



CITY OF CAMBRIDGE, MASSACHUSETTS  
P L A N N I N G B O A R D

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

November 20, 1974

The Honorable, the City Council  
City Hall  
Cambridge, Mass. 02139

SUBJECT: Petition to Rezone Healey Street Area

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on October 1, 1974, on a petition by Thomas Anninger et al to rezone land bounded generally by a line 100' from and parallel to the southeastern streetline of Parker Street, by a line 100' from and parallel to the eastern streetline of Buckingham Street and by a line 100' from and parallel to the southwestern streetline of Concord Avenue from a Residence C-1 District to a Residence A-2 District.

On the basis of the testimony presented at the public hearing and information provided by the Community Development Department staff, the Planning Board recommends that this petition be approved.

1. The Character of the Healey Street Neighborhood

In this low density neighborhood (one and two family dwelling units predominating) traffic is light and parking is not a major problem. The residents are primarily families with children. The proximity of Harvard Square and various institutional properties makes this area attractive for high density development.

Despite pressures in and around the area for high density development, until recently there has been little redevelopment. Redevelopment has been kept to a minimum because; there is almost no vacant land and the parcels are small, making land assembly difficult; many owner occupants are reluctant to sell to developers, despite high offers; relatively high permitted densities have led to conversions which in turn have satisfied some of the increased housing demand in the area.

## 2. The Logic of A-2

There are currently 66 dwelling units in this zone, distributed over sixteen one and two family dwellings and seven multi-family dwellings. Of the existing multi-family dwellings, only one provides for more than four units. All of these buildings are two or three story wooden framed dwellings.

The present C-1 designation, if fully developed, would allow a total of 116 dwelling units, an increase of 50 units, or 76%, in an area which contains only 3.2 acres of land. Such additional development would lead to congestion in the streets, overcrowding of land, and undue concentration of population, all of which the Zoning Ordinance is expressly designed to prevent. Three buildings with a total of 44 units are now under construction in this zone or immediately adjacent to it. Another development of this magnitude would destroy the present character of the neighborhood, against the wishes of the neighborhood's owner occupants. Further, the existing C-1 density would allow the erection of large, bulky buildings, in discord with the other homes in the neighborhood.

Under the 1924 Zoning Ordinance the area was an integral part of the large residential (R-4) zone in western Cambridge. The 1943 and 1962 ordinances introduced zoning distinctions into the neighborhood which did not correspond to existing patterns and which provided for potential development not in keeping with the residential character of the neighborhood. The effects of such differential zoning could drastically change structural types in the neighborhood and discourage family occupancy.

## 3. The Property Value Issue

A complex issue in any "down-zoning" is the impact on property values. Some owners will argue that the loss of development potential will reduce property value -- meaning the value of the land for redevelopment is adversely affected. On the other hand, the protection afforded a residential neighborhood by zoning that preserves existing character is also translatable into "property value" -- particularly in Cambridge where speculative, redevelopment pressures are at work in many neighborhoods. The Board feels that these forces will tend to cancel out one another; in other words, property values will not be substantially affected in either direction. The other issues involved in the proposed zoning change are, in the Planning Board's mind, more significant.

## 4. Recommendation

The Board feels that the preservation of family environments should

be a principal objective of Cambridge. They represent a scarce commodity that the City cannot afford to lose. The existing density vs. the potential density of this area, is at variance with the Board's policy of maximum protection of older established neighborhoods suitable as family environments. The proposed rezoning from C-1 to A-2 will reinforce this policy.

The attendance and evidence presented at the public hearing indicated that discussion of the zoning change was extensive within the neighborhood. Only one owner occupant in the neighborhood did not sign the petition for zone change, and that was due to illness. No one in attendance at the public hearing spoke in opposition to the petition.

The Planning Board recommends that this petition be APPROVED.

*Arthur C. Parris*

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 6 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Tuesday, January 28, 1975 at 8:00 P. M. before the Committee on Ordinances in the City Council Chamber, City Hall, Cambridge on the proposed amendment to the ordinances entitled: "Zoning Ordinances of the City of Cambridge" passed to be ordained February 13, 1961 by striking out the designation Residence C-1 and substituting in place thereof the designation Residence A-2 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #224; even numbers 14 through 46 Parker Street; and which include all of parts of lots numbered 2, 3, 4, 5, 6, 7, 8 as shown on Assessors' Plat #224;

Premises of the following parcels as designated on Assessors' Plat #225; odd numbers 21 through 59 Parker Street; even numbers 4 through 34 Healey Street; odd numbers 3 through 33 Healey Street; even numbers 80 and 86 Buckingham Street; and which include all or parts of lots numbered 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 55 56 and which are bounded and described as follows:

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern street line of Concord Avenue and the centerline of Buckingham Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern street line of Concord Avenue, 650 feet more or less to a point said point being the intersection with the southeastern lot line of lot number 8 Assessors' Plat #224;

Thence running southwesterly along the southeastern lot line of lots numbered 8, 7, 6, 5, 4, 3, 2, as shown on Assessors' Plat #224, 405 feet more or less to a point said point being the intersection with the southwestern lot line of lot number 2 Assessors' Plat #224;

Thence running northwesterly along the southwestern lot line of lot number 2 Assessors' Plat #224 and its extension 125 feet more or less to a point said point being the intersection with the centerline of Parker Street;

Thence running southwesterly along the centerline of Parker Street 135 feet more or less to a point said point being the intersection

# City of Cambridge

2

with the extension of the northeastern lot line of lot number 26 Assessors' Plat #225;

Thence running northwesterly and northerly along the northeastern and eastern lot line and their extensions of lots numbered 26, 49, 47, 22, 53, 19, 20, 45 on Assessors' Plat #225, 520 feet more or less to a point said point being the intersection with the centerline of Buckingham Street;

Thence running northeasterly along the centerline of Buckingham Street, 60 feet more or less to the point of origin, and which comprises an area of 165,500 square feet more or less.

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

By order of the City Council,

Paul E. Healy,  
City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS  
P L A N N I N G B O A R D  
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

November 20, 1974

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Dear Councillors:

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On the basis of the testimony presented at the public hearing and information provided by the Community Development Department staff, the Planning Board recommends that this petition be approved.

1. The Character of the Healey Street Neighborhood

In this low density neighborhood (one and two family dwelling units predominating) traffic is light and parking is not a major problem. The residents are primarily families with children. The proximity of Harvard Square and various institutional properties makes this area attractive for high density development.

Despite pressures in and around the area for high density development, until recently there has been little redevelopment. Redevelopment has been kept to a minimum because; there is almost no vacant land and the parcels are small, making land assembly difficult; many owner occupants are reluctant to sell to developers, despite high offers; relatively high permitted densities have led to conversions which in turn have satisfied some of the increased housing demand in the area.

## 2. The Logic of A-2

There are currently 66 dwelling units in this zone, distributed over sixteen one and two family dwellings and seven multi-family dwellings. Of the existing multi-family dwellings, only one provides for more than four units. All of these buildings are two or three story wooden framed dwellings.

The present C-1 designation, if fully developed, would allow a total of 116 dwelling units, an increase of 50 units, or 76%, in an area which contains only 3.2 acres of land. Such additional development would lead to congestion in the streets, overcrowding of land, and undue concentration of population, all of which the Zoning Ordinance is expressly designed to prevent. Three buildings with a total of 44 units are now under construction in this zone or immediately adjacent to it. Another development of this magnitude would destroy the present character of the neighborhood, against the wishes of the neighborhood's owner occupants. Further, the existing C-1 density would allow the erection of large, bulky buildings, in discord with the other homes in the neighborhood.

Under the 1924 Zoning Ordinance the area was an integral part of the large residential (R-4) zone in western Cambridge. The 1943 and 1962 ordinances introduced zoning distinctions into the neighborhood which did not correspond to existing patterns and which provided for potential development not in keeping with the residential character of the neighborhood. The effects of such differential zoning could drastically change structural types in the neighborhood and discourage family occupancy.

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be a principal objective of Cambridge. They represent a scarce commodity that the City cannot afford to lose. The existing density vs. the potential density of this area, is at variance with the Board's policy of maximum protection of older established neighborhoods suitable as family environments. The proposed rezoning from C-1 to A-2 will reinforce this policy.

The attendance and evidence presented at the public hearing indicated that discussion of the zoning change was extensive within the neighborhood: Only one owner occupant in the neighborhood did not sign the petition for zone change, and that was due to illness. No one in attendance at the public hearing spoke in opposition to the petition.

The Planning Board recommends that this petition be APPROVED.

*Arthur C. Parris*

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**CITY OF CAMBRIDGE  
PLANNING BOARD  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 1, 1974, at 7:30 P.M. in the City Council Chamber, City Hall, Cambridge, on a petition by Thomas Anninger et als that the zoning map accompanying the Zoning Ordinance of the City of Cambridge be amended as follows:

by striking out the designation Residence C-1 and substituting in place thereof the designation Residence A-2 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat Number 224; Even numbers 14 through 46 Parker Street; and which include all of parts of lots numbered 2, 3, 4, 5, 6, 7, 8 as shown on Assessor's Plat Number 224.

Premises of the following parcels as designated on Assessor's Plat Number 225; Odd numbers 21 through 59 Parker Street; even numbers 4 through 34 Healey Street; odd numbers 3 through 33 Healey Street; even numbers 80 and 86 Buckingham Street; and which include all or parts of lots numbered 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 55, 56, and which are bounded and described as follows:

On the northeast by a line 100' from and parallel to the southwestern street line of Concord Avenue. On the west by a line 100' from and parallel to the eastern street line of Buckingham Street. On the Southeast by a line 100' from and parallel to the southeastern street line of Parker Street.

A more detailed description of the area proposed to be rezoned is on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts.

Arthur C. Parris  
Chairman

(C)Jn27.Jy3

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26 Healey Street  
Cambridge, Massachusetts 02138  
June 6, 1974

Cambridge City Clerk  
City Hall  
Cambridge, Massachusetts

Re: Parker, Buckingham and  
Healey Streets

Dear Sir:

Enclosed is a petition for amendment of the  
Cambridge zoning ordinance. Please acknowledge receipt  
of this petition on the enclosed copy of this letter.

Thank you.

Very truly yours,

*Thomas W. Anninger*

Thomas W. Anninger

TA:nms  
Enclosures

BY HAND

CAMBRIDGE, MASS.

JUN 6 4 00 PM '74

RECEIVED BY  
OFFICE OF CITY CLERK

RECEIVED BY  
OFFICE Cambridge, Mass.

June 6, 1974

To the Honorable, the City Council of the  
City of Cambridge:

CAMBRIDGE, MASS.

The undersigned respectfully pray

that the Zoning Map accompanying the Zoning Ordinance and the text of the Zoning Ordinance of the City of Cambridge be amended as follows:

BY STRIKING OUT THE DESIGNATION RESIDENCE C-1 AND SUBSTITUTING IN PLACE THEREOF THE DESIGNATION RESIDENCE A-2 INsofar AS SAID ZONING MAP RELATES TO THE FOLLOWING DESCRIBED AREAS OF LAND:

Premises of the following parcels as designated on Assessors' Plat #224; even numbers 14 through 46 Parker Street; and which include all of parts of lots numbered 2, 3, 4, 5, 6, 7, 8 as shown on Assessors' Plat #224;

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Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern street line of Concord Avenue and the centerline of Buckingham Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern street line of Concord Avenue, 650 feet more or less to a point said point being the intersection with the southeastern lot line of lot number 8 Assessors' Plat #224;

Thence running southwesterly along the southeastern lot line of lots numbered 8, 7, 6, 5, 4, 3, 2 as shown on Assessors' Plat #224, 405 feet more or less to a point said point being the intersection with the southwestern lot line of lot number 2 Assessors' Plat #224;

Thence running northwesterly along the southwestern lot line of lot number 2 Assessors' Plat #224 and its extension 125 feet more or less to a point said point being the intersection with the centerline of Parker Street;

Thence running southwesterly along the centerline of Parker Street 135 feet more or less to a point said point being the intersection with the extension of the northeastern lot line of lot number 26 Assessors' Plat #225;

Thence running northwesterly and northerly along the northeastern and eastern lot line and their extensions of lots numbered 26, 49, 47, 22, 53, 19, 20, 45 on Assessors' Plat #225, 520 feet more or less to a point said point being the intersection with the centerline of Buckingham Street;

Thence running northeasterly along the centerline of Buckingham Street, 60 feet more or less to the point of origin; and which comprises an area of 165,500 square feet more or less.

Name

Address

Thomas W. Anninger  
Thomas W. Anninger

26 Healey Street  
Cambridge, Massachusetts

Adelaide Sprout

21 Parker St. Cambridge

John H. Beauvais

20 Healey St. Cambridge

William Beauvais

20 Healey St., Cambridge

Meza Beauvais

20 Healey St., Cambridge

Anne Anninger

26 Healey St. Cambridge

Fred J. Thovanni

9-11-17-19 Healey Street Cambridge

Name

Address

William R. O'Neil	33 Healey St
Diana K. Miller	5 Healey St
Frances P. Adcock	26 Parker St.
Mrs Mrs. M. Ward	30. Parker St
Mrs. M. A. C. Dunning	43 Parker St.
Elizabeth Roman	39 Parker St.
Suzanne Vogel	46 Parker St.
James T. Lewis	47 Parker St.
Maurice R. Stein	59 Parker St.
Alison S. Lauriat	7 Healey St.
Peter Lourd	7 Healey St.
Margaret Taylor	28-34 Healey Street
Mary R. Dockels	80 Buckingham St.
J. L. Colaninno	53 Parker Street
J. J. Molloy	21 Healey St.

PETITION

of Thomas W. Anninger, et al.

for Amendment of Zoning Ordinance

No. \_\_\_\_\_

June 6, 19: 74

*Copy  
Referred to the  
Planning Board  
for Report*

In City Council, 18:

Referred to the Committee on

Attest:

City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS  
P L A N N I N G   B O A R D  
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The Planning Board recommends that this petition be APPROVED.

*Arthur C. Panning*

Petition to rezone Healy Street area.

12/16/74

Referred to the Comm.

on Ordinances -

Copy sent to Ordinance  
Committee 12/18/74

Hearing Pub. 1/16/75 Healy - American  
In City Council,  
Cambridge Chronicle 1/16/75

December 16, 1974

Hearing held Jan 21/75

Before Comm. on Ordinances

Referred to City Council

Approved 2/3/1975

Passed to 2nd Reading  
Feb 3-1975

Publication 2/6/75 - Chronicle

Passed to 3rd Reading  
2/24/75 8-0-1

Published - 2/27/75

January 25, 1975

MRS. RICHARD W. SIMMERS

62 BUCKINGHAM STREET, CAMBRIDGE, MASSACHUSETTS 02138

Cambridge City Council,  
City Hall,  
Cambridge, Mass.

Gentlemen:

May I write in, as I cannot  
be present on Tuesday evening, and  
say that I am in favor of the  
"Down Zone Petition" in the area in  
which I live.

Sincerely,

Maigrie M. Simmers

*Proposed to be Enacted -*  
**City of Cambridge**

*Zoning Amendment* MASSACHUSETTS

*Beaumont St. Pierce St*

In City Council *February 24* 19*75*

*Healy St and Concord Avenue*

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann			✓	
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
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Henry

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# City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-five

## AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinance of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinance of the City of Cambridge" is hereby amended by striking out the designation Residence C -1 and substituting in place thereof the designation Residence A-2 insofar as said zoning map relates to the following described areas of land:

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# City of Cambridge

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Thence running northeasterly along the centerline of Buckingham Street, 60 feet more or less to the point of origin, and which comprises an area of 165,500 square feet more or less.

In City Council February 24, 1975.

Passed to be ordained by a yea and nay vote: Yeas 8; Nays 0; Absent 1.

James L. Sullivan, City Manager

ATTEST: - Paul E. Healy,  
City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-five

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The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinance of the City of Cambridge" is hereby amended by striking out the designation Residence C-1 and substituting in place thereof the designation Residence A-2 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #224; even numbers 14 through 46 Parker Street; and which include all of parts of lots numbered 2, 3, 4, 5, 6, 7, 8 as shown on Assessors' Plat #224;

Premises of the following parcels as designated on Assessors' Plat #225; odd numbers 21 through 59 Parker Street; even numbers 4 through 34 Healey Street; odd numbers 3 through 33 Healey Street; even numbers 80 and 86 Buckingham Street; and which include all or parts of lots numbered 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 55, 56 and which are bounded and described as follows:

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern street line of Concord Avenue and the centerline of Buckingham Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern street line of Concord Avenue, 650 feet more or less to a point said point being the intersection with the southeastern lot line of lot number 8 Assessors' Plat #224;

Thence running southwesterly along the southeastern lot line of lots numbered 8, 7, 6, 5, 4, 3, 2, as shown on Assessors' Plat #224, 405 feet more or less to a point said point being the intersection with the southwestern lot line of lot number 2 Assessors' Plat #224;

# City of Cambridge

Thence running northwesterly along the southwestern lot line of lot number 2 Assessors' Plat #224 and its extension 125 feet more or less to a point said point being the intersection with the centerline of Parker Street;

Thence running southwesterly along the centerline of Parker Street 135 feet more or less to a point said point being the intersection with the extension of the northeastern lot line of lot number 26 Assessors' Plat #225;

Thence running northwesterly and northerly along the northeastern and eastern lot line and their extensions of lots numbered 26, 49, 47, 22, 53, 19, 20, 45 on Assessors' Plat #225, 520 feet more or less to a point said point being the intersection with the centerline of Buckingham Street;

Thence running northeasterly along the centerline of Buckingham Street, 60 feet more or less to the point of origin, and which comprises an area of 165,500 square feet more or less.

Passed to a second reading at a meeting of the City Council held on February 3, 1975 and on or after February 24, 1975 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy,  
City Clerk.

REPORT FROM CHAIRMAN OF ORDINANCE COMMITTEE  
TO CAMBRIDGE CITY COUNCIL

February 3, 1975

Page 2

RE: Rezoning 3.2 acres of land on Parker and Healey Streets

This petition is to rezone a small area of 3.2 acres of land on Parker Street and Healey Street from C-1 designation to A-2. The petition has been brought by the owners of 80% of the land in the zone. No one spoke at the hearing in opposition to the petition. Approximately 25 neighbors in the area attended the hearing and spoke in favor of or indicated by show of hands that they favored the petition. The Planning Board recommends that the Council adopt the change. There are currently 66 dwelling units in the area but under the present zoning, the number of units could almost double to 116 dwelling units. This would clearly be at the expense of the present predominance of one and two family dwellings. Three new apartment buildings with a total of 44 units are now under construction in the zone or immediately adjacent to it and the neighborhood fears that further development of this magnitude will destroy the character of the neighborhood.

Under the 1924 Zoning Ordinance, the area was part of a large residential zone, but in 1943 and 1962, amendments were made which permitted apartment development. Clearly the persons living and owning property in the area would prefer to return to the stability of a low density residential zone.

In view of the total absence of opposition to the petition and strong neighborhood support in favor, the Ordinance Committee recommends that the petition be approved.

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# City of Cambridge

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In City Council..... February 3, 1975.....

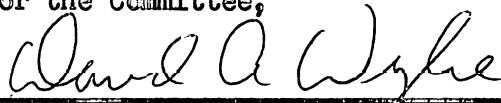
The Ordinance

Committee

to which was referred the petition of Thomas W. Anninger et al for an amendment to the zoning map accompanying the zoning ordinances of the City of Cambridge and the text of the Zoning Ordinances of the City of Cambridge by striking out the designation Residence C-1 and substituting in place thereof the designation A-2 insofar as said zoning map relates to the area bounded by Concord Avenue, Healey, Parker and Bunckingham Streets.

*Reports*, that after the hearing held on Tuesday, January 28, 1975 in the City Council Chamber, City Hall, Cambridge, that the petition should be approved as submitted by the petitioners.

For the Committee,



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Councillor David A. Wylie,  
Chairman.

# REPORT

Committee on Ordinances.

Healey Street rezoning petition.

*JAN 21-75*

*Hearing held*

*FEB 3/75*

*Report Approved-*

In City Council,

February 3, 1975

*FEB 3/75*

*Passed to a second*

*Reading*

*PUBLICATION FEB 6*

*Cambridge Chronicle -*

*Ready for Ordination -*

*- FEB 24, 1975 -*

*2/24/75 Passed to be  
ordained 8-0-1*