



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

COMPLETE ON _____

SIGNIFICANT _____

HEARING DATE _____

PLEASE PRINT LEGIBLY. SCAN AND EMAIL TO BLC@BOSTON.GOV

I. PROPERTY ADDRESS 801 Soldiers Field Road, Boston 02134 ZIP CODE

Newell Boathouse
NAME of PROPERTY

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.

II. APPLICANT President and Fellows of Harvard College c/o FAS Office of Physical Resources and Planning

<u>Edward J. Milch</u>	<u>Senior Capital Project Manager FAS</u>
CONTACT NAME	RELATIONSHIP TO PROPERTY
<u>60 JFK Street</u>	<u>Cambridge MA 02138</u>
MAILING ADDRESS	CITY STATE ZIP CODE
<u>(617) 496-2331</u>	<u>emilch@fas.harvard.edu</u>
PHONE	EMAIL
<u>President and Fellows of Harvard College</u>	<u>Edward J. Milch (authorized representative)</u>
PROPERTY OWNER	CONTACT NAME
<u>60 JFK Street</u>	<u>Cambridge MA 02138</u>
MAILING ADDRESS	CITY STATE ZIP CODE
<u>(617) 496-2331</u>	<u>emilch@fas.harvard.edu</u>
PHONE	EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Project is included in Harvard's Allston Institutional Master Plan.

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

The addition to the Newell Boathouse was constructed in 1969 to house a rowing tank. The one-story, rectangular structure was designed by Arthur H. Brooks Jr. & Associates and is utilitarian in design, comprised of painted concrete block walls and a low hipped roof with shallow gables. The central bays of the southwest and northeast façades are clad in painted textured plywood siding with ventilation louvers (southwest façade) and windows (northeast façade) located immediately below the eaves. The addition is connected to the historic 1900 Peabody and Stearns designed boathouse via a wood frame connection.

The structure is proposed for demolition to improve site circulation and dock access while significantly improving the view corridor to the water from the sidewalk. The area previously occupied by the addition will contain a new concrete walkway and an adjacent gravel area for trailer parking and loading. The area of the east wall of the Newell Boathouse where it connects with the addition will be repaired to match existing conditions.

See attached narrative for additional information.

V. REQUIRED DOCUMENTATION: The following is a list of documents that **MUST** be submitted with this application.


Failure to include adequate documentation will cause a delay in the review process.

- 1. PHOTOGRAPHS:** *Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.**
- 2. MAP:** A *current and clear* map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping site.
- 3. PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.)
- 5. PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.


NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.


The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT  OWNER* N/A - HARVARD UNIVERSITY
 PRINT Edward J. Milch (authorized representative) PRINT Edward J. Milch (authorized representative)
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 23rd day of MARCH 2024, before me, the undersigned Notary Public, personally** appeared Edward Milch (name of document signer), proved to me through satisfactory evidence of identification, which were MA DRIVER LICENSE, to be the person whose name is signed on the preceding or attached document in my presence.

5/10/24 My Commission expires:  (official signature and seal of Notary)
DENISE F. MEDEIROS
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 May 10, 2024

On this 23rd day of MARCH 2024, before me, the undersigned Notary Public, personally** appeared Edward Milch (name of document signer), proved to me through satisfactory evidence of identification, which were MA DRIVER LICENSE, to be the person whose name is signed on the preceding or attached document in my presence.

5/10/2024 My Commission expires:  (official signature and seal of Notary)

**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

Newell Boathouse – Article 85 Narrative

As described previously, this Article 85 Application is being submitted regarding the proposed demolition of a free-standing addition to the Newell Boathouse located in Allston.

Description of Overall Project

The Newell Boathouse is located at 801 Memorial Drive within the Massachusetts Department of Conservation and Recreation (“DCR”) Charles River Reservation owned in fee by the Commonwealth of Massachusetts under the care and control of the DCR. The project site is the subject of a long-term lease entered into in 1900 for a 1,000-year term, between Harvard University and the Commonwealth of Massachusetts acting by and through DCR. The buildings on-site are owned, operated, and maintained by Harvard University. The Newell Boathouse was designed by the firm of Peabody & Stearns and opened in 1900.

Harvard University and the Harvard University Athletics are planning a project focused on improvements to the Newell Boathouse. The overall project includes limited interior renovations, exterior building repairs and restoration, interior and exterior accessibility enhancements, and reconstruction of the existing Newell Boathouse ramps and docks which have reached the end of their useful life. As part of this overall project, the 1960s addition to the main boathouse will be demolished. New docks will be constructed to replace the existing ones, and a new sloped deck will be added at the western side of the boathouse to permit more direct access to the docks from the adjacent boat storage area.

1960s Addition to be Demolished

The addition to the Newell Boathouse was constructed in 1969 to house a rowing tank. The one-story, rectangular structure was designed by Arthur H. Brooks Jr. & Associates and is utilitarian in design, comprised of painted concrete block walls and a low hipped roof with shallow gables. The central bays of the southwest and northeast façades are clad in painted textured plywood siding with ventilation louvers (at southwest façade) and windows (at northeast façade) located immediately below the eaves. The addition is connected to the historic 1900 Peabody and Stearns designed boathouse via a wood frame connection.

Programmatic Considerations

As the sport of rowing has evolved, rowing tanks have become a lower program priority for varsity programs such as Harvard’s. High school rowers are recruited at a high level and pre-collegiate rowing programs have rowers ready to compete as incoming freshman, and do not need to learn the rowing stroke in a tank. On water-training is the most important aspect of rowing and measurements and diagnostics are best made on-water instead of in tanks. To maximize on-water training, teams have extended the rowing season meaning there are only a few winter months when they are not rowing on the Charles. During that time, ergometer training has taken priority over tank training. The Harvard rowing teams also take multiple trips to warmer climates, such as Florida, for winter training to again, maximize on the water training.

Even if a tank were to be used by Harvard’s rowing program, the existing tank building was constructed of low-quality materials that have reached the end of their useful life. Additionally, the existing tank is powered by a diesel engine which is in disrepair, does not meet modern needs, and would need to be

replaced. The project budget has been directed towards the renewal of the historic, architecturally significant Newell Boathouse and its programmatic spaces for indoor training. To illustrate this, we note that another tank, located inside the original historic building at the Newell site, is being converted into training space; and that MIT's rowing program recently eliminated its rowing tank in favor of creating more training space.

Historic and Design Considerations

The addition's architectural style and low-quality materials (painted concrete block, textured plywood, and asphalt shingles) and solid to void ratios (very few windows) are not compatible or sympathetic to the existing, historic Newell building. The addition is very close to the existing building and detracts from the primary character-defining elevation.

The structure is proposed for demolition to improve site circulation and dock access while significantly improving the view corridor to the water from the sidewalk. The area previously occupied by the addition will contain a new concrete walkway and an adjacent gravel area for trailer parking and loading. The area of the east wall of the Newell Boathouse where it connects with the addition will be repaired to match existing conditions.

The demolition of the 1969 addition will re-establish the strong architectural symmetry of the Newell Boathouse as it was originally designed and improve views of this historic structure from the surrounding site and the adjacent Charles River.

Massachusetts Historical Commission Review

A Project Notification Form ("PNF") for the overall project – including the proposed demolition - was submitted to the Massachusetts Historical Commission ("MHC") on July 22, 2021, in accordance with 950 CMR 71.00. In response to the PNF, the MHC issued a letter on October 20, 2021 finding that the project will have No Adverse Effect on historic resources.

Relationship to Article 85 Criteria for Determining Significance

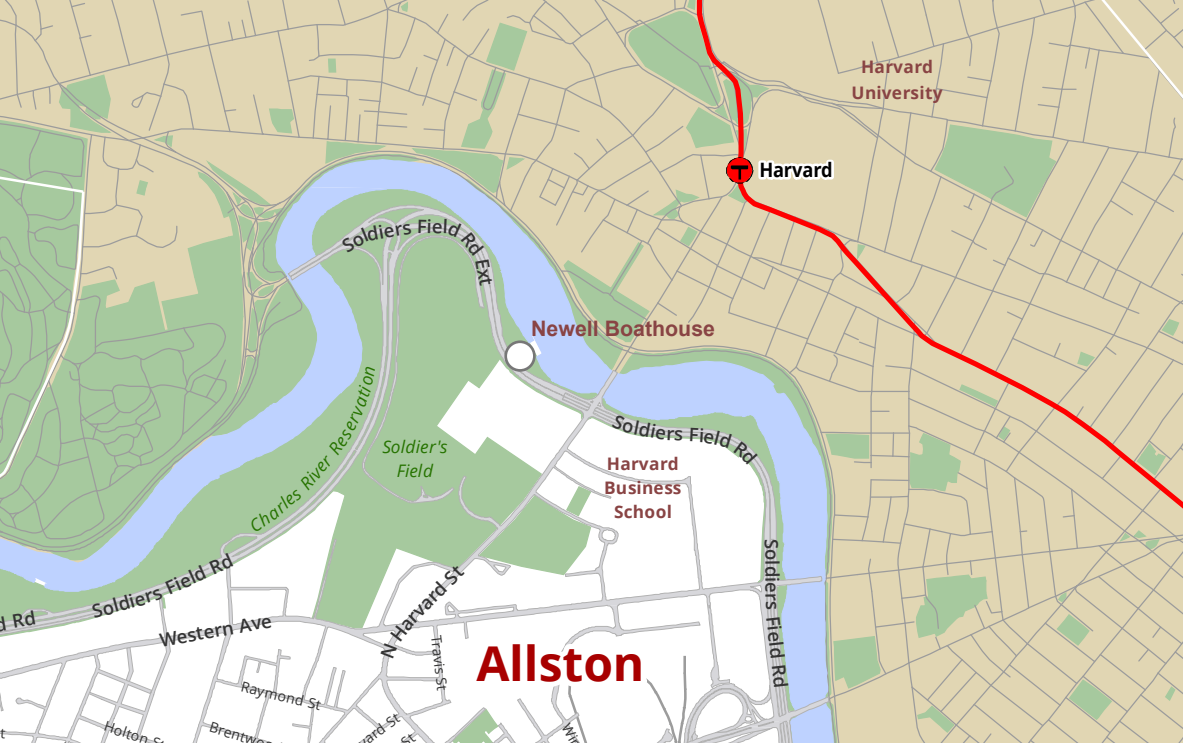
For the purposes of compliance with Article 85, the Boston Landmarks Commission staff have determined that the 1969 tank building addition at the Newell Boathouse should be treated as a separate building. As such the structure has the following relationship to Article 85 Section 85-5 (3) Criteria for Determining Significance:

- a) The tank building is not listed in the Landmarks Commission's Comprehensive Preservation Survey as a building that is: (i) listed on the National Register of Historic Places; (ii) recommended for such listing; or (iii) the subject of a pending application for such listing;

While the Newell Boathouse is listed in the National Register as a contributing resource to the Charles River Basin Historic District (BOS.8312 and BOS.CA, respectively), there is no mention of the tank building addition in the nomination, nor is it mentioned in the Harvard Business School area form (BOS.JL).

- b) the tank building is not the subject of a petition to the Landmarks Commission for designation as a Boston Landmark;
- c) the tank building is not historically or architecturally significant because of period, style, method of building construction, or important association with a famous architect or builder;

- d) the tank building does not have an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the City;
- e) the tank building is not one whose loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood.



Harvard University

T Harvard

Newell Boathouse

Soldiers Field Rd Ext

Soldiers Field Rd

Harvard Business School

Charles River Reservation

Soldier's Field

Soldiers Field Rd

Allston

Western Ave

N Harvard St

Raymond St

Brentwood

Holton St

Harvard St

Witt

Trawls St

GENERAL NOTES:

1. THE EXISTING CONDITIONS SHOWN ON THIS BASEMAP ARE THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND BY GREEN INTERNATIONAL AFFILIATES, INC. BETWEEN APRIL 23-27, 2018.
2. HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) BASED ON HARVARD CONTROL DISKS USING STATIC GPS. VERTICAL DATUM IS BOSTON CITY BASE ESTABLISHED USING HARVARD CONTROL DISK ALBH02.
3. NO BOUNDARY INFORMATION IS SHOWN AT THIS TIME.
4. THE TOPOGRAPHIC SURVEY AND UTILITIES SHOWN WITHIN THE PUBLIC RIGHT OF WAY AND THE CHARLES RIVER WAS AN AUTOCAD FILE NAMED "210801308_survey.dwg" WHICH WAS PROVIDED BY HARVARD UNIVERSITY ON 5/12/2016.

UTILITY NOTES:

1. ALL UNDERGROUND UTILITIES AS SHOWN WERE COMPILED USING FIELD SURVEY INFORMATION AND AVAILABLE RECORD INFORMATION RECEIVED FROM PUBLIC AGENCIES, PRIVATE UTILITY COMPANIES, AND FROM THE HARVARD UNIVERSITY PROPERTY INFORMATION RESOURCE CENTER (PIRC).
2. RECORD UTILITY INFORMATION ARE APPROXIMATE ONLY AND ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.
3. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR TO DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORING OR REPAVING.
4. THE LOCATION OF EXISTING PIPES OR OTHER UNDERGROUND STRUCTURES OR PROPERTY LINES ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND PIPES OR STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL CALL "DIG SAFE" (1-888-344-7233) 72 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO ANY EXCAVATION TO OBTAIN ACCURATE UTILITY LOCATIONS.
5. EXCEPT WHERE OTHERWISE NOTED, SUBSURFACE UTILITY LOCATIONS HAVE BEEN PLOTTED TO MEET UTILITY QUALITY LEVEL "C" AS DESCRIBED IN ASCE STANDARD 38-02, AS SHOWN BELOW. THE UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS BASED ON ABOVE-GROUND FIELD OBSERVATION AND EXISTING RECORD INFORMATION.
6. THE EXISTING CONDITIONS PLAN IS TO BE USED FOR THE SPECIFIED PROJECT ONLY AND IS NOT WARRANTED TO BE COMPLETE FOR ANY OTHER FUTURE PROJECTS.

SUMMARY OF UTILITY MAPPING QUALITY LEVELS:

THE FOLLOWING IS A SUMMARY OF THE SURVEY MAPPING LEVELS FOR UTILITIES AS DESCRIBED IN ASCE STANDARD 38-02, "STANDARD GUIDELINE FOR THE DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THESE GUIDELINES ARE MORE FULLY DESCRIBED IN THE ASCE STANDARD.

UTILITY QUALITY LEVEL A:

PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL AND VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15-MM VERTICAL AND TO APPLICABLE HORIZONTAL SURVEY AND MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

UTILITY QUALITY LEVEL B:

INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT AND REDUCED ONTO PLAN DOCUMENTS.

UTILITY QUALITY LEVEL C:

INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

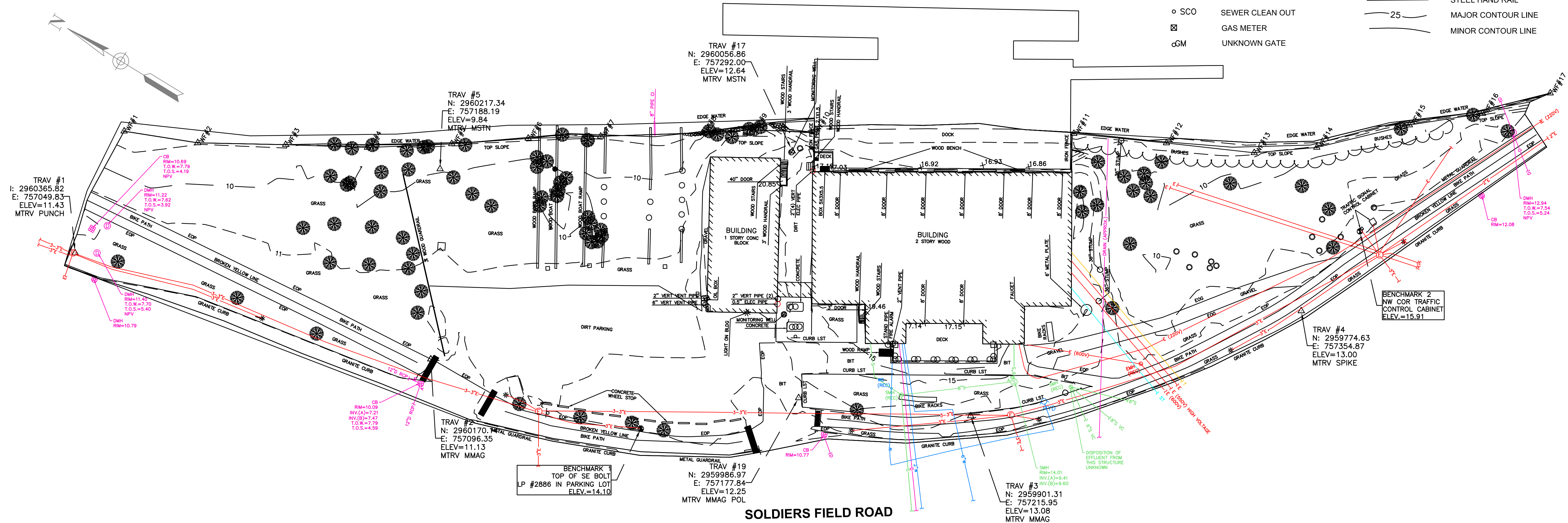
UTILITY QUALITY LEVEL D:

INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS. INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

LEGEND AND ABBREVIATIONS

○ WCS	WATER CURB STOP	OPM	PARKING METER		BUILDING FOOTPRINT
○ WG	WATER GATE	◆ MW	MONITORING WELL	=====	BUILDING OVERHANG
○ GG	GAS GATE	B.R.	BIKE RACK	AC	AIR CONDITIONER
■ CB	CATCH BASIN	• H.B.	HOSE BIB	BC	BOTTOM OF CURB
⊙ CB	ROUND CATCH BASIN	⊠ CCT	TRAFFIC SIGNAL CONTROLLER CABINET	BIT.	BITUMINOUS
⊙ AD	AREA DRAIN	× 24.39	SPOT ELEVATION	BRE	BRICK EDGE
⊙ CMH	CABLE MANHOLE	⊙ 6"	6" TREE	CONC.	CONCRETE
⊙ EMH	ELECTRIC MANHOLE	○	BUSH	CW	CROSS WALK
□ EHH	ELECTRIC HANDHOLE	△	TRAVERSE POINT	DIA.	DIAMETER
⊙ DMH	DRAIN MANHOLE	⊙	BENCHMARK	DHF	DRILL HOLE FOUND
⊙ SMH	SEWER MANHOLE	⊙	TEMPORARY BENCH MARK	DHS	DRILL HOLE SET
⊙ TMH	TELECOMMUNICATIONS MANHOLE	OPPK	PARKING PAYMENT KIOSK	EXIST.	EXISTING
⊙	UNKNOWN MANHOLE	oBL	BOLLARD	FFE	FINISHED FLOOR ELEVATION
□ HH	HAND HOLE	OSPP	STAND PIPE	FGC	FLUSH GRANITE CURB
⊙ HYD.	FIRE HYDRANT	⊠	ELECTRIC OUTLET	GRAN.	GRANITE
⊙	SIGN	⊠	DETECTABLE WARNING PANEL	GRE	GRANITE EDGE
* LP	ELECTRIC LIGHT POLE	⊠	HEDGE LINE	L.O.C.	LEFT OUTSIDE CORNER
⊙ UPL	UTILITY POLE WITH LIGHT	=====	TREE CANOPY LINE	LSA	LANDSCAPE AREA
○	UTILITY POLE	=====	WOOD FENCE	MGS	MAG NAIL SET
• R.D.	ROOF DRAIN	=====	STEEL HAND RAIL	R.O.C.	RIGHT OUTSIDE CORNER
○ V	PVC VENT PIPE	=====	MAJOR CONTOUR LINE	(REC.)	RECORD INFORMATION
○ SCO	SEWER CLEAN OUT	=====	MINOR CONTOUR LINE	WIF	WROUGHT IRON FENCE
⊠	GAS METER			VGC	VERTICAL GRANITE CURB
oGM	UNKNOWN GATE				

CHARLES RIVER



IF THIS SHEET IS NOT 22" x 34", IT HAS BEEN REDUCED OR ENLARGED.

C-101_NEWELL EXISTING CONDITIONS.DWG 11-May-2017



Bruner/Cott
ARCHITECTS

225 Friend Street
Boston, MA 02114
617.492.8400
brunercott.com

PETERSON
ARCHITECTS

156 Mt Auburn Street
Cambridge, MA 02138
617.354.2268
peterson-architects.com

GREEN INTERNATIONAL AFFILIATES, INC.

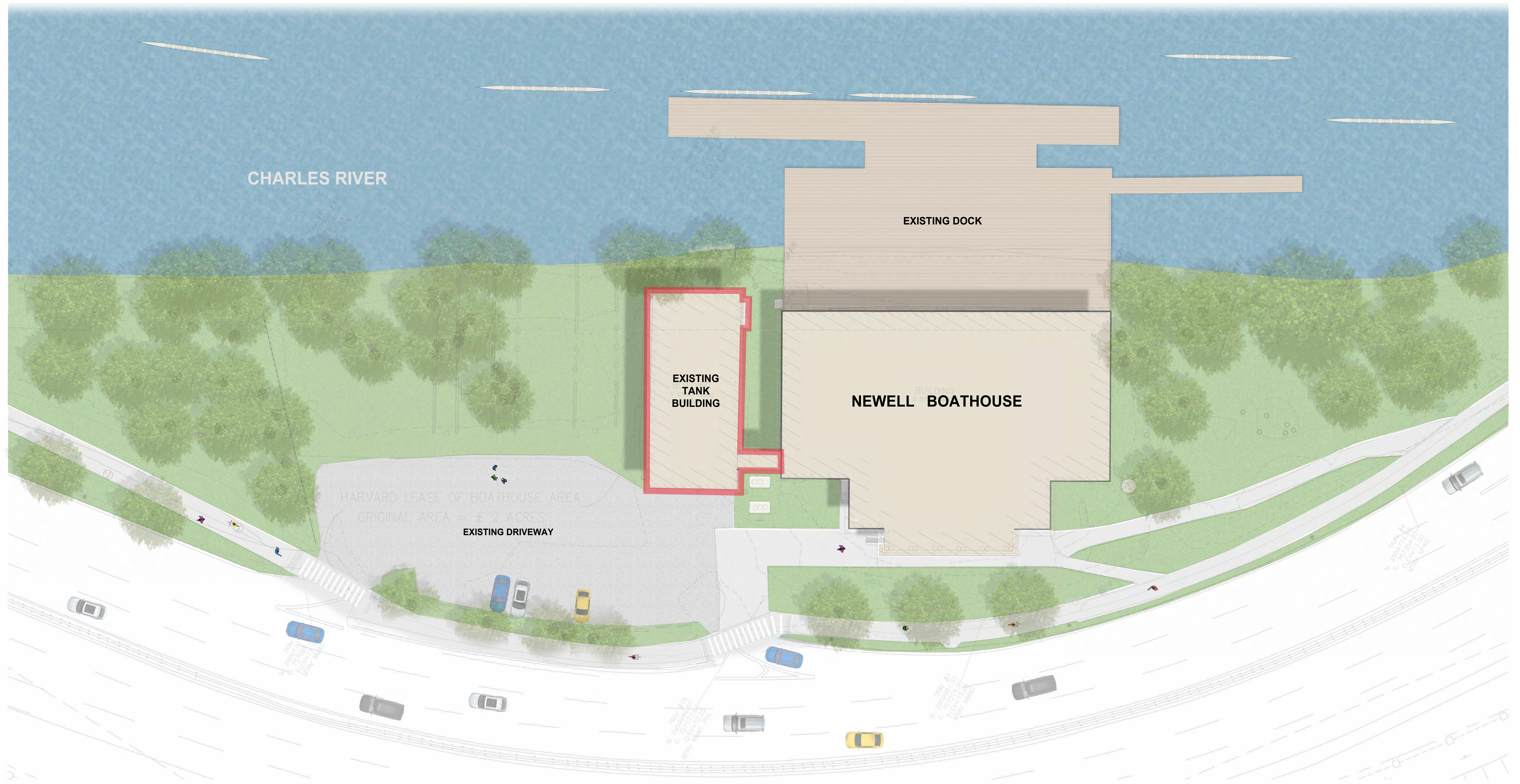
Civil Engineers
230 Balliston Road, Suite 3
Westford, MA 01886
(978) 923-0400 /Green # 18053
greenintl.com

Newell Boathouse
Project# 17.017

Harvard University Athletics
Newell 801 Soldiers Field Road,
Allston, Massachusetts, 02134
Weld 971 Memorial Drive,
Cambridge, Massachusetts, 02138

Design Development Draft (DD Set) NEWELL- EXISTING CONDITIONS
2021 MAY 11

C-101



CHARLES RIVER

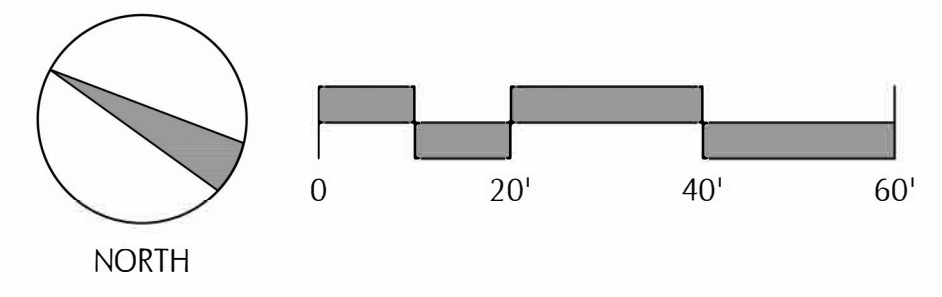
EXISTING DOCK

EXISTING TANK BUILDING

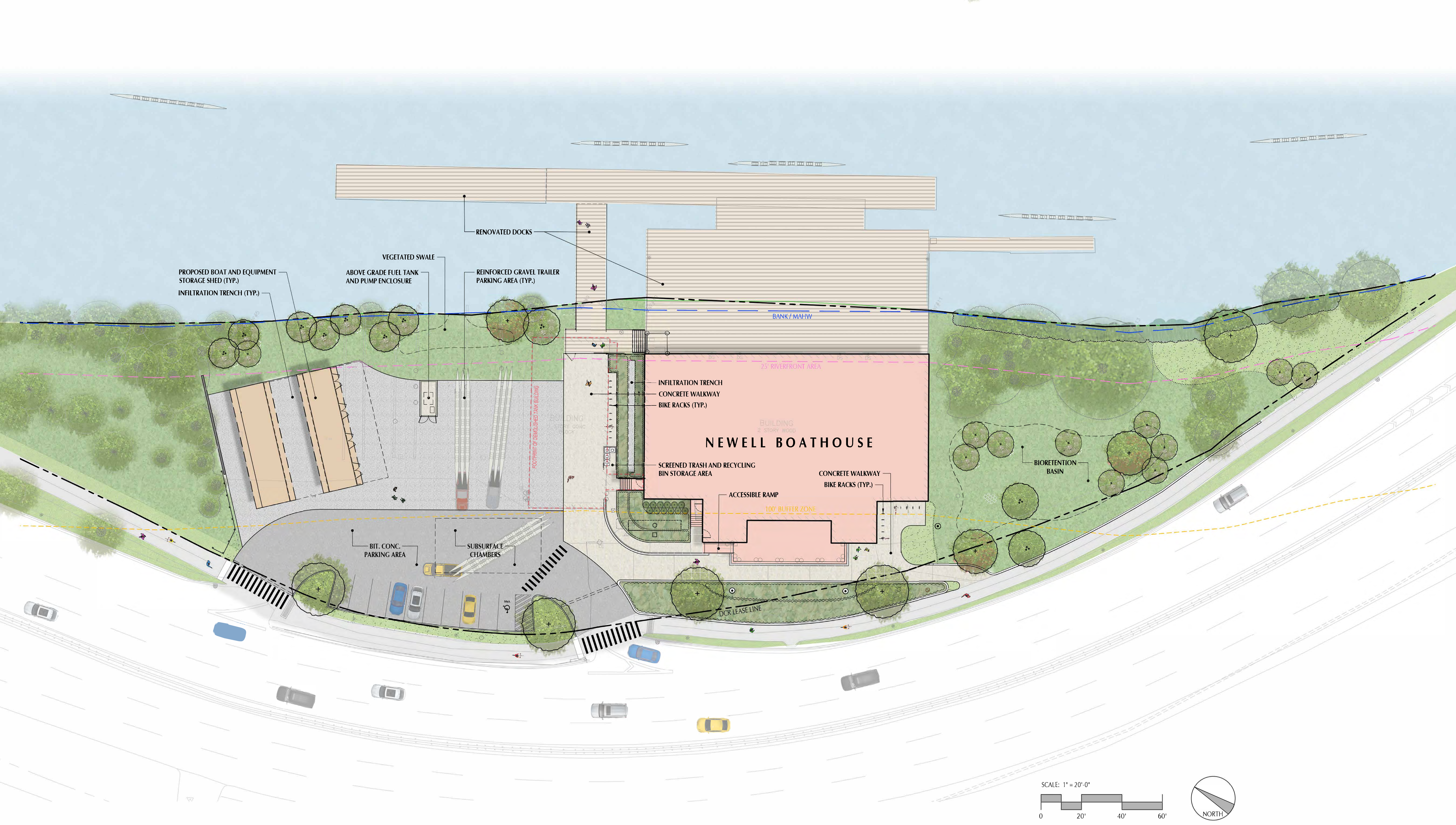
NEWELL BOATHOUSE

HARVARD LEASE OF BOATHOUSE AREA
ORIGINAL AREA = ± 2 ACRES
EXISTING DRIVEWAY

SOLDIER'S FIELD ROAD



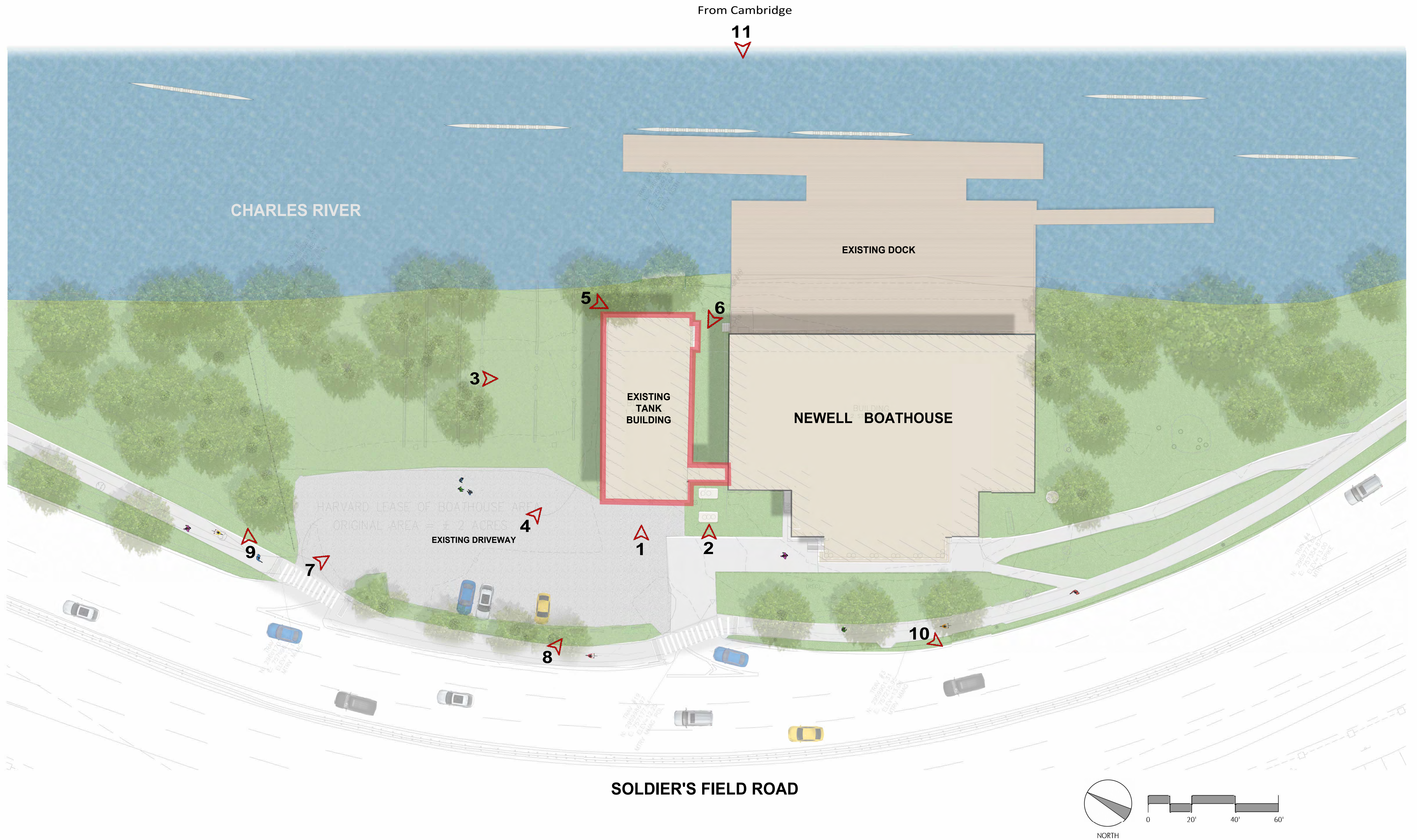
SITE PLAN - EXISTING



Newell Proposed Site Plan

SOLDIER'S FIELD ROAD | BOSTON, MA

SCALE: 1" = 20' | MARCH, 2022
 BRUNER COTT ARCHITECTS | SHADLEY ASSOCIATES, P.C.



From Cambridge

11

CHARLES RIVER

EXISTING DOCK

NEWELL BOATHOUSE

EXISTING TANK BUILDING

EXISTING DRIVEWAY

HARVARD LEASE OF BOATHOUSE AREA
ORIGINAL AREA = ± 2 ACRES

SOLDIER'S FIELD ROAD

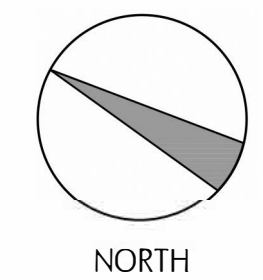
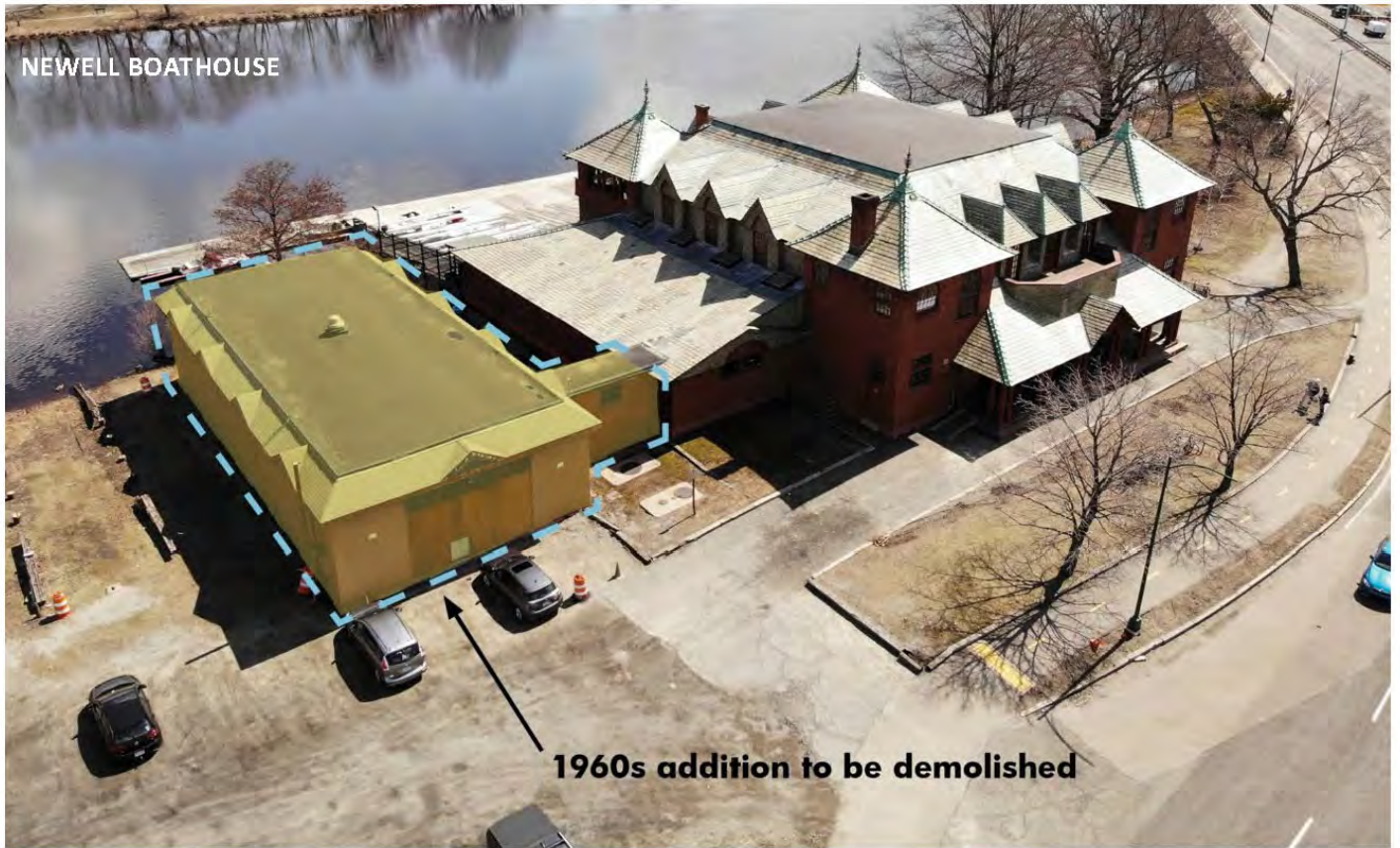


PHOTO KEY MAP



NEWELL & WELD BOATHOUSES AND TRAINING CENTER // BRUNER/GOTT ARCHITECTS // PETERSON ARCHITECTS // SHADLEY ASSOCIATES // May 14, 2021



1969 Addition

Newell Boathouse – Article 85 Application

Newell Boathouse Addition – Photos



1. Newell Boathouse addition southwest façade. (3-7-22)



2. Newell Boathouse addition connector. Addition at left, historic boathouse at right. (3-7-22)

Newell Boathouse Addition – Photos



3. Newell Boathouse addition northwest façade. (3-7-22)



4. Newell Boathouse addition northwest façade oblique. (3-7-22)

Newell Boathouse Addition – Photos



5. Newell Boathouse addition northeast façade oblique. (3-7-22)

Newell Boathouse Addition – Photos



6. Newell Boathouse addition southeast façade oblique. (3-7-22)



7. Newell Boathouse addition from driveway at Soldiers Field Road. Addition in front, with historic boathouse in background. (3-7-22)

Newell Boathouse Addition – Photos



8. Newell Boathouse addition from Soldiers Field Road pedestrian pathway. Addition at left, historic boathouse at right. (3-7-22)



9. Newell Boathouse site context to northwest at Soldiers Field Road pedestrian pathway. (3-7-22)

Newell Boathouse Addition – Photos



10. Newell Boathouse site context to southeast at Soldiers Field Road pedestrian pathway. (3-7-22)



10. Newell Boathouse site context from JFK Memorial Park, Cambridge. (3-7-22)

M 62 a plan of taking northerly
from North Harvard Street, in-
cluding a portion of Longfellow
Meadows, Boston, Mass.
(42.56 acres taken from Harvard
College)

SEE: Maps & Plans

L 6 -c.

Lease

NEWELL BOAT HOUSE

Copy of let. 10-19-1897, fr.
Committee of the Corporation
of Harvard College to Metropoli-
tan Park Commission.

Copy of let. 11-4-1897 in reply.

Original of Harvard College.

of Harvard College.

At the receipt of this notice being to

The taking was then adopted and it was

committees' was considered and it was

the taking was then adopted and it was

committees' was considered and it was

the taking was then adopted and it was

Yours very truly,

1900, by and between the Commonwealth of Massachusetts, acting herein through its Board of Metropolitan Park Commissioners, constituted under and by virtue of Chapter 407 of the Acts of the Legislature of Massachusetts of the year 1893, said Board acting under the authority upon it conferred by said Act and also by Chapter 450 of the Acts of the year 1895, and of every other power and authority them heretofore enabling, of the first part, and the President and Fellows of Harvard College, a Corporation duly organized under the laws of the Commonwealth of Massachusetts, (hereinafter called the College), of the second part,

W I T N E S S E T H: that whereas the said Commonwealth has heretofore taken through said Board for the Charles River Reservation certain lands in Boston in the County of Suffolk, by an instrument of Taking dated November 3, 1897, and recorded with Suffolk Deeds, Book 2486, page 121,

NOW THEREFORE the said Commonwealth doth hereby demise and lease unto the said College a certain parcel of land containing One and ninety-nine hundredths acres, more or less, being a portion of the premises included within the Taking above referred to, lying in said Boston and shown on a plan marked, "Commonwealth of Massachusetts, Metropolitan Park Commission, Charles River Reservation, Plan of Land near North Harvard Street, Boston, to be leased to President and Fellows of Harvard College x x x Oct. 30, 1899, Wm. T. Pierce, Engineer," being Metropolitan Park Commissioners' plan No. 230; which is to be recorded herewith, and bounded and described as follows: Beginning at a stake in the mean high water line of the right bank of Charles River as shown on said plan No. 230 of said Commissioners at the division line between land of said Commonwealth taken by the Metropolitan Water Board by an instrument of Taking dated October 25, 1897, and recorded with said Deeds, Book 2479, page 381, on the Southeast, and the Charles River Reservation as established by the Taking by said Commissioners above referred to on the Northwest; thence South 31° 43' 6" West by said division line, Sixty-four (64)

feet, more or less, to a stake in the Northeasterly side line or foot of a dyke erected by said Commissioners, said side line being for so much of its distance as is mentioned herein parallel to and One hundred nineteen and twenty-five hundredths (119.25) feet distant from the Southwesterly and Westerly boundary line of the Charles River Reservation as established by the Taking by said Commissioners above referred to; thence North $65^{\circ} 3' 24''$ West by said side line or foot of said dyke, Forty-two and twenty-eight hundredths (42.28) feet to a stake in the same; thence Northwesterly curving to the right on a radius of Fifty-four hundred thirty-five and thirty-four hundredths feet by said side line, Three hundred fifty-one and twenty one one hundredths (351.21) feet to a stake in the same; thence Northwesterly, nearly Northerly, curving to the right on a radius of Eight hundred fifty-five and ninety-seven hundredths feet by said side line, Three hundred twenty-two and ninety-four hundredths (322.94) feet to a stake in the same; thence Northerly curving to the right on a radius of Five hundred fifty-four and fifteen hundredths feet by said side line, Four hundred nine and seventy-six hundredths (409.76) feet to a stake in the same; thence North $2^{\circ} 40' 16''$ East by said side line, One hundred (100) feet to a stake in the same; thence Northerly curving to the left on a radius of Eight hundred fourteen and fifty-eight hundredths feet by said side line, Two hundred seventy-eight and forty two hundredths (278.42) feet to a stake in the same; thence Northwesterly, nearly Northerly, curving to the left on a radius of Eight hundred sixty-three and five hundredths feet by said side line, Ninety-nine and forty-nine hundredths (99.49) feet to a stake in the same; thence North $66^{\circ} 28' 59''$ East, Twelve (12) feet, more or less, to a stake in the mean high water line of the right bank of Charles River as shown on said plan; thence in a general Southerly and Southeasterly direction by said mean high water line as the same bends and curves, down stream, Fourteen hundred and ninety-five (1495) feet, more or less, to a stake in the same; thence Easterly, Northeasterly and Southeasterly, by said mean high water line as the same bends and curves, down stream, Ninety-six (96) feet, more

or less, to the stake in said line at the division line between the Charles River Reservation as established by the Taking by said Commissioners above referred to on the Northwest and land of said Commonwealth taken by the Metropolitan Water Board on the Southeast, the point of beginning.

Also all lands, thatch and flats that lie adjacent to the parcel above described between said mean high water line and extreme low water mark in Charles River, and between the side lines of said parcel extended according to law to said low water mark.

TO HAVE AND TO HOLD the premises hereby leased unto the College for the term of One thousand (1000) years from the date hereof without impeachment of waste, for the yearly rental of One Dollar (\$1) upon the following terms and stipulations which are hereby mutually agreed to by both parties to these presents:

FIRST: The College shall use said premises for boat houses, athletic exercises and other University uses and purposes only and shall never sub-lease said parcel nor any part thereof nor sub-lease nor assign any rights hereunder; and should any of the terms and provisions in this lease be broken or the demised premises or any part thereof be used by the College or any person under it for any purpose or in any manner other than those herein prescribed, said Commonwealth may by said Commission, or by any other board or department having for the time being the control and management of the Charles River Reservation, forthwith terminate this lease without notice.

SECOND: The rules and regulations of the Charles River Reservation as determined upon by said Commission, or by any other board or department having for the time being the control and management of said Reservation, shall apply to the demised premises so far as the same are applicable, and the College shall not do or suffer upon or in connection with said premises any matter or thing detrimental to or inconsistent with the character or use of said Reservation.

THIRD: The College shall save said Commonwealth harmless and indemnified from and against all loss, liability and expense that may be incurred by reason of any injury to any person or property on

the demised premises.

FOURTH: The College may make and use in connection with the demised premises so many entrances to the portion of the Charles River Reservation adjoining the same as it sees fit; provided, however, that the locations and manner of construction of such entrances shall be subject to the approval of said Commission, or of any other board or department having for the time being the control and management of said Reservation.

FIFTH: The College shall have the right to use as a means of ingress to and egress from the demised premises in connection with entrances to be made as aforesaid, whatever walk and boundary road may be constructed by said Commonwealth over that part of the Charles River Reservation adjoining the demised premises, such use to be subject to such rules and regulations as may from time to time be made by said Commission, or by any other board or department having for the time being the control and management of said Reservation.

SIXTH: If the College shall be desirous of taking a renewed lease of the demised premises for a further term of One thousand (1000) years from the expiration of this lease said Commonwealth will upon request and at the expense of the College and upon its executing and delivering to the Commonwealth a counterpart hereof, forthwith execute and deliver to the College a renewed lease of said premises for the further term of One thousand (1000) years upon the same yearly rent and in all respects similar to this lease.

IN WITNESS WHEREOF, said Commonwealth hath caused these presents to be executed in its name and behalf by said Commissioners, and we, William D. de las Casas, Edwin D. Maskell, Edwin U. Curtis, David N. Skillings and Ellerton P. Whitney, do therefore hereunto set our hands and seals, without, however, incurring any possible personal liability, and said President and Fellows of Harvard College hath caused its corporate seal to be hereto affixed, and these

2nd, its Treasures on the day and year first above men-
tioned, --- all in duplicate.

William B. de la Cruz
Austin B. Haskell
Edwin H. Lewis
David N. Killings
John P. Whitney

Being a majority of the Board of Metropolitan Park Commissioners.

President & Fellows of
Harvard College
by Chas. F. Adams 2nd
Treas^r

COMMONWEALTH OF MASSACHUSETTS.

Suffolk ss.

June 26, 1900.

Then personally appeared the above-named William B. de la Cruz
and acknowledged the foregoing instrument to be his free act and deed,
and the free act and deed of the Commonwealth of Massachusetts,

Before me,

John Whitney.

Justice of the Peace.

Boston... July 9, 1900...
at 1 o'clock and 20 minutes... m.
Received and Entered with Suffolk Deeds,

Libro 2674, Page 530

Attest
May H. Temple
Register. -5-

5/23/86 Gnr. Board

I reduced the original
map & made some extra
copies which I trust
will be helpful.

Alma B.

6 -b

NEWELL BOAT HOUSE

Plan of land near North
Harvard Street, Boston,
to be leased to President
and Fellows of Harvard
College.

Metropolitan Park Commission
Oct. 30, 1899

OFFICE OF THE
MAY 30 1986

Copy
From
Bob Wicks
File

presented to be executed in its name and seal
 on the 26th day of October 1899
 all in duplicate.

Allen K. ...
Chairman

Samuel ...

David ...

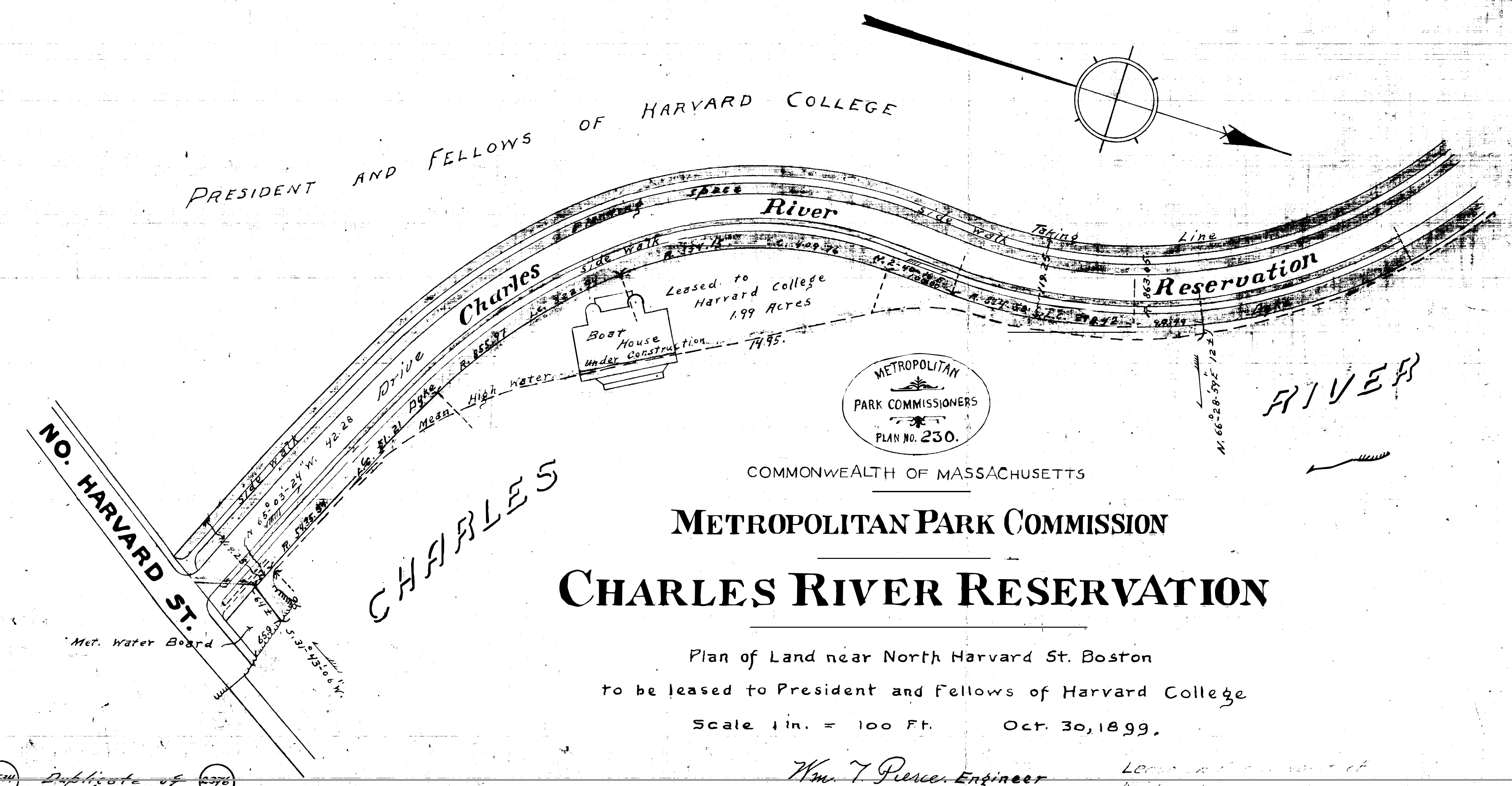
John ...

President & Fellows of
 Harvard College
by their Secretary

Metropolitan Park Commissioners

Approved and attested the Metropolitan Park Commissioners
 on the 26th day of October 1899
 all in duplicate.

Metropolitan Park Commissioners



METROPOLITAN
 PARK COMMISSIONERS
 PLAN NO. 230.

COMMONWEALTH OF MASSACHUSETTS

METROPOLITAN PARK COMMISSION

CHARLES RIVER RESERVATION

Plan of Land near North Harvard St. Boston
 to be leased to President and Fellows of Harvard College
 Scale 1 in. = 100 Ft. Oct. 30, 1899.

Wm. T. Pierce, Engineer

Published by
 Made June 21, 1897
 by C. B. Ambrose.