Street | 43,370 |

**1981**

**Purchase Total SF: 129,589**

| <b>Address</b>      | <b>Area</b> |           |
|---------------------|-------------|-----------|
| 10 Revere Street    | 4,628       | Sold 1987 |
| 11 Revere Street    | 6,128       |           |
| 15 Ware Street      | 6,330       |           |
| 17 Ware Street      | 6,522       |           |
| 19 Ware Street      | 12,491      |           |
| 33 University Road  | 50,127      |           |
| 50 Garden Street    | 9,530       | Sold 1983 |
| 6 Nutting Road      | 2,920       |           |
| 7 Waterhouse Street | 15,480      | Sold 1984 |
| 8 Nutting Road      | 15,433      |           |

**Sale Total SF: 13,932**

| <b>Address</b>         | <b>Area</b> |
|------------------------|-------------|
| 113 Walker Street      | 9,122       |
| 22 Mount Auburn Street | 4,810       |

**1982****Purchase Total SF: 37,652**

| <b>Address</b>              | <b>Area</b> |           |
|-----------------------------|-------------|-----------|
| 108-110 Mount Auburn Street | 17,578      |           |
| 19-23 University Road       | 13,804      |           |
| 4 Nutting Road              | 3,120       |           |
| 62 Shepard Street           | 3,150       | Sold 1983 |

**Sale Total SF: 21,696**

| <b>Address</b>     | <b>Area</b> |
|--------------------|-------------|
| 133 Irving Street  | 8,873       |
| 21 Robinson Street | 3,468       |
| 39 Robinson Street | 4,340       |
| 7 Robinson Street  | 5,015       |

**1983****Purchase Total SF: 10,476**

| <b>Address</b>  | <b>Area</b> |           |
|-----------------|-------------|-----------|
| 12 Gerry Street | 5,637       | Sold 1987 |
| 5 Revere Street | 2,185       | Sold 1985 |
| 7 Revere Street | 1,159       |           |
| 8 Gerry Street  | 1,495       | Sold 1985 |

**Sale Total SF: 35,776**

| <b>Address</b>   | <b>Area</b> |
|------------------|-------------|
| 10 Farwell Place | 2,813       |
| 12 Farwell Place | 2,386       |

|                    |       |
|--------------------|-------|
| 17 Robinson Street | 6,600 |
| 23 Robinson Street | 6,600 |
| 30 Carver Street   | 4,697 |
| 50 Garden Street   | 9,530 |
| 62 Shepard Street  | 3,150 |

**1984**

**Purchase Total SF: 20,391**

| Address                        | Area  |
|--------------------------------|-------|
| 134 Mount Auburn Street        | 3,312 |
| 2 Nutting Road                 | 2,760 |
| 3 Mount Auburn Place           | 1,488 |
| 32-34 Church Street            | 5,072 |
| 8 1/2 - 10 Mount Auburn Street | 7,759 |

**Sale Total SF: 40,176**

| Address             | Area   |
|---------------------|--------|
| 14-16 Farwell Place | 3,200  |
| 2 Riverside Place   | 1,222  |
| 2 Walker Court      | 2,450  |
| 20 Elmwood Avenue   | 11,250 |
| 27 Robinson Street  | 3,468  |
| 69 Putnam Avenue    | 3,106  |
| 7 Waterhouse Street | 15,480 |

**1985**

**Purchase Total SF: 22,925**

| Address           | Area   |                                    |
|-------------------|--------|------------------------------------|
| 18 Gerry Street   | 3,762  | Sold 1987                          |
| 3 University Road | 19,163 | Parking lot (51 spaces - see 1987) |

**Sale Total SF: 38,015**

| Address                 | Area   |
|-------------------------|--------|
| 19-19A Francis Avenue   | 10,970 |
| 19-19A Mount Auburn St. | 10,970 |
| 4 Carver Street         | 2,324  |
| 4A Mount Auburn Street  | 2,719  |
| 5 Revere Street         | 2,185  |
| 70 Hammond Street       | 2,370  |
| 8 Gerry Street          | 3,164  |
| 89 Museum Street        | 3,313  |

**1986**

**Purchase Total SF: 127,195**

| Address | Area |
|---------|------|
|---------|------|

|                           |        |              |
|---------------------------|--------|--------------|
| 10 Revere Street          | 8,927  | Sold 1987    |
| 10-12-14 Holyoke Street   | 9,356  |              |
| 14-16 Farwell Place       | 3,200  |              |
| 18 Sumner Road            | 16,720 |              |
| 18R Gerry Street          | 850    | Sold 1987    |
| 239-255 Concord Ave       | 37,458 | Ground lease |
| 37-41 Kirkland Street     | 12,708 |              |
| 51 Brattle Street         | 14,951 |              |
| 6 (4) Story Street        | 4,500  |              |
| 65 Winthrop Street        | 2,489  |              |
| 67 Winthrop Street        | 2,489  |              |
| 8 (12) Story Street       | 8,000  |              |
| 88-96 Mount Auburn Street | 5,547  |              |

**Sale Total SF: 19,904**

| <b>Address</b>        | <b>Area</b> |
|-----------------------|-------------|
| 1 Walker Court        | 2,450       |
| 107-109 Museum Street | 4,373       |
| 169 Putnam Avenue     | 3,019       |
| 27R Wendell Street    | 3,462       |
| 58 Garfield Street    | 6,600       |

**1987**

**Purchase Total SF: 2,979**

| <b>Address</b>     | <b>Area</b> |           |
|--------------------|-------------|-----------|
| 98 Winthrop Street | 2,979       | Sold 1997 |

**Sale Total SF: 56,998**

| <b>Address</b>        | <b>Area</b> |                              |
|-----------------------|-------------|------------------------------|
| 10 Revere Street      | 8,927       |                              |
| 10-12-14 Gerry Street | 5,637       |                              |
| 14-16 Farwell Place   | 3,200       | Sold 1987                    |
| 18 Gerry Street       | 4,612       |                              |
| 19-21 Flagg Street    | 4,000       |                              |
| 20 Flagg Street       | 3,600       |                              |
| 3 University Road     | 19,163      | Sold 34 of 51 parking spaces |
| 60-68 Hammond Street  | 2,427       |                              |
| 9-13 Surrey Street    | 5,432       |                              |

**1988**

**Purchase Total SF: 54,718**

| <b>Address</b>                 | <b>Area</b> |   |
|--------------------------------|-------------|---|
| 1607-1615 Massachusetts Avenue | 8,430       |   |
| 1651 Massachusetts Avenue      | 42,820      | North Hall; Com Rm & kit leased to N'hood Council (\$1/ yr) |
| 21 Robinson Street             | 3,468       |   |

18

**1989**

**Purchase Total SF: 95,819**

| Address                | Area   |                                       |
|------------------------|--------|---------------------------------------|
| 18-20 Ware Street      | 18,000 | Ls'd 79-89                            |
| 34 Mount Auburn Street | 46,025 | Bld leased to CHC/ affordable housing |
| 4-12 DeWolfe Street    | 31,794 |                                       |

**Sale Total SF: 24,600**

| Address            | Area   |  |
|--------------------|--------|--|
| 18-20 Ware Street  | 18,000 | Sold to the HomeOwnersRehab for affordable housing |
| 20 Garfield Street | 6,600  |  |

**1990**

**Purchase Total SF: 12,616**

| Address             | Area  |           |
|---------------------|-------|-----------|
| 14 Scott Street     | 7,576 | Sold 1991 |
| 19-21 Alpine Street | 5,040 | Sold 1991 |

**1991**

**Sale Total SF: 355,138**

| Address               | Area    |                         |
|-----------------------|---------|-------------------------|
| 14 Scott Street       | 7,576   |                         |
| 16 Farrar Street      | 8,027   |                         |
| 19-21 Alpine Street   | 5,040   |                         |
| 32-34 Garfield Street | 6,600   |                         |
| 33 Putnam Avenue      | 2,600   |                         |
| 36 Garfield Street    | 6,600   |                         |
| 60 Mooney Street      | 308,825 | Land transferred to MDC |
| 64 Francis Avenue     | 9,870   |                         |

**1992**

**Purchase Total SF: 25,804**

| Address            | Area   |           |
|--------------------|--------|-----------|
| 11 Kirkland Place  | 16,061 |           |
| 49 Linnaean Street | 9,743  | Sold 1994 |

**Sale Total SF: 7,836**

| Address                | Area  |
|------------------------|-------|
| 9 -19 Sacramento Place | 7,836 |

**1993**

**Purchase Total SF: 6,507**

| Address           | Area  |
|-------------------|-------|
| 13 Kirkland Place | 6,507 |

**1994**

18

**Sale Total SF: 15,659**

| Address              | Area  |  |
|----------------------|-------|--|
| 204 Banks Street     | 2,720 |  |
| 26 Sacramento Street | 3,466 | Sub-divided; portion of lot transferred to City for Agassiz School |
| 49 Linnaean Street   | 9,473 |  |

**1995**

**Sale Total SF: 22,985**

| Address              | Area  |                                |
|----------------------|-------|--------------------------------|
| 10 Howland Street    | 4,900 |                                |
| 132-134 Banks Street | 1,800 |                                |
| 23 Putnam Street     | 4,880 |                                |
| 28 Flagg Street      | 1,800 | Sold to member of neighborhood |
| 28 Gorham Street     | 5,053 |                                |
| 37-39 Putnam Street  | 4,552 | Sold to member of public       |

**1996**

**Sale Total SF: 16,801**

| Address                         | Area  |  |
|---------------------------------|-------|--|
| 13-15 Athens Street             | 4,797 | Sold to tenant   |
| 22 1/2 - 24 Mount Auburn Street | 4,218 | Sold to tenant   |
| 28-30 Banks Street              |       | Sold to member of neighborhood (bld only - see 1998 for land sale) |
| 60 Francis Avenue               | 7,786 |  |

**1997**

**Sale Total SF: 95,702**

| Address                 | Area   |                                     |
|-------------------------|--------|-------------------------------------|
| 11-13 Flagg Street      | 4,000  | Sold to member of neighborhood      |
| 13 Sacramento Street    | 16,786 | Sold to City for affordable housing |
| 200 - 202 Banks Street  | 3,625  | Sold to tenant                      |
| 21 Sacramento Place     | 2,436  |                                     |
| 21-23 Sacramento Place  | 4,493  | Sold to tenant                      |
| 22-24 Flagg Street      | 3,600  | Sold to City for affordable housing |
| 23 Wendell Street       | 2,928  | Sold to City for affordable housing |
| 23-25 Athens Street     | 6,000  | Sold to City for affordable housing |
| 25 Wendell Street       | 3,570  | Sold to City for affordable housing |
| 27-29 Athens Street     | 6,750  | Sold to City for affordable housing |
| 50-52 Trowbridge Street | 9,000  | Sold to City for affordable housing |
| 54 Garfield Street      | 7,150  | Sold to faculty                     |
| 64 Oxford Street        | 5,685  | Sold to City for affordable housing |
| 84 Wendell Street       | 6,543  | Sold to City for affordable housing |
| 87 Hammond Street       | 4,000  | Sold to tenant                      |
| 97 Hammond Street       | 6,157  | Sold to member of neighborhood      |
| 98 Winthrop Street      | 2,979  |                                     |

18

**1998**

**Sale Total SF: 35,705**

| Address                   | Area  |  |
|---------------------------|-------|--|
| 12-14 Maple Ave           | 7,282 |  |
| 18-20 Mount Auburn Street | 4,887 | Sold to tenant   |
| 22 Sacramento Street      | 5,000 | Sub-divided as part of Agassiz School land transfer; remainder of lot sold to individual |
| 24 Sacramento Street      | 6,962 | Sub-divided as part of Agassiz School land transfer; remainder of lot sold to individual |
| 26 Sacramento Street      | 5,934 | Sub-divided as part of Agassiz School land transfer; remainder of lot sold to individual |
| 28-30 Banks Street        | 5,640 | Land sold (see 1996 for bld sale)  |

**1999**

**Purchase Total SF: 13,059**

| Address             | Area  |
|---------------------|-------|
| 26-28 Church Street | 2,970 |
| 67 Francis Avenue   | 6,883 |
| 96 Prescott Street  | 3,206 |

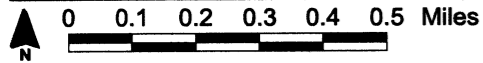
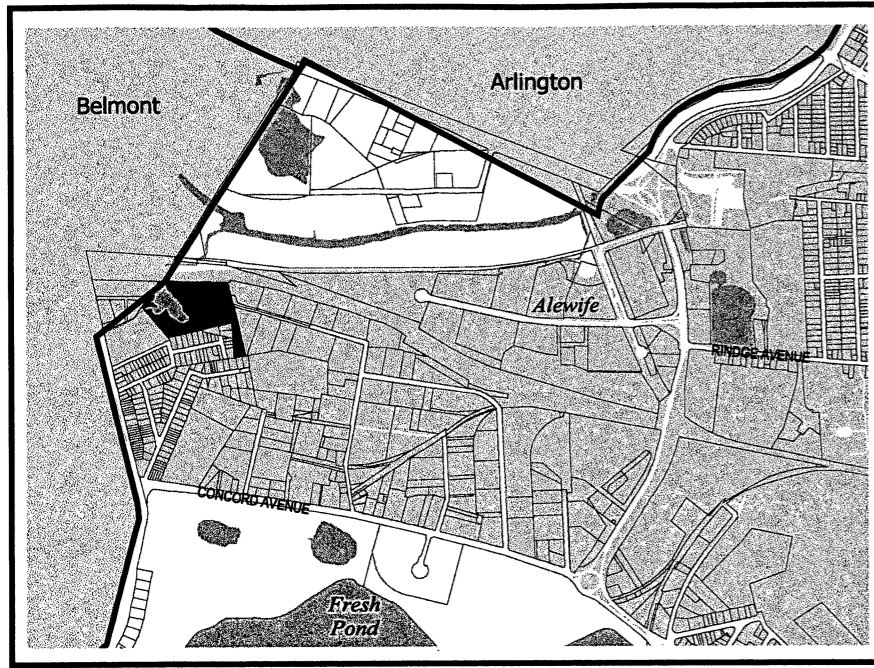
**Sale Total SF: 34,991**

| Address                  | Area   |                                |
|--------------------------|--------|--------------------------------|
| 20-20A Sacramento Street | 20,000 |                                |
| 3 Hammond Street         | 3,281  | Sold to tenant                 |
| 44 Garfield Street       | 7,700  | Sold to member of neighborhood |
| 89 Putnam Avenue         | 4,010  | Sold to tenant                 |







**2000**

**Purchase Total SF: 22,539**

| Address       | Area   |              |
|---------------|--------|--------------|
| 1033 Mass Ave | 22,539 | Ground lease |



# Harvard University Land Transactions 1975-2000

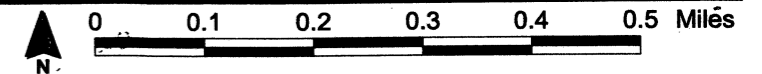
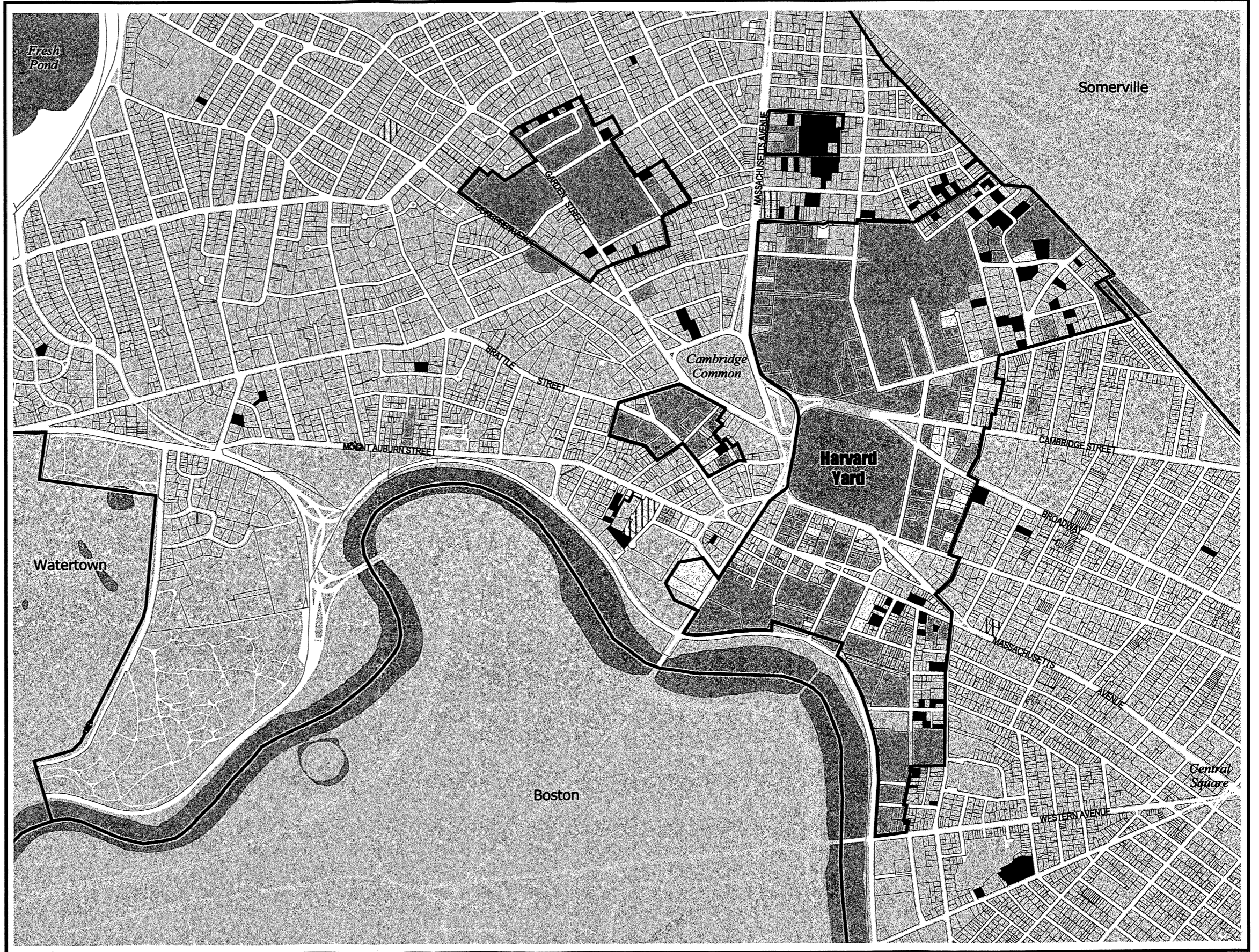
-  Purchase
-  Ground Lease
-  Sale
-  Harvard Owned Land in Cambridge
-  Non-Harvard Owned Land in Cambridge
-  Residential Property Acquisition Limit

The Residential Property Acquisition Limit is shown as documented in the Harvard University Planning Office publication entitled "Long Range Planning Inventory, Policies and Recommendations 1975."

Land parcel boundaries represent year 2000 Cambridge Assessor's data supplied by the City of Cambridge GIS department.

Historic land transactions and the resulting current ownership status was derived from Schedules B and C of the Form 3ABC as reported annually to the City of Cambridge Assessor's Office.

All lots having multiple transactions throughout the 26 year period are represented with the most recent transaction type (see report for further detail).



18



HARVARD PLANNING AND REAL ESTATE

July 26, 2001

2001 JUL 26 P 3: 36

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Ms. Larissa Brown, Chair  
Cambridge Planning Board  
238 Broadway  
Cambridge, MA 02139

*Larissa*  
Dear Ms. Brown:

On December 12, 2000, Harvard presented the 2000 Harvard University Town-Gown Report to the Cambridge Planning Board. In response to an earlier City Council request, we included a preliminary report on Harvard's land transactions in Cambridge. At that time, we committed to providing information about Harvard's land purchases and sales from 1975 to the present. At the same time, the Planning Board asked Harvard to provide a description and map of the "red line" agreement and boundaries. This letter and enclosure respond to these requests. I am also sending this information to Mayor Galluccio and the Cambridge City Councilors under separate cover.

### 25-Year Land Transactions

The enclosed 25-Year Land Transactions report details Harvard's acquisition and disposition of property in Cambridge since 1975. Harvard's acquisition activities during this period have focused on the purchase of institutional and mixed-use properties contiguous to the existing campus. As a result of these purchases, our portfolio of institutional and mixed-use properties has increased by approximately 400,000 square feet of land. The majority of these properties were within the "red line" boundaries (see discussion below) or in the immediate Harvard Square vicinity.

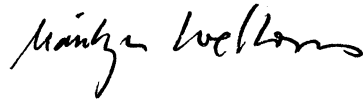
Since 1975, Harvard has reduced its residential holdings by approximately 400,000 square feet of land, including the sale of 100 units of former rent controlled properties to the City for affordable housing. The remaining rent-controlled properties were sold to existing tenants or neighbors, faculty, and other members of the general public. In 1991, Harvard transferred ownership of 60 Mooney Street, a parcel of land north of Fresh Pond, to the Metropolitan District Commission to maintain in a natural state. This parcel contains approximately 300,000 square feet. The net result of our purchases and sales in Cambridge since 1975 has been an overall reduction in land ownership of approximately 300,000 square feet.

### The "Red Line" Agreement

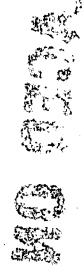
In 1970, recognizing the public's concern to preserve neighboring communities and reduce real estate speculation, Harvard entered into a voluntary agreement with the City regarding University acquisition of residential property. A "Residential Property Acquisition Limit" was agreed upon and boundaries around the existing campus were created. Harvard agreed to limit acquisition and conversion of residential property beyond these boundaries for a period of ten years. Over time, this became known as the "red line" agreement. We have included these boundaries on the enclosed map.

On behalf of the White Geese and their many friends, I ask that the Council take these actions.

Yours sincerely,



Marilyn Wellons  
Friends of the White Geese



P.S. The Council can accomplish its stated goals at Magazine Beach at far less cost to the environment and to the City's funds if the MWRA's Cottage Farm plant there returns to three shifts rather than one, a measure that would entail no additional hirings. A return to three shifts would provide immediate public access to handicap-accessible bathrooms, a first-aid station, and telephones. It would also provide a round-the-clock human presence that previously kept crime against both geese and humans in the area at a minimum.

After an \$8 million renovation, the plant went to a single shift just as the City presented plans to develop the area. So the plant now closes at 3, effectively preventing softball players, for example, from using the excellent facilities.

The City's plans to commercialize and develop Magazine Beach would destroy not only the White Geese but a lovely grove of mature trees. And they would transform the nice mix of passive and active uses now at Magazine Beach to a regional recreation center for the MDC—at the City's expense.

3065

**Communication #18**

A communication was received from Kathy A. Spiegelman, Associate Vice President for Planning and Real Estate for Harvard University, transmitting information about Harvard's land purchases and sales from 1975 to the present and a description and map of the "Red Line" agreement and boundaries.

**In City Council July 30, 2001**

**PLACED ON FILE**