

after

Dear Sir:

I am much gratified to learn from Mr. Hart that you are willing to act as the agent for the Institute under the most favorable terms. The problem presented to you is to ascertain the lowest price at which a certain parcel of land can be purchased by the Institute, and to complete all arrangements for its purchase, provided a price can be obtained that proves satisfactory to the Institute. The parcel in question is in the Back Bay Fens, and is bounded by Brookline Avenue, Avenue Louis Pasteur, Longwood Avenue and the Riverway.

Yours very truly,

June 14, 1911.

Mr. C. W. Whittier,

Shawmut Bank Building,

55 Congress Street, Boston.

Dear Mr. Whittier:

You are hereby authorized to offer the sum of \$750,000 for the land enclosed by the red line in the accompanying plan of land in Cambridge (signed in the corner with my initials - R. C. M.). This offer is to be made conditional on the securing of good title to the land and on the transference to the Institute of the property in all streets contained within this boundary. The price is to be paid in cash as soon as good title is secured, and the property in the streets is transferred to the Institute. If this offer be accepted and these conditions be fulfilled, the Institute will dedicate to the city of Cambridge any land that may be necessary to continue Vassar Street, so as to open communication between Massachusetts Avenue and Main Street, and will also dedicate thereto a strip of land (bounded by the dotted line in the plan), fifty (50) feet wide, so as to open communication between Ames Street and Main Street, along the boundary of the Institute's property.

Yours sincerely,

July 12, 1911.

Mr. C. W. Whittier  
55 Congress St., Boston.

alph

Dear Mr. Whittier:

I enclose copies of the options on the Francis Estate, the Dexter Estate, and on the smaller parcels - Hammond and Flint, and Sullivan. You will see that the option on the Francis Estate expires on April the first, that on the Dexter Estate also on April the first, and that on the Hammond and Flint on November 2, and on the Sullivan lot on August the first.

In case of collusion between Sullivan, Hammond and Marcy, we should avoid the appearance of being tied to either the Cambridge or the Allston site.

Yours sincerely,

July 14, 1911.

Mr. C. W. Whittier,

Shawmut Bank Building,

55 Congress Street, Boston.

*Wepu*

This letter sent to Messrs

Hart, E. Morss, Wigglesworth, Webster,  
and C. W. Whittier.

*Acble 377*

Dear Sir:

I am enclosing copy of a letter which  
Dr. Maclaurin has sent to-day to the Trustees  
of the Ames Estate.

Yours very truly,

Secretary to the President.

November 4, 1911.

Mr. C. W. Whittier,  
55 Congress Street,  
Boston, Mass.

Dear Mr. Whittier:

The Institute owns an Athletic Field in Brookline, and some overtures have been made by the town of Brookline for its purchase. The Executive Committee of the Corporation at its meeting yesterday authorized me to invite you to act as the agent of the Institute in the conduct of negotiations for the sale of this property. I hope very much that you will see your way to undertake this work, it being understood, of course, that the matter is one of business and not of gratuitous service to the Institute.

Yours sincerely,

March 26, 1912.

Mr. Charles W. Whittier,  
Shawmut Bank Building,  
55 Congress Street, Boston.

Dear Mr. Whittier:

At the last quarterly meeting of the Corporation of the Institute I described the work of the Site Committee and directed the attention of the Corporation to the great service rendered to that Committee, and through it, to the Institute and to the cause of education, by your invaluable assistance in the negotiations over the purchase of a new site for Technology. On the motion of Mr. Charles A. Stone, it was voted unanimously that the "thanks of the Corporation be extended by the President to Mr. Charles W. Whittier for his great service to the Institute".

Yours sincerely,

March 26, 1912.

Mr. Charles W. Whittier,

Shawmut Bank Building,

55 Congress Street, Boston.

C. W. WHITTIER  
A. R. WHITTIER, JR.

C. W. WHITTIER & BRO.

REAL ESTATE BROKERS

SHAWMUT BANK BUILDING

55 CONGRESS STREET

BOSTON

March 27, 1912.

442  
TELEPHONES { 5576  
MAIN { 5577  
5578

MEMBERS REAL ESTATE EXCHANGE

Dr. R. C. McLaurin,

President, Mass. Inst. of Technology,

Dear Dr. McLaurin:

Your kind note of the 26th telling me of the vote of thanks of the Corporation for my services to the Institute in the matter of securing a new site was received this morning. I am very much pleased that the Corporation should think my services were of enough value to warrant it, and want to say that my work with you and your committee was most pleasant. I feel that we all got to know each other better and mutually enjoyed our work.

I received also this morning your note telling me of the overtures that have been made you by the Town of Brookline to purchase your athletic field, and that you would like to have me act for you as agent for the Institute. I should be very glad to act for the Institute in this and in any other real estate transaction, and am at your service at any time.

With kindest regards, I remain,

Yours very truly,

*C. W. Whittier.*

C. W. WHITTIER  
A. R. WHITTIER, JR.

# C. W. WHITTIER & BRO.

REAL ESTATE BROKERS

SHAWMUT BANK BUILDING

55 CONGRESS STREET

BOSTON

TELEPHONES { 5576  
MAIN { 5577  
5578

MEMBERS REAL ESTATE EXCHANGE

May 24, 1912.

Dr. Richard C. Maclaurin,  
Mass. Institute of Technology,  
Boston, Mass.

442  
8+ acres in athletic field  
3+ --- outside ---

Reserve buildings

My dear Doctor:

There are 375,603 square feet in the Athletic Field belonging to the Institute in Brookline, the said land being assessed for \$90,000 or .239¢ per square foot. This tract is exempt from taxation.

The lot of land across the street from the Athletic Field and located on the corner of Jamaica and Highland Roads, containing 79320 square feet, is assessed for \$18,000 or .226¢ per square foot.

The remaining lot of land located on the corner of Jamaica Road and Pond Avenue, containing 75052 square feet, is assessed for \$18,500 or .219¢ per square foot.

At my interview with Mr. Desmond FitzGerald, I named the price of \$112,964.32 (the original cost to the Institute) as being the figure you would be willing to accept for all of this land. There are 529,975 square feet in all which figure .21¢ per square foot.

Mr. FitzGerald said that if the Town of Brookline should purchase any land it would take only the tract now enclosed by the fence and containing 375,603 square feet. He asked for a price on this parcel and I agreed to let him hear from me within a few days.

It is clear that it is not so favorable a proposition for the Institute to sell this parcel alone and still have on its hands the two remaining parcels which may take years to dispose of. I have made up my mind that it would be fair to offer the Town of Brookline the parcel in question for \$95,000. At this price it would figure about .25¢ per square foot for the 375,603 square feet.

Cost about \$49,000

Do you care to have me offer this tract to Mr. FitzGerald and his associates for the Town of Brookline at this figure? Awaiting your instructions, I remain  
Yours very truly,

*C. W. Whittier*



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Mr. C. W. Whittier,  
President, Am. Inst. of Technology,  
and Dr. Johnson

Dear Mr. Whittier:

In reply to your letter of May the 24th with reference to the Athletic Field belonging to the Institute, in Brookline, I have to say that you have my authority to offer the area of 375,603 square feet there referred to, which is the portion enclosed by a fence, to the town of Brookline for the sum of \$95,000. There is a portable house on the property which is not included in the above price.

Yours sincerely,

May 28, 1912.

Mr. C. W. Whittier,  
55 Congress Street,  
Boston, Mass.

C. W. WHITTIER  
A. R. WHITTIER, JR.

C. W. WHITTIER & BRO.

REAL ESTATE BROKERS

SHAWMUT BANK BUILDING

55 CONGRESS STREET

BOSTON

44 2  
TELEPHONES { 5576  
                  5577  
MAIN            5578

MEMBERS REAL ESTATE EXCHANGE

May 29, 1912.

Richard C. Maclaurin, Esq.,

Mass. Inst. of Technology, Boston, Mass.

Dear Dr. Maclaurin:

I have your letter of the 28th inst. and contents noted. I will offer the Athletic Field in Brookline, containing 375,603 square feet to the Town of Brookline at \$95,000. I am writing to Mr. Fitzgerald this morning.

Yours very truly,

*C. W. Whittier*

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Dear Mr. Whittier:

You asked me by telephone yesterday to ascertain the views of the Executive Committee of the Corporation of the Institute with reference to the sale of its Temple Place property. I find that the members of that Committee are scattered and that it is impracticable to get a formal expression of their views on this matter at present. My own feeling is that it would be inexpedient for the Institute to sell this property for a price that was only "fairly good".

Yours sincerely,

June 28, 1912.

Mr. C. W. Whittier,  
Shawmut Bank Building,  
55 Congress Street,  
Boston, Mass.

Dear Mr. Whittier:

I enclose a copy of the vote passed at the meeting of the Executive Committee held to-day which you will substitute for the one passed at the meeting of the Corporation on June 7 and attested by Mr. Munroe, the Secretary.

Yours sincerely,

June 11, 1918.

Mr. C. W. Whittier,  
Shawmut Bank Building,  
Boston, Massachusetts.

September 12, 1924.

Sir:

Immediately upon taking up my duties at the Institute of Technology I talked with various members of the Executive Committee concerning the question of additional land for the Institute's site, the general conditions concerning real estate values, and the method the Institute had pursued in making such purchases. Our Executive Committee has among its members men who are thoroughly familiar with such transactions and who were concerned in the various purchases made previously. Therefore, it seemed best to leave all questions pertaining to the purchase of land in their hands. In fact, such purchases are among the prescribed duties of the Committee.

Very soon after coming to the Institute a great many owners and agents for property in the neighborhood solicited interviews. They were of course treated courteously and listened to but in no case was any relation entered into with them. They were given to understand that all purchases of this sort would be made by the Committee representing the Corporation and were as a rule sent to some member of the Committee.

Having had experience of somewhat similar nature I was not only guarded but strictly avoided giving any of the above ✓

[9/12/24]

owners or agents any encouragement, but at once referred them  
to some member of the Committee, generally to Mr. Francis R.  
Hart, Chairman of the Finance Committee,

Yours sincerely,

President.

Mr. C. W. Whittier  
Shawmut Bank Building  
82 Devonshire Street  
Boston, Massachusetts.

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CHARLES W. WHITTIER  
ALBERT R. WHITTIER  
FRANK A. EWART  
HENRY W. MERRILL  
NORMAN W. KENNY

**C. W. WHITTIER & BRO.**  
**REAL ESTATE BROKERS**  
SHAWMUT BANK BUILDING  
82 DEVONSHIRE STREET  
**BOSTON**

MEMBERS  
REAL ESTATE EXCHANGE  
TELEPHONE  
MAIN 7820

May 26, 1927

Francis R Hart, Esq  
Old Colony Trust Co  
Boston, Massachusetts

Dear Mr Hart:

We enclose herewith plan of the Marcy land, Cambridge showing the proposed sub-division as suggested by the owners. We also enclose copy of the letter from the owners to us regarding the same.

If you care to consider the matter along these lines we should be very glad to talk with you. You might further like to know that the Carter Trustees are still standing pat on \$100,000 net to them for their land.

Very truly yours



HWM:D  
Plan  
Letter

C O P Y

242  
[encl 5/26/27]

HAYES & SMITH  
Ten Temple Street  
Cambridge, Mass

May 25, 1927

C W Whittier & Bro  
82 Devonshire St  
Boston, Mass

ATTENTION Mr Henry W Merrill

Gentlemen:

Enclosed is a blue print showing the division of the Memorial Drive property in the event of the Massachusetts Institute of Technology being interested in purchasing a portion of this lot.

It is our thought to have submitted to them the land to the east of the center line of the proposed street, containing approximately 90,000 square feet, at a price of 85¢ per square foot. By buying to this line and cooperating with us in creating a street, they would be evening up and rounding out their lot; in fact, accomplishing everything which they had hoped to accomplish in purchasing the whole piece, with only the necessity of buying about one quarter as much land. This also relieves them of the necessity of buying land to the north of Vassar street and would mean sacrificing only a very small piece if Vassar street is accepted.

If you think Technology would be interested in this proposition we would like to urge the necessity of very prompt action because in the event of their not purchasing, it would be necessary for us to relocate the proposed street.

If you could suggest any changes which might make this layout more attractive to Technology, we should be very glad to confer with you.

Yours very truly

Hayes & Smith

KLH:ML