

WILLIAM LAWRENCE GALVIN

*Architect*38B BRATTLE STREET, HARVARD SQUARE
CAMBRIDGE, MASSACHUSETTS

April 18, 1939

The Honorable City Council
City Hall
Cambridge, Massachusetts

Gentlemen:

Representing several Cambridge citizens, including myself, all interested in pushing the development of land available in Cambridge, I hereby offer the sum of \$1600 for the property at the corner of Vassal Lane and Lake View Avenue, consisting of approximately 46,000 square feet of land, only partly filled in. This land has a background of light frame three story apartment houses of third class construction, built some years ago. Blocking the view on Lake View Avenue is the filtration plant with the unsightly chimney. On Vassal Lane the land faces the very roughly graded City land (former dump)--not developed for any use.

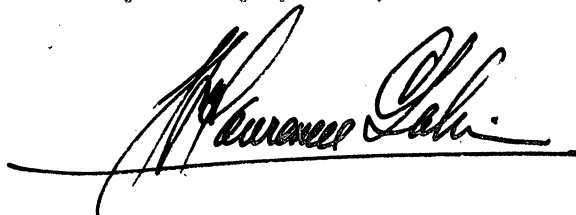
Since the amount offered, \$1600, was previously approved by the City Council, the City Assessors have reduced the assessment of the land. This fact, plus the loss in taxes due to City ownership and the additional taxes to be gained through development, should unquestionably be excellent reason for the City to accept the offer. It should be borne in mind that any development of the land is based on filling the land and this is going to be a really great expense, about which we are trying to be optimistic. There is the further question of safe sustaining power of the soil which we assume to be satisfactory but about which we must be certain before proceeding to build.

Since 1906, and possibly before, the City has had no taxes from this land. We will take the gamble of building on the land, a risk that is by no means one that we embrace with any great enthusiasm. It will, however, be an experiment in low cost housing, something that may, on a large scale, be the means of leading us back to "normal" times.

This offer is made contingent upon acceptance by the City within thirty days. We agree to submit to restrictions to develop only for residential purposes. The zone is R-4 which permits single and two-family houses. Our intention is to develop for low cost single residences.

Very truly yours,

WLG:M



Communication
from William Lawrence Galvin
offering the sum of \$1600 for a Parcel
of City Owned Land at the corner of
Vassal Lane and Lathrop St
containing approximately 46,000 square feet
of Land.

In City Council APR 18 1939

Referred to the Committee on

Public Property & Public Institutions

Frederick H. Burke

City Clerk



City of Cambridge

IN CITY COUNCIL

May 9, 1939.

WHEREAS:-

The Water Board at a meeting held on June 29, 1931 voted to release the land situated at the corner of Lake View Avenue and Vassal Lane, as shown on Assessors' Block Plan No. 234, Lots Nos. 32-33-34, the said land not being necessary for present or future use, and

WHEREAS:-

An offer has been received by the City Council for the purchase of said land, it is

ORDERED:-

That His Honor, the Mayor, be and hereby is authorized, in the name of and in behalf of the City of Cambridge to sell and convey to William Lawrence Galvan of 38B Brattle Street, Cambridge for a sum not less than One Thousand Six Hundred (\$1,600) Dollars three parcels of land situated on Lake View Avenue and Vassal Lane and shown on Assessors' Block Plan 234, Lots 32-33-34 bounded and described as follows:-

Parcel No 1

Beginning at a point in the easterly line of Lake View Avenue, said point being one hundred ninety-two and forty-six one hundredths (192.46) feet, southerly from the southerly tangent point of a curve of twenty (20.0) feet radius at the southeasterly corner of Vassal Lane and said Lake View Avenue;- thence easterly along the division line between lots numbered 33 and 34 on one side and lot numbered 32 on the other side, one hundred fifty (150.0) feet to an angle;- thence southerly along the division line between lots numbered 162, 161 and 160 on one side and lot numbered 32 on the other side, eighty (80.0) feet to an angle;- thence westerly along the division line between lots numbered 31 and 32, one hundred fifty (150.0) feet to a point in the aforementioned easterly line of Lake View Avenue;- thence northerly along the said easterly line of Lake View Avenue, eighty (80.0) feet to the point of beginning, Containing twelve thousand (12,000) square feet.

Parcel No 2

one hundredths
Beginning at a point in the southwesterly line of Vassal Lane, said point being fifty-three and sixty-eight one hundredths (53.68) feet from the easterly tangent point of a curve of twenty (20.0) feet radius at the southeasterly corner of Vassal Lane and Lake View Avenue;- thence south-easterly along said southwesterly line of Vassal Lane ninety-six and sixty-eight (96.68) feet to an angle;- thence southerly along the division line between lots numbered 163 and 162 on one side and lot numbered 33 on the other side, one hundred thirteen and forty-three one hundredths (113.43) feet to an angle;- thence westerly along the division line between lots numbered 32 and 33, seventy-five (75) feet to an angle;- thence northerly along the division line between lots numbered 33 and 34, one hundred seventy-four and forty-four one hundredths (174.44) feet to the point of beginning. Containing ten thousand seven hundred ninety-five (10,795) square feet.

Parcel No 3

Beginning at a point in the easterly line of Lake View Avenue at the southerly tangent point of a curve of twenty (20.0) feet radius at the southeasterly corner of Vassal Lane and Lake View Avenue;- thence north-easterly and easterly along said curve of twenty (20.0) feet radius, forty-five and four tenths (45.4) feet to the easterly tangent point of said curve in the southwesterly line of Vassal Lane;- thence southeasterly along said southwesterly line of Vassal Lane fifty-three and sixty-eight one hundredths (53.68) feet to an angle;- thence southerly along the division line between lots numbered 33 and 34, one hundred seventy-four and forty-four one hundredths (174.44) feet to an angle;- thence westerly along the division line between lots numbered 32 and 34, seventy-five (75.0) feet to a point in the aforementioned easterly line of Lake View Avenue;- thence northerly along said easterly line of Lake View Avenue one hundred ninety-two and forty-six one hundredths (192.46) feet to the point of beginning. Containing fourteen thousand nine hundred sixty-five (14,965) square feet.

All the measurements and areas of the aforesaid parcels of land are more or less.

All the above parcels of land are shown on Assessors' Block Plan No. 234 as lots numbered 32 - 33 - 34, dated August 1929, and on file in the office of the Assessors of the City of Cambridge.

City Council MAY 9 1939

Adopted by the affirmative vote

of 15 members

Fredrick M. Burke City Clerk

City of Cambridge

In City Council..... May 9, 1939.

The

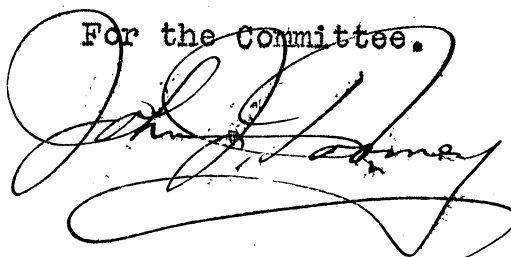
on Public Property and
Committee Public Institutions

to which was referred an offer of William Lawrence Galvin to purchase city owned land at the corner of Lake View Avenue and Vassal Lane

Reports,

Recommending the adoption of the accompanying order authorizing His Honor, the Mayor, to sell and convey city owned land at the corner of Lake View Avenue and Vassal Lane to William Lawrence Galvin for a sum not less than One Thousand Six Hundred (\$1,600) Dollars.

For the Committee.

A large, stylized handwritten signature in black ink, likely belonging to John F. Adams, is written over the typed text "For the Committee." The signature is fluid and cursive, with a prominent loop at the end.

REPORT

Committee on

Public Property and
Public Institutions

Recommending order authorizing Mayor sell
Land Vandal Lane & Lake View Ave.

A

May 9, 1939.