

**A STATEMENT IN REGARD
TO THE HUNTINGTON
AVENUE LANDS, IN THE
CITY OF BOSTON**

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A Statement in Regard to the Huntington Avenue Lands, in the City of Boston by Franklin Haven & Alexander H. Rice & Peleg W. Chandler

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FRANKLIN HAVEN & ALEXANDER H. RICE & PELEG W. CHANDLER

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IN REGARD TO THE

HUNTINGTON AVENUE LANDS,

IN THE

CITY OF BOSTON.

BY

FRANKLIN HAVEN, ALEXANDER H. RICE, AND
PELEG W. CHANDLER,
TRUSTEES.

BOSTON :

1879.

US 13187.9.20



George J. Hall,
Boston.

This work is issued for the benefit of the proprietors of the Huntington Avenue Lands in the City of Boston, and may be obtained at the office of the Trustees, No. 53 Devonshire street, Room 19. It contains a statement by the Trustees, a copy of the deed of trust, and the form of certificates issued to proprietors.

Boston, December 15, 1879.



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STATEMENT.

The Trustees of the Huntington Avenue Lands, realizing the magnitude of the interests which have been confided to them, and being desirous that the proprietors should be fully informed of the nature and present condition of the trust, submit the following statement, which is designed to give an answer in brief to the inquiries most frequently made concerning it.

The tract known as the Huntington Avenue Lands embraces three parcels; all of them lying between the south-easterly line of Huntington Avenue and the Boston and Providence Railroad. The first parcel is bounded southwardly by West Newton street, and northwardly by the land and location of the Boston and Albany Railroad Company and the Dartmouth-street bridge. The second parcel lies between West Newton street and West Chester Park street; and the third between West Chester Park street and Camden street.

Through these three tracts of land streets will be laid out in such manner as may be agreed upon by the Trustees and the Street Commissioners. This

point has received the careful attention of the Trustees, and a plan has already been adopted by the Street Commissioners for laying out the streets upon the second parcel above described, which lies between West Newton street and West Chester Park street. The streets upon the other two sections will be determined upon hereafter.

The legal title to all the above land is in the Trustees, who have full power to sell it at public or private sale, upon such terms as they may think best. Any complications in the title of an individual proprietor do not affect the power of the Trustees to sell, as they are not obliged to obtain the consent of the proprietors for a sale.

The three parcels above described, containing 1,715,656 feet, or about 40 acres, were conveyed by the Boston Water Power Company, in December, 1871, to Franklin Haven, Alexander H. Rice, and James B. Thayer, Trustees. In 1879 Mr. Thayer resigned his position as Trustee, and Peleg W. Chandler was appointed in his stead. Acting under the provisions contained in the declaration of trust, the Trustees, in 1871, issued certificates to the proprietors, each certificate representing one share. A share is one undivided three hundred and forty-third part of the whole purchase, or about five thousand feet of land. The price was one dollar per foot, and the shares are commonly quoted as five thousand dollars

(\$5,000) par. Each share had cost the original proprietors on December 9th, 1879, reckoning simple interest at six per cent., and including assessments for taxes, less the dividend of 1872, \$7,582. As sales of land shall be made from time to time by the Trustees, and the proceeds divided among the proprietors, the number of feet of land owned by each proprietor will, of course, be proportionally lessened.

When the territory was purchased it was almost wholly under water, but the Trustees had contracts with the Boston Water Power Company for the completion of the filling and the construction of the streets. After long delay and earnest efforts on the part of the Trustees to secure the fulfilment of these contracts, the filling was completed in 1875. Many differences having arisen during the execution of these agreements, they were submitted to arbitrators, who awarded the Trustees, in 1878, as damages, the sum of fifty-one thousand one hundred fifty-nine dollars and sixty-two cents, with costs of court.

The Trustees meanwhile had pressed for the completion of Huntington Avenue and West Chester Park. Huntington Avenue has now been graded, macadamized, and laid out as a public street as far as the Huntington Avenue Lands extend. This avenue is one hundred feet wide, and is one of the finest in the city. Its extension will undoubtedly, at an early day, be laid out to the junction of Francis and Tremont

streets, according to the plan of the Park Commissioners. It will then furnish the shortest course to the heart of the city from Brookline, and will be a much easier and safer street than Tremont street, by avoiding the heavy grades over Parker hill and the crossing of the Boston & Providence Railroad at grade. West Chester Park street has also been laid out through the land and macadamized. The Metropolitan Railroad Company have built a double line of tracks upon it, making connection with Marlborough street and Columbus Avenue. West Newton street and Camden street have also been laid out as public highways.

The question of drainage has received the careful attention of the Trustees; and a sewer has been built to within a short distance of the land, designed to drain the territory between West Newton street and West Chester Park. The Moon Island sewer, which runs through Camden street, can be used, as we are informed, for the drainage of the territory immediately adjoining until the city furnishes another outlet.

But one sale of land has as yet been made, namely, in 1872, when a dividend of \$85 per share was paid. The remainder of the money received from this sale was used to pay the taxes of 1872. The taxes for the years 1873 to 1877 were assessed upon the proprietors. The taxes for 1878 and 1879, amounting to about \$25,000, were paid from cash in the

hands of the Trustees. We have now on hand, in cash, \$9,873.74. We have also charges for about \$1,200, principally unpaid assessments, for which there is a lien upon the shares assessed. These will all be collected. We have also claims which are of uncertain value. There are no outside claims against the property.

The land is now ready for the market, and there will no doubt be an active demand for lots before the coming spring, if the present promising prospect continues. These lands have special value, because of the variety of inducements which they present to investors. The lots on Huntington Avenue are among the finest in the city, being spacious, airy and accessible; while those upon the adjacent streets afford opportunities, much needed and desired, for houses of moderate cost in a select neighborhood and near the heart of the city, with all the facilities and advantages of the best location. It should also be borne in mind that the amount of land for sale on the Back Bay is rapidly diminishing, while every year adds to the attractions of the place and its vicinity.

These attractions will become still more apparent when our streets are all completed. It is only necessary to recall what Beacon street and Commonwealth Avenue were a few years ago, in order to anticipate with certainty what Huntington Avenue and its