



City of Cambridge

IN CITY COUNCIL

June 15, 1981

ORDERED:

That the City Manager be and hereby is authorized to sell the property known and numbered as 249 Lakeview Avenue on a sealed bid basis for a sum not less than \$70,000 in accordance with the appraisal submitted by the Board of Assessors; and be it further

ORDERED:

That the City Manager be and hereby is requested to direct the City Solicitor to include in the conveyance a condition that the property be used consistent with the current Residence B zoning regulations to prevent the intrusion of non-residential uses or large scale development in this neighborhood.

In City Council June 15, 1981.

Adopted by a yea and nay vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To : Mr. James L. Sullivan
City Manager

Date : April 8, 1981

From : Conrad C. Fagone, Commissioner
Public Works Department *CFy* **Reference**

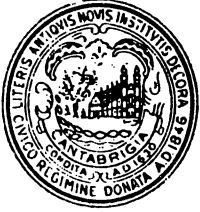
Subject : 249 Lakeview Avenue

In accordance with Ordinance #733, City of Cambridge, please be advised that the property at 249 Lakeview owned by the Cambridge Water Department is no longer occupied by Mrs. Helen Hunter. This property during the winter was severely damaged by a frozen bursting water line.

I am requesting that at this time the City Council take the appropriate action to sell this property.

cc: John J. Cusack, Superintendent Water Department
Water Board Members

SEC posted notices of public hearing
relative to sale of 247 Haberman Ave
on both sides of said street on Friday June
5, 1981 and again on Thursday June 11, 1981



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498 9007

OFFICE OF THE ASSESSORS

April 21, 1981

Abigail A. Burns, SRA, MRA
Kevin T. McDevitt, MAA
Rudolph R. Russo, CAE, CMA

James L. Sullivan, City Manager
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: 249 Lakeview Avenue, Cambridge, Massachusetts

Dear Mr. Sullivan:

In response to your request, we have appraised the above captioned real estate for the purpose of estimating its fair market value as of April 15, 1981.

The property is located at 249 Lakeview Avenue and contains a total land area of 7,650sf.

We hereby certify that we have no present or contemplated interest in the same.

On the basis of our inspection, investigation, research, study and analysis set forth in the attached appraisal report, we are of the opinion that the value of the subject property should be expressed in the range from \$70,000 to \$85,000.

The function of this report is to assist the City of Cambridge in determining the lowest acceptable price regarding the future sale of the property. It is our opinion that the lowest acceptable bid should be \$70,000.

Respectfully submitted,

BOARD OF ASSESSORS

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Kevin T. McDevitt
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Rudolph R. Russo
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AAB/mh

City of Cambridge

PUBLIC HEARING

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All interested persons are invited to attend at this time and be heard.

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4 officers praised in arrests

By JOHN CONNOLLY
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Sgt. Pino and Inspectors Reardon and Oteri were commended for information and leads which they supplied to Medford Police that led to the arrest of two suspects wanted in connection with the May 2 shooting of Medford Sergeant Richard McGlynn.

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One day earlier, Inspector Oteri aided Lt. Thomas Spatichino of the State Police in the arrest of a Burlington man wanted in connection with a 1978 murder in Somerville.

Pino said he commended the officers under his command for "their alertness and devotion to duty."

Each of the officers was given three days off without loss of pay and a copy of the citation entered into their official personnel records.



Somerville Mayor Eugene C. Brune (seated) examines new computer system installed recently at City Hall. Looking on are Robert Arnold (left), president of Ames Envelope Co. and a member of the Financial Advisory Task Force, and Robert Weiner, branch manager for Xerox Computer Systems.

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"In addition, the operations of the Treasurer's office and the Auditor's office will be integrated and automated for the first time," said McCue. "With the accounts payable tied in with the accounts receivable, we will know at any given point what we are working with."

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School panel offers budget alternative

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The Prop. 2½ budget was also disputed during the hearing when Robert Healy, assistant city manager, told the Finance Committee that the school department's budget as recommended by the city manager under Prop 2½ is \$34.9 million — \$200,000 less than the school department's recommended figure.

School Committeeman Glenn Koocher, chairman of the subcommittee on budget, told the Finance Committee that any further cuts from the educational budget would pose a serious threat to the quality of education.

He noted that the school department has already considered the layoff of 231 teachers and elimination of 50 more positions during the preparation of the 1982 budget and asked the Finance Committee to recommend the

educational budget, not the Prop 2½ budget.

He was supported by Lannon and his top assistant Oliver Brown, and by Mayor Frank Duehay, chairman of the School Committee.

"We may have to lay off 80 more teachers if the educational budget is not approved," the mayor told the committee. "Under the Prop 2½ budget we may not be able to open the schools next year... people will lose jobs no matter what budget we adopt but the absolute bottom line is to adopt the educational budget. If we fail to do so it would mean dismantling every school program, which we would not be able to rebuild."

This prompted Councilor and state Rep. Sandra Graham to criticize the school committee members for not doing their job properly and for recommending a budget that is \$1.8 million over the mandate of Prop 2½.

"I am a firm and strong supporter of quality education but it's unfair to teachers, children, parents and for us (councilors) to deal with the budget that is over the legal limit; anticipating the state aid to come through," she lamented.

She added, "You people ran for school committee — don't try to put this one on our (councilors) back — you put it on your back. You have not acted as the school committee should have by bringing in a budget that is over the limit."

Following her criticism, some of the concerned parents and taxpayers in the crowded audience addressed the committee, urging the council to adopt the educational budget.

At the conclusion of the hearing Wylie requested Healy to check with City Solicitor Russell Higley about preparing a written report on the legality of the school committee presenting a budget with a mechanism to cut back to 2½ level if the state aid does not come through.

The written report will be presented to the City Council Monday when it meets to discuss the budget and other matters at 5 p.m. in the Council Chamber.

Cambridge will pay tribute to Viet vets, 27 war dead

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Paul Ryan, director of Veterans services, said families of the 27 honored dead will participate in the exercises.

Highlighting the morning program will be House Speaker Thomas P. "Tip" O'Neill, who will speak at the dedication of a gray granite plaque listing the names of the deceased in gold.

The plaque has been affixed to the war memorial and the names will join those of Cambridge soldiers who have sacrificed their lives in the line of duty in all wars, dating back to the Revolutionary battles of 1775.

In addition, the 18th Army Band from Fort Devens, and color guards from veterans organiza-

tions representing all military services will pay tribute to the fallen heroes at the ceremonies.

Other distinguished guests at the dedication will include: Co. Richard K. Kattar, commanding officer of Fort Devens; Lawrence J. Trant, president of the Cambridge Veterans Organizations, and State Senator George Bachrach.

The 27 Cambridge servicemen killed during the Vietnam war were: Gerard Bergin, James Cabral Jr., Robert Coleman, Hugh Doherty, Edward Duffett, Thomas Dwyer, Lawrence Farwell, Christian Girard, Michael Guzzetti Jr., Roger Hurd, Frank Jencyk.

Also Leopold Kolosha, Richard Lameiras, Timothy Lynah, Francis McTigue, William Owen, Henry Patenaude, Richard Quinn, Donald Robertson, Richard Rosbeck, Paul Rumrill, Richard Starner, Paul Theriault, John Tierney, Julio Terres, Robert Walsh and Marvin Watson.

Drugs taken in holdup

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Police said they received a phone call from store manager Susan Zorn, around 9:57 a.m. She said she had just been held up by a gunman. She described him as being in his early twenties, about six-feet tall with short black hair.

She told police the thief was wearing grey sweatpants and shirt and a pair of white sunglasses.

After taking the drugs, the robber fled on foot toward the railroad tracks in the direction of Cambridge. A search of the area by local police failed to turn up the suspect.

Police are investigating the incident.

Mt. Auburn Hospital lauds volunteer workers for aid

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"Volunteers are a vital part of the health care team at Mount Auburn Hospital said Mark K. Gilbert, director of the volunteer program."

Last year, over 400 men, women and students contributed more than 40,000 hours. Without their commitment, hard work and car-

ing, many of the services that make a stay more comfortable would not be possible," he added.

Some of the services provided by the volunteers include patient visiting, surgical reception, the patient activity cart and library and the operations of the gift and coffee shops.

Volunteers are always needed and additional information about becoming a hospital volunteer may be obtained by calling Ms. Gilbert at 492-3500.

Briefs

Students honored

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Brown, who serves as a student representative to the Somerville School Committee, joined with students from Cambridge, Framingham, Arlington, Chelmsford, Winchester, Concord and Draught to receive an award for "outstanding qualities of service, leadership, dependability and honor."

President of the SHS Student Council and a member of the Class Day Committee, Brown was recently named a runner-up in the Somerville Lodge of Elks' Teenager of the Year program.

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The Somerville team is off to a rocky start this year with just two wins in its first five games, but showed signs of getting back on the right track last week with an extra-inning, 7-6 victory over Medford.

Officer Mel Story has been the hitting star of late, going four-for-five last Sunday and bringing his seasonal average to a lofty .600 percentage.



Carl Stewart (second right), 56 Willow Avenue, Somerville, recently received one of two \$500 scholarships awarded by the Somerville Kiwanis Club. Shown are (left to right) Club Education Chairman Wilbur Lewis, Club President D. Francis Zullo, Stewart and Gerald Donahoe, teaching counselor of the Somerville School Department. Stewart, a two-year member of the National Honor Society, will attend Harvard University and plans to major in the scientific field.



Poet Kathleen Agueró (far left) and novelist Elaine Ford (second left) speak informally with Somerville High School students following a session of the Somerville Writers' Program sponsored by the English Department. From left are Dean MacDonald, Jeff Driscoll, Rina Santamaria, Andrea Collins, Margaret Cremens, Jeanne Hines and Janice Cooley. Both Agueró and Ford have received numerous honors for their works.

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Known as "Le Week-End at MIT", the two-day program will feature a range of outdoor activities and a gala Monte-Carlo soiree. The students will reside at MIT's McCormick Hall.

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Order by Councilor Crane

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MASSACHUSETTS

In City Council June 15 1981

Vote of the City Council AUTHORIZING
Sale of 24 1/2 Acre Area For
a sum not less than \$100K

	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			✓	

7 0 2

Order Resolved AFTER Hearing

6/15/81

249 Lakeview Avenue

Cambridge

PURPOSE OF APPRAISAL

This appraisal has been requested by James L. Sullivan, Cambridge City Manager, for the purpose of estimating the current market value of the property described herein as of April 15, 1981.

The function of this report is to assist in certain decisions regarding disposition of the property.

HIGHEST AND BEST USE

The subject property is situated in the City of Cambridge and within a district in that City which has been and continues to be primarily residential in character with commercial uses on the main streets which form the neighborhood perimeter.

The subject is improved with a residential structure which conforms in general to the demands of the market in this area and therefore its Highest and Best Use is its existing use as a single-family residence.

249 Lakeview Avenue

Cambridge

GENERAL DESCRIPTION

The subject property is situated on the easterly side of Lakeview Avenue in Cambridge. It consists of a regularly shaped parcel of land, improved with a wood frame 2-story residential structure, and had metes, bounds, proportions, and dimensions as shown on the sketch enclosed herein and contains a total land area of 7,650sf. This site has 51 feet of frontage on Lakeview Ave. and is fairly level throughout except for the extreme rear portion which slopes downward and is somewhat affected by seasonal flooding. Site improvements include trees, shrubs, lawn and paving. Utilities available to this site are, electricity, gas, telephone, water and sewer.

The residence is a side entrance colonial with a pitched roof and projecting wooden eaves. Windows are generally double hung wood-frame with aluminum combinations.

The interior has been subdivided into a front hall, fireplaced living room, dining room, older style kitchen on the first floor and three bedrooms and an older style bath on the second floor. Typical finish in these areas consists of plaster walls, hardwood floors, and acoustical tile ceilings.

The basement is open and unfinished and the systems which are contained within, including the central heating, hot water, and electrical service, are all disconnected at the present time due to a freeze-up which occurred several months ago with resultant flooding which damaged all systems. Other parts of the house have also been severely damaged by the water, including several ceilings, walls and floors.

Generally speaking, this house has an attractive layout and is structurally sound. However, the water damage has somewhat subverted the appealing qualities and a total rehabilitation will be required in order to bring it up to acceptable market standards.

249 Lakeview Avenue

Cambridge

ASSESSMENT

<u>\$/Bldg.</u>	<u>\$/Land</u>	<u>Total</u>
5,000	3,400	8,400

ZONING

The subject property is situated entirely within a residence B District in the City of Cambridge which allows for use and construction for use for residential purposes as noted in the zoning by-laws. Dimensional regulations require a minimum lot size of 5,000sf and minimum lot area of 2,500sf for each dwelling unit. The frontage requirement is 50 feet.

City of Cambridge

MASSACHUSETTS

Agenda # 2 Sale of the property at 249
Lakeview Ave.

In City Council

May 18,

198 1

	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				

DEFINITIONS:

Market Value*- The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated.
2. both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. a reasonable time is allowed for exposure in the open market.
4. payment is made in cash or its equivalent.
5. financing, if any, is on terms generally available in the community at the specified date and typical for the property in its locale.
6. the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction.

Highest and Best Use*- That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

*"Real Estate Appraisal Terminology", First Edition, American Institute of Real Estate Appraisers and Society of Real Estate Appraisers, 1975

249 Lakeview Avenue

Cambridge



Front view of the subject property



Rear view of the subject

VALUATION ANALYSIS AND FINAL VALUE ESTIMATE

There are three basic approaches for value estimation which are potentially available to the appraiser, all of which rely on market data. These are the Cost Approach, the Income Approach and the Direct Sales Comparison Approach, each of which is discussed below.

The Cost Approach is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land. The reliability of the Cost Approach in this analysis is limited by the age of the improvements and the possibility of misjudgement in estimating elements of accrued depreciation and obsolescence.

The Income Approach is most effective when the property to be valued is one which is bought and sold primarily because of its ability to produce net income. Since the subject property does not fall into this category, the approach is not applicable.

In order to estimate the value of this property, principal reliance will be placed on the Direct Sales Comparison Approach. A number of sales of various similar types of properties will be reviewed and analyzed. Differences between the comparable real estate and the subject property will be compensated for, thus resulting in a comparative indication of market value.

In this appraisal a large number of sales of properties in the same section of Cambridge have been reviewed and analyzed. This is helpful in setting certain limits of value which exist within the subject market area.

Placing the subject within that range of value, consideration has been given to its assets as well as modifying influences from the numerous liabilities which plague the property at the present time. As to the former, it has a basic charm quality, which offers exciting possibilities for restoration and which would all be supportive of the upper end of the value range. Its liabilities stem from deferred maintenance and deterioration which exist both on the interior and exterior of the residence. Extensive interior repair, redecorating and modernization are required in order to bring the property up to market standards. Many of these items are easily identified by observation. However, it is important to be aware of the uncertainties relating to the electrical, heating and plumbing systems which have not been operating for some time.

Following are sales which have been considered in this valuation analysis.

SALE #1 - 12 Worthington Street

Grantor: Robert Flack
Grantee: Charlene Engelhard
Price: \$85,000.
Date: December, 1979
Land Area: 6,080sf
Assessment: \$3,900.

SALE #2 - 201 Lexington Avenue

Grantor: Wilbur Nixon
Grantee: Steven Alexander
Price: \$106,000.
Date: January, 1981
Land Area: 7,173sf
Assessment: \$8,000.

SALE #3 - 196 Vassal Lane

Grantor: Leonard Delaney
Grantee: Barbara Mase
Price: \$108,000.
Date: July, 1980
Land Area: 5,437sf
Assessment: \$6,900.

SALE #4 - 275 Lakeview Avenue

Grantor: Marguerite Mahoney
Grantee: Sai-Wah Fung
Price: \$65,000.
Date: November, 1979
Land Area: 6,342sf
Assessment: \$9,200.

VALUE CONCLUSION:

In setting a final estimate of value for the subject property, adjustments have been made for physical and locational differences between comparable properties and the subject. Also, the extent of repair work which will be required in the subject to make all support systems operable and adequate was accounted for, particularly the plumbing system. These are uncertainties which any buyer would consider since they do in fact diminish the value.

In the absence of engineering and contractors estimates, this appraiser has concluded that the unusually poor physical conditions call for expenditures of at least \$5,000 on the exterior and \$15,000 on the interior.

Because of the potential systems problems, however, it is necessary to express the fair market value for the subject in a range from \$70,000 to \$85,000.

Since this property will be offered for sale on the open market and by a bidding system, it is necessary to determine the lowest acceptable price. The above mentioned value indicates a range of \$70,000 to \$85,000 and it is our opinion that the lowest acceptable bid should be set at:

Seventy Thousand (\$70,000) Dollars.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 5, 1981

To the Honorable, the City Council

RE: Sale of 249 Lakeview Avenue

The Planning Board has considered the proposed sale of the City-owned parcel at 249 Lakeview Avenue. The Board does not object to the disposition of this property.

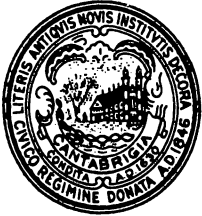
We do recommend that a condition be placed on the sale of the property. A deed restriction should be attached requiring that the property be used only for residential purposes in compliance with the current Residence B zoning regulations. This restriction would prevent future variances or rezonings from allowing the intrusion of non-residential uses or larger scale development into this neighborhood.

Respectfully submitted,

For the Planning Board,

Arthur C. Parris
Arthur C. Parris
Chairman

ACP:sl



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

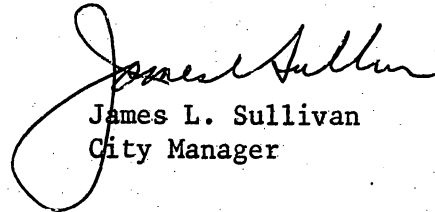
May 18, 1981

To the Honorable, the City Council:

I have been advised by Commissioner Fagone of the Public Works Department that the City-owned property at 249 Lakeview Avenue, Cambridge, is no longer of use to the City and should be sold in accordance with the provisions of Ordinance No. 733.

Enclosed please find appraisal report from the Board of Assessors and a communication from the Planning Board relative to this property.

Very truly yours,



James L. Sullivan
City Manager

JLS/b

Agenda # 2

F-233

Sale of the property at 249 Lakeview Ave.

In City Council,

May 18, 1981

5/18/81

June 15th at 6PM

Order adopted

7-0-2