

RECEIVED BY  
OFFICE OF CITY CLERK  
Cambridge

5-27 1982

To the Honorable, the City Council of the  
City of Cambridge:  
CAMBRIDGE, MASS.

The undersigned respectfully pray

I am opposed to the establishment  
of a Mid-Cambridge Conservation  
District for Historic Preservation  
purposes. Please let me know of  
any hearings on this matter.  
Thank you.

Edward B. Feinman  
76 Inman Street  
547-5096

PETITION

of Edward B. Feinman

in opposition to the establishment  
for  
of a Mid-Cambridge Conservation  
No. District for historical preservation purposes.

June 7 1982

6/7/1982

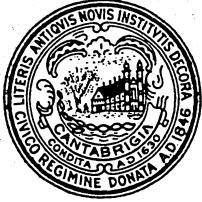
Placed on File with  
The Petition  
for the Mid Cambridge  
Historical Hearing 6/2/82

In City Council, June 7, 1982

Referred to the Committee on

Attest:

City Clerk.



# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

June 7, 1982

To the Honorable, the City Council:

Enclosed for your review and approval is a copy of a proposal submitted by the Cambridge Historical Commission relative to the establishment of a Mid Cambridge Neighborhood Conservation District Commission to review new construction, demolition, and certain alterations to existing buildings insofar as they are visible from a public way.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

6/21/82  
ST  
JRM

Agenda Item Number Eight

Re: proposal by the Historical Commission  
to establish a Mid-Cambridge Neighborhood  
Conservation District.

In City Council,

June 7, 1982



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

June 16, 1982

Mid-Cambridge Association  
c/o Joan Lorentz  
419 Broadway  
Cambridge, MA 02139

Dear Ms. Lorentz:

Please be advised that the City Council has scheduled a public hearing to be held on Monday, June 21, 1982 at 7:00 p.m. in the City Council Chamber, City Hall. The purpose of said hearing is to discuss the proposal submitted by the Cambridge Historical Commission with regard to the establishment of a Cambridge Neighborhood Conservation District Commission.

Your presence or that of your designee is hereby requested at this time. Your kind cooperation in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/mh

# City of Cambridge

The Cambridge City Council will conduct a public hearing on Monday, June 21, 1982 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposal submitted by the Cambridge Historical Commission to establish a Mid Cambridge Neighborhood Conservation District Commission to review new construction, demolition and certain alterations to existing buildings. All interested persons are requested to attend at this time.

By order of the City Council,

Paul E. Healy, City Clerk.

# City of Cambridge

The Cambridge City Council will conduct a public hearing on Monday, June 21, 1982 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposal submitted by the Cambridge Historical Commission to establish a Mid Cambridge Neighborhood Conservation District Commission to review new construction, demolition and certain alterations to existing buildings. All interested persons are requested to attend at this time.

By order of the City Council,

Paul E. Healy, City Clerk.

# City of Cambridge

The Cambridge City Council will conduct a public hearing on Monday, June 21, 1982 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposal submitted by the Cambridge Historical Commission to establish a Mid Cambridge Neighborhood Conservation District Commission to review new construction, demolition and certain alterations to existing buildings. All interested persons are requested to attend at this time.

By order of the City Council,

Paul E. Healy, City Clerk.



**PUBLIC HEARING  
CITY OF CAMBRIDGE**

The Cambridge City Council will conduct a public hearing on Monday, June 21, 1982 at 7:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposal submitted by the Cambridge Historical Commission to establish a Mid Cambridge Neighborhood Conservation District Commission to review new construction, demolition and certain alterations to existing buildings. All interested persons are requested to attend at this time.

By order of the City Council,

Paul E. Healy,  
City Clerk.

(C)June10



**PUBLIC HEARING  
CITY OF CAMBRIDGE**

The Cambridge City Council will conduct a public hearing on Monday, June 21, 1982 at 7:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposal submitted by the Cambridge Historical Commission to establish a Mid Cambridge Neighborhood Conservation District Commission to review new construction, demolition and certain alterations to existing buildings. All interested persons are requested to attend at this time.

By order of the City Council,  
Paul E. Healy,  
City Clerk.

(C)June10



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

WHEREAS the procedures set forth in paragraph (4) of Section 2.147(k) of Article XVI of Chapter Two of the General Ordinances of the City of Cambridge appear to have been satisfied with respect to the designation of a neighborhood conservation district to be known as the "Mid-Cambridge Neighborhood Conservation District" having the boundaries set forth on the map hereto attached entitled "Mid-Cambridge Neighborhood Conservation District, as designated by the Cambridge City Council, and a report of a study committee and the recommendation of the Historical Commission has been received with regard to the designation of such a district.

NOW THEREFORE, be it ordained by the City Council of the City of Cambridge as follows:

1. Pursuant to paragraph (4) of Section 2.147(k) of Article XVI of Chapter Two of the General Ordinances of the City of Cambridge, there is hereby designated as a neighborhood conservation district the Mid-Cambridge Neighborhood Conservation District having the boundaries set forth on the map entitled "Mid-Cambridge Neighborhood Conservation District, as designated by the Cambridge City Council which district shall be administered by a commission to be known as the "Mid-Cambridge Neighborhood Conservation District Commission" appointed by the City Manager

pursuant to paragraph (3) of said Section 2.147(k). The reasons for the designation of the District are those set forth in the designation report

dated April 1, 1982 of the study committee as revised on May 18, 1982 and as approved by the Historical Commission in May 1982 with respect to said District, which reasons shall guide the Commission in its administration of the District. Pursuant to paragraph (5) of said Section 2.147(k), the authority of the Commission in administering the District shall not, however, extend to review of the following categories of structures or exterior architectural features, and such structures or features may be constructed or altered, without review by the Commission:

- a. The application of vinyl, aluminum or other imitation clapboard siding in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, cornerboard, or window or door casing, or any other protruding decorative element.
- b. The alteration of the exterior of an existing structure in a manner that does not increase or diminish the size of the structure, and that does not require the removal of any cornice, fascia, soffit, bay, porch, hood, cornerboard, or window or door casing, or any other protruding decorative element, and that does not alter the shape of a roof.
- c. The installation or alteration of flush skylights that are not larger than one third the area of the roof plane in which they are installed.
- d. The dimensional or density requirements of a new structure within any Institutional Overlay Zone that do not require a variance or special permit under the zoning ordinance then in effect relating to such zone. (This exclusion is not to be interpreted as excluding a requirement for review of other aspects of the exterior appearance of a new structure.)

- e. Permanent signs of a professional nature in residential zones, lawn statuary, temporary signs, and recreational equipment, subject to such conditions as to dimension, location, lighting and similar matters as the commission may specify.
- f. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level which are not to be used for parking.
- g. Storm doors and storm windows, screens, window air conditioners, lighting fixtures, antennae and trelliswork.

2. The Board of Zoning Appeals, Board of Appeals, Building Commissioner, Mid-

# Proposed - Mid Camb, N. C. O. Ordinance

68

- e. Permanent signs of a professional nature in residential zones, lawn statuary, temporary signs, and recreational equipment, subject to such conditions as to dimension, location, lighting and similar matters as the Commission may specify.
- f. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level which are not to be used for parking.
- g. Storm doors and storm windows, screens, window air conditioners, lighting fixtures, antennae and trelliswork.

2. The Board of Zoning Appeals, Board of Appeals, Building Commissioner, Mid Cambridge Neighborhood Conservation District Commission, and other City boards, agencies and officials are directed to the extent practicable, consistent with their respective responsibilities, to coordinate all review, hearing, permitting and other procedures relative to physical changes within the Mid Cambridge Neighborhood Conservation District.

3. <sup>as</sup> The Mid Cambridge Neighborhood Conservation District Commission, the Historical Commission and the Planning Board shall submit a report, not later than <sup>Sept 1, 1984</sup> ~~the third anniversary of the date of this order~~, to the City Manager and Council summarizing the activities of said Neighborhood District Commission ~~during the two years following the date of this order~~, which report shall submit any recommendations which any of the signatories thereto may have with respect to amending the powers, responsibilities and/or procedures of said Neighborhood District Commission or of any other City board, agency or official with respect to the Mid Cambridge Neighborhood District.

b. This Commission and the ordinance establishing it shall expire on November 15, 1984 unless the City Council by an affirmative vote of at least five members shall vote to extend same for an additional period of two years, such vote to be taken

between September 1, and November 15, 1984.

c. An affirmative vote of at least five members of the City Council shall be taken between September 1, and November 15, every two years thereafter to continue the commission for an additional two years; otherwise the Commission and the ordinance establishing it shall expire on November 15, of such year

4. In accordance with the provisions of Mass G.L. Chapter 40C sect 11, the Neighborhood Conservation District Commission shall make a determination ~~within 45 days of~~ on each application within forty five days from the date of filing. If the Commission shall fail to make a determination within such period of time, the Commission shall issue certificates of appropriateness or non applicability to the applicant.

(i) The commission shall have, in addition to the powers, authority and duties granted to it by this act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the city council or town meeting.

*Section 11.* Meetings of a commission shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship.

A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission determines that such application involves any such features which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

The commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as they appear on the most recent real estate tax list of the board of assessors, to the planning board of the city or town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the commission shall deem entitled to notice.

\* As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the ordinance or by-law may provide, or within such further time as the applicant may allow in writing, the commission shall make a determination on the application. If the commission shall fail to make a determination within such period of time the commission shall thereupon issue a certificate of hardship.

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the historic district that it may be reviewed by the commission without public hearing on the application, provided, however, that if the commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.

*Section 12.* Any applicant aggrieved by a determination of the commission may, within twenty days after the filing of the notice of such determination with the city or town clerk, appeal to the superior court sitting in equity for the county in which the city or town is situated. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence, or to exceed the authority of the commission, or may remand the case for further action by the commission or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive; but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that the appellant acted in bad faith or with malice in making the appeal to the court.

*Section 13.* The superior court sitting in equity for the county in which the city or town is situated shall have jurisdiction to enforce the provisions of this chapter and any ordinance or by-law enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the mayor or of the board of selectmen or of the commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

APPENDIX 1: PROPOSED ORDER ESTABLISHING THE MID CAMBRIDGE  
NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

WHEREAS the procedures set forth in paragraph (4) of Section 2.147(k) of Article XVI of Chapter Two of the General Ordinances of the City of Cambridge appear to have been satisfied with respect to the designation of a neighborhood conservation district to be known as the "Mid Cambridge Neighborhood Conservation District" having the boundaries set forth on the map hereto attached entitled "Mid Cambridge Neighborhood Conservation District, as designated by the Cambridge City Council, (date of this order), 1982", and a report of a study committee and the recommendation of the Historical Commission has been received with regard to the designation of such a district.

NOW, THEREFORE, be it ordained and ordered by the City Council of the City of Cambridge as follows:

1. Pursuant to paragraph (4) of Section 2.147(k) of Article XVI of Chapter Two of the General Ordinances of the City of Cambridge, there is hereby designated as a neighborhood conservation district the Mid Cambridge Neighborhood Conservation District having the boundaries set forth on the map entitled "Mid Cambridge Neighborhood Conservation District, as designated by the Cambridge City Council (date of this order), 1982" (for purposes of this Order, the "District"), which District shall be administered by a commission to be known as the "Mid Cambridge Neighborhood Conservation District Commission" (for purposes of this Order, the "Commission"), appointed by the City Manager

- e. Permanent signs of a professional nature in residential zones, lawn statuary, temporary signs, and recreational equipment, subject to such conditions as to dimension, location, lighting and similar matters as the Commission may specify.
- f. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level which are not to be used for parking.
- g. Storm doors and storm windows, screens, window air conditioners, lighting fixtures, antennae and trelliswork.

2. The Board of Zoning Appeals, Board of Appeals, Building Commissioner, Mid Cambridge Neighborhood Conservation District Commission, and other City boards, agencies and officials are directed to the extent practicable, consistent with their respective responsibilities, to coordinate all review, hearing, permitting and other procedures relative to physical changes within the Mid Cambridge Neighborhood Conservation District.

3. The Mid Cambridge Neighborhood Conservation District Commission, the Historical Commission and the Planning Board shall submit a report, not later than the third anniversary of the date of this order, to the City Manager and Council summarizing the activities of said Neighborhood District Commission during the two years following the date of this order, which report shall submit any recommendations which any of the signatories thereto may have with respect to amending the powers, responsibilities and/or procedures of said Neighborhood District Commission or of any other City board, agency or official with respect to the Mid Cambridge Neighborhood District.

## City of Cambridge

7 PM

MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, June 16, 1982 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Eric W. Handley, et al to amend the text and map of the Zoning Ordinance as follows:

- (a) Create a new residence B-T district. This new RB-T district would have the same use and dimensional requirements as the current residence B district.
- (b) Change the residence B district regulations by prohibiting townhouse development and the conversion of existing dwellings into more than two dwelling units.
- (c) Change all existing residence B districts to residence B-T districts wherever they appear on the Zoning Map.
- (d) Rezone an area between Lee Street and Inman Street from residence C-1 to Residence B, as illustrated on the attached map.

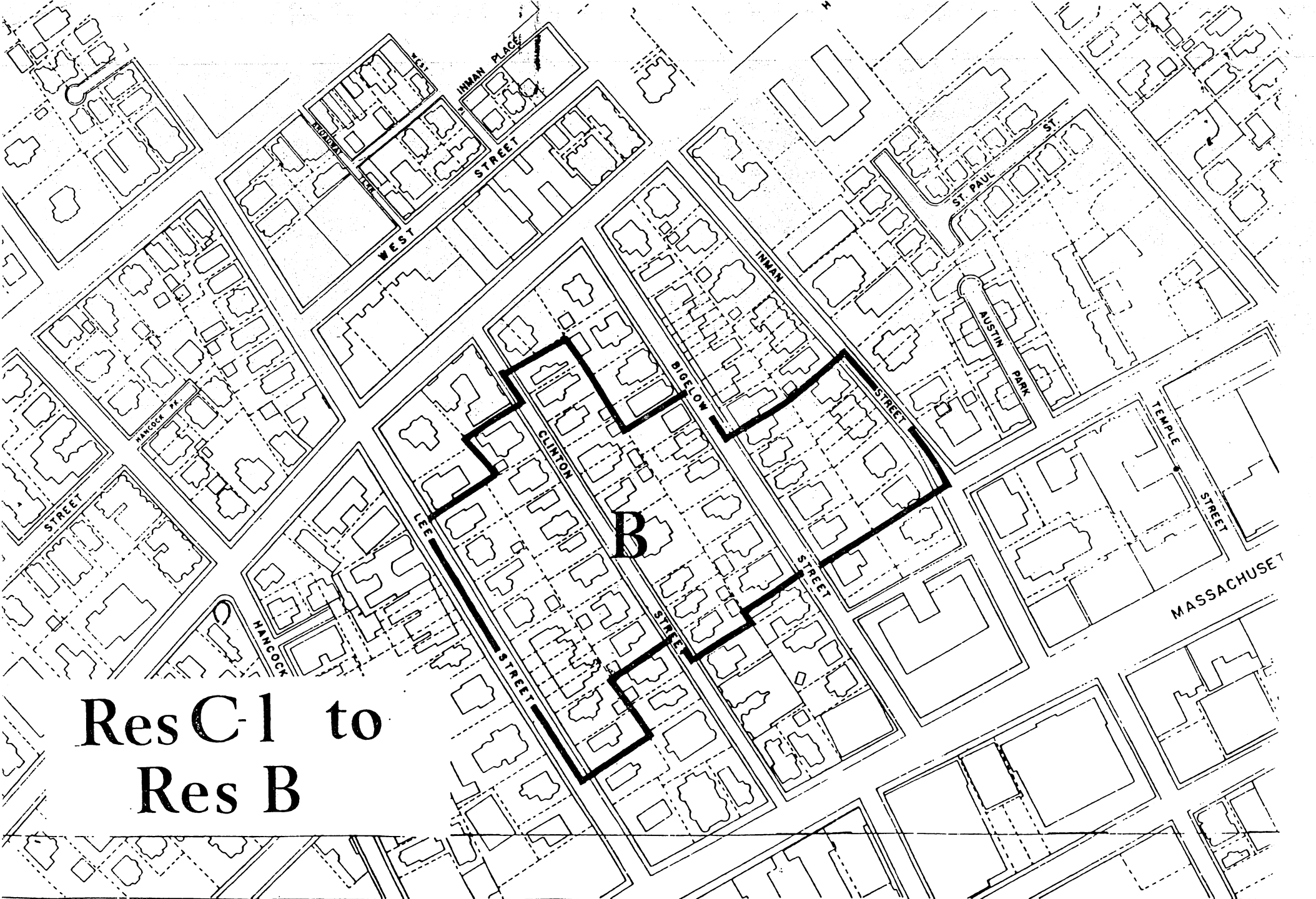
Copies of this petition are on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Walter J. Sullivan,  
Chairman.

# Res C-1 to Res B



UPDATES





# City of Cambridge

8.

IN CITY COUNCIL

December 19, 1983

COUNCILLOR WALTER SULLIVAN

ORDERED:

That all matters presently listed on the City Council Calendar which have not been acted upon be placed on file, without prejudice, subject to the condition that they may be re-submitted for consideration to the next legislative session of the City Council by notice to the City Clerk.

In City Council December 19, 1983.  
Adopted by the affirmative vote of 8 members.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

Paul E. Healy, City Clerk.



# City of Cambridge

9.

IN CITY COUNCIL

June 21, 1982

COUNCILLOR WALTER SULLIVAN

ORDERED: That Section 3 of the proposed order establishing the Mid-Cambridge Conservation District Commission be amended by striking out in the third line the words "the third anniversary of the date of this order" and substituting in place thereof the date September 1, 1984, and be it further

ORDERED: That Section 3 be amended by adding at the end thereof the following new subsection 3(b) which reads as follows:

3(b) This Commission and the ordinance establishing it shall expire on November 15, 1984 unless the City Council by an affirmative vote of at least five members shall vote to extend same for an additional period of two years, such vote to be taken between September 1 and November 15, 1984.; and be it further

ORDERED: That Section 3 be amended by adding at the end thereof the following new subsection 3(c) which reads as follows:

3(c) An affirmative vote of at least five members of the City Council shall be taken between September 1 and November 15, every two years thereafter to continue the commission for an additional two years; otherwise the commission and the ordinance establishing it shall expire on November 15, of such year.; and be it further

ORDERED: That the proposed order be further amended by adding a new Section 4 which reads as follows:

4. In accordance with the provisions of Massachusetts General Laws, Chapter 40C, Section 11, the Neighborhood Conservation District Commission shall make a determination of each application within forty-five days from the date of filing. If the commission shall fail to make a determination within such period of time, the commission shall issue certificates of appropriateness or non-applicability to the applicant.

TABLED PENDING FURTHER REPORTS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

PLACED ON FILE - DECEMBER 19, 1983.



# City of Cambridge

9.

IN CITY COUNCIL

June 21, 1982

COUNCILLOR WALTER SULLIVAN

ORDERED: That Section 3 of the proposed order establishing the Mid-Cambridge Conservation District Commission be amended by striking out in the third line the words "the third anniversary of the date of this order" and substituting in place thereof the date September 1, 1984, and be it further

ORDERED: That Section 3 be amended by adding at the end thereof the following new subsection 3(b) which reads as follows:

3(b) This Commission and the ordinance establishing it shall expire on November 15, 1984 unless the City Council by an affirmative vote of at least five members shall vote to extend same for an additional period of two years, such vote to be taken between September 1 and November 15, 1984.; and be it further

ORDERED: That Section 3 be amended by adding at the end thereof the following new subsection 3(c) which reads as follows:

3(c) An affirmative vote of at least five members of the City Council shall be taken between September 1 and November 15, every two years thereafter to continue the commission for an additional two years; otherwise the commission and the ordinance establishing it shall expire on November 15, of such year.; and be it further

ORDERED: That the proposed order be further amended by adding a new Section 4 which reads as follows:

4. In accordance with the provisions of Massachusetts General Laws, Chapter 40C, Section 11, the Neighborhood Conservation District Commission shall make a determination of each application within forty-five days from the date of filing. If the commission shall fail to make a determination within such period of time, the commission shall issue certificates of appropriateness or non-applicability to the applicant.

TABLED PENDING FURTHER REPORTS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

PLACED ON FILE - DECEMBER 19, 1983



# City of Cambridge

9.

IN CITY COUNCIL

June 21, 1982

COUNCILLOR WALTER SULLIVAN

ORDERED:

That Section 3 of the proposed order establishing the Mid-Cambridge Conservation District Commission be amended by striking out in the third line the words "the third anniversary of the date of this order" and substituting in place thereof the date September 1, 1984, and be it further

ORDERED:

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ORDERED:

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3(c) An affirmative vote of at least five members of the City Council shall be taken between September 1 and November 15, every two years thereafter to continue the commission for an additional two years; otherwise the commission and the ordinance establishing it shall expire on November 15, of such year.; and be it further

ORDERED:

That the proposed order be further amended by adding a new Section 4 which reads as follows:

4. In accordance with the provisions of Massachusetts General Laws, Chapter 40C, Section 11, the Neighborhood Conservation District Commission shall make a determination of each application within forty-five days from the date of filing. If the commission shall fail to make a determination within such period of time, the commission shall issue certificates of appropriateness or non-applicability to the applicant.

PLACED ON FILE - DECEMBER 19, 1983.

Order # 9

#8  
O-44

C.W. Sullivan order re: amendment to Section 3 of the proposed order establishing the Mid Cambridge Conservation District by adding at the end thereof a new subsection 3(b), 3(c) and adding a new Section 4.

12/19/83 - Placed on file  
pursuant to  
Order # 8

Copy sent to Community Development  
6/24/82  
4/21/82

Tabled pending post hoc  
reports to Council from  
Community Development Dept  
In City Council,

June 21, 1982

6/21/82 send  
copy to Community  
Development for their  
consideration along  
with order adopted