

REAL ESTATE OFFICE

JOSEPH T. MAGUIRE, JR.
Assistant Director of Real Estate
Property Manager

238 Main Street, Suite 200
Cambridge, Massachusetts 02142-1012
617/253-1483
FAX 617/258-6675

November 17, 1995

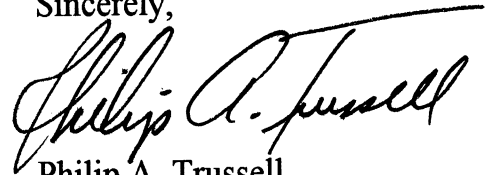
Ms. Margaret Drury, City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

Massachusetts Institute of Technology hereby grants permission for Economy Hardware, Cezanne Cafe and Bakery, and Cheeks Salon to erect a marquee and three signs, in conformance with City of Cambridge Zoning Ordinance at 424, 428 and 434-440 Mass. Ave.

MIT agrees to maintain a bond in the amount of \$100,000 or provide for a Certificate of Insurance naming the City of Cambridge as an "additional Insured" to indemnify and hold harmless the City of Cambridge from all liabilities or damages that the City suffers arising from the City issuing a permit to overhang the sidewalk at the addresses in front of the applicants leased premises.

Sincerely,


Philip A. Trussell

pat/pm

ACORD CERTIFICATE OF INSURANCE				ISSUE DATE (MM/DD/YY) 11/16/95																
PRODUCER AON RISK SERVICES(BERMUDA)LTD. P.O. BOX HM 2450 HAMILTON, HMJX BERMUDA 809-292-2220			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.																	
INSURED MASSACHUSETTS INSTITUTE OF TECHNOLOGY 77 MASSACHUSETTS AVENUE ROOM 4-104 CAMBRIDGE MA 02139			COMPANIES AFFORDING COVERAGE <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="width:10%;">COMPANY LETTER</td><td style="width:10%;">A</td><td style="width:80%;">BARTON INSURANCE CO. LTD.</td></tr> <tr><td>COMPANY LETTER</td><td>B</td><td></td></tr> <tr><td>COMPANY LETTER</td><td>C</td><td></td></tr> <tr><td>COMPANY LETTER</td><td>D</td><td></td></tr> <tr><td>COMPANY LETTER</td><td>E</td><td></td></tr> </table>			COMPANY LETTER	A	BARTON INSURANCE CO. LTD.	COMPANY LETTER	B		COMPANY LETTER	C		COMPANY LETTER	D		COMPANY LETTER	E	
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COMPANY LETTER	E																			
COVERAGES THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																				
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS															
A	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR. ☐ OWNER'S & CONTRACTOR'S PROT.	BAR003-95	10/01/95	10/01/96	GENERAL AGGREGATE \$ 2,000,000															
					PRODUCTS-COMP/OP AGG. \$ 1,000,000															
					PERSONAL & ADV INJURY \$ 1,000,000															
					EACH OCCURRENCE \$ 1,000,000															
					FIRE DAMAGE (Any one fire) \$ 50,000															
					MED. EXPENSE (Any one person) \$ 5,000															
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐ GARAGE LIABILITY				COMBINED SINGLE LIMIT \$															
					BODILY INJURY (Per person) \$															
					BODILY INJURY (Per accident) \$															
					PROPERTY DAMAGE \$															
					EACH OCCURRENCE \$															
					AGGREGATE \$															
	EXCESS LIABILITY ☐ UMBRELLA FORM ☐ OTHER THAN UMBRELLA FORM				STATUTORY LIMITS															
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				EACH ACCIDENT \$															
					DISEASE-POLICY LIMIT \$															
					DISEASE-EACH EMPLOYEE \$															
OTHER																				
DESCRIPTION OF OPERATION/LOCATIONS/VEHICLES/SPECIAL ITEMS Re: Sign/marquee over the City of Cambridge sidewalk at 424-440 Massachusetts Avenue.																				
CERTIFICATE HOLDER City of Cambridge 831 Massachusetts Avenue Cambridge, MA 02139			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.																	
			AUTHORIZED REPRESENTATIVE <i>[Signature]</i> 222880000 AON Risk Services (BDA) Ltd., as managers ©ACORD CORPORATION 1990																	

ACORD 25-S (7/90)



City of Cambridge

Communication #5

IN CITY COUNCIL

November 20, 1995

ORDERED:

That, in accordance with the provisions of an ordinance relative to placing and maintaining signs, the Commissioner of Public Works be and hereby is authorized to grant a permit to Economy Hardware, Cezanne Cafe and Bakery and Cheeks Salon, for three signs at the premises numbered 424, 428, 434-440 Massachusetts Avenue, Cambridge, Massachusetts.

Provided that, before erecting the above named signs the petitioner shall obtain a permit from the Inspectional Services Department and file with the City Clerk a bond in the sum of One Hundred Thousand (\$100,000.00) Dollars, conditioned to save harmless the City of Cambridge from all claims for damages arising from the installation, maintenance and use of said signs.

In City Council November 20, 1995

Adopted by the affirmative vote of seven members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in cursive script, reading "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

Economy Hardware, Inc.

The undersigned respectfully prays that ~~XXXXXX Institute of Technology~~ be granted permit to erect a sign of the following specifications in front of premises of Economy Hardware on the marquee in front of 434-440 Mass. Ave.

Type: Surface mounted letters externally lighted
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Economy Hardware

Size: 11'5" x 8" = 7.61 square feet

Weight: 20 lbs.

How Erected: A: 6'5" B: 12'6"
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 12'6" Top 13'2"

[Signature]
(Signature of Applicant)

438 Mass. Ave
(Address)

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

1. A projecting sign shall be constructed wholly of incombustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: [Signature]

Building Inspector

11/17/95
Date

Cambridge, November 14, 1995

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

Cheeks Salon

The undersigned respectfully prays that ~~XXXXXXXXXXXXXXXXXXXX~~ be granted permit to erect a sign of the following specifications in front of premises of Cheeks Salon on the marquee in front of 428 Mass. Ave.

Type: Surface mounted letters, externally lighted

(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Cheeks SalonSize: 4'8" x 20" = 8.31 sfWeight: 10 lbs.How Erected: A: 6'5"B: 12"(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)Height Above Grade: Bottom 12'Top 13'8"

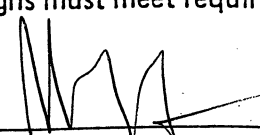
Mark Reed Hughes
428 Mass Ave Cambridge MA
 (Address) 02139

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

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2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: 

Building Inspector

11/17/95
 Date

Cambridge, November 14, 1995

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

Cezanne Cafe and Bakery

The undersigned respectfully prays that ~~may be granted~~ be granted permit to erect a sign of the following specifications in front of premises of Cezanne Cafe and Bakery on the marquee in front of 424 Mass. Ave.

Type: surface mounted letters, externally lighted

(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Cezanne Cafe and BakerySize: 7'8" x 20" = 12.78 sfWeight: 10 lbs.How Erected: A: 6'5"B: 12'

(A: Give exact distance sign is to extend from building over sidewalk.)

(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 12' Top 13'8"

Shoyung Choi
(Signature of Applicant)

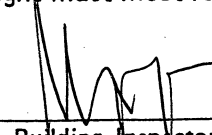
424 Mass Ave Cambridge MA 02139
(Address)

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

1. A projecting sign shall be constructed wholly of incombustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: 

Building Inspector

11/17/95

Date

COMMUNITY DEVELOPMENT DEPARTMENT

APPLICANT:

~~XX~~

(name)

253-1483

(phone)

238 Main St., Suite 200

Cambridge, MA 02142

(address)

(signature, authorized representative)

LOCATION PREMISES: 424-440 Mass. Ave.

ZONING DISTRICT:

AREA OF SPECIAL PLANNING CONCERN:

Harvard Square
Overlay: _____

Parkway Overlay: _____

**Business
B-1 or B-2:**

North Massachusetts Avenue:

Central
Square: X

**University
Park:**

DATE APPLICATION SUBMITTED:

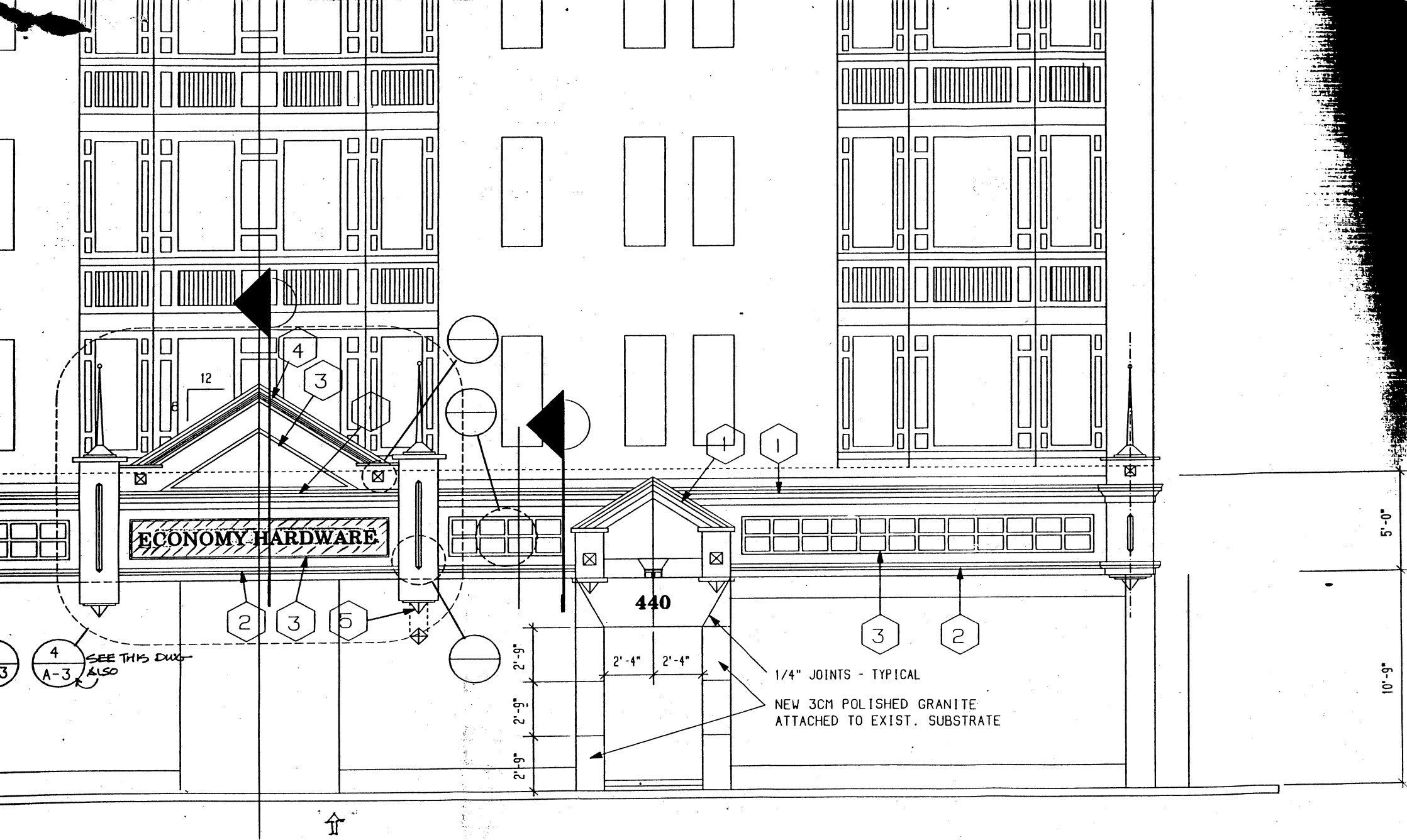
PLEASE NOTE:

All signs must receive a building permit from the Department of Inspectional Services before installation. Community Development Department action does NOT constitute issuance of a building permit or certification that all other building code or other requirements have been met.

**FOR YOUR OWN PROTECTION DO NOT CONTRACT FOR THE FABRICATION OF A SIGN UNTIL
BUILDING PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF INSPECTIONAL SERVICES**

Copies to:

Inspectional Services: _____ Clerk: _____ CDD: _____ Applicant: _____



To be completed by applicant

II. Proposed WALL Sign (include sketch)

AREA IN SQUARE FEET: 7.61 sf DIMENSIONS: 11'5" X 8"

ILLUMINATION: Natural X Internal External X

HEIGHT FROM GROUND TO TOP OF SIGN: 13'

1. COMPLETE FOR ALL SIGNS TO BE ACCESSORY TO A FIRST FLOOR STORE

Length of store facing street: (a) 83'. Area of all signs to remain: 54.5 *. Total area of signs allowed accessory to the storefront: outside (1 x a) , inside (.5 x a) 41.5.

* existing signs to remain, including free standing signs

2. COMPLETE FOR ALL SIGNS NOT ACCESSORY TO A FIRST FLOOR STORE

Length of building facade facing street: (b) . Area of all signs to remain: *. Total area of signs allowed accessory to the facade: outside (1 x b) , inside (.5 x b) .

* existing signs to remain, including free standing signs

SUMMARY OF LIMITATIONS ON WALL SIGNS (see Article 7.000 for all applicable regulations):

Area: 60 square feet. Height above ground: 20 feet but below sills of second floor windows. Illumination: Natural and external + internal with SIGNIFICANT limitations. Number: no limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

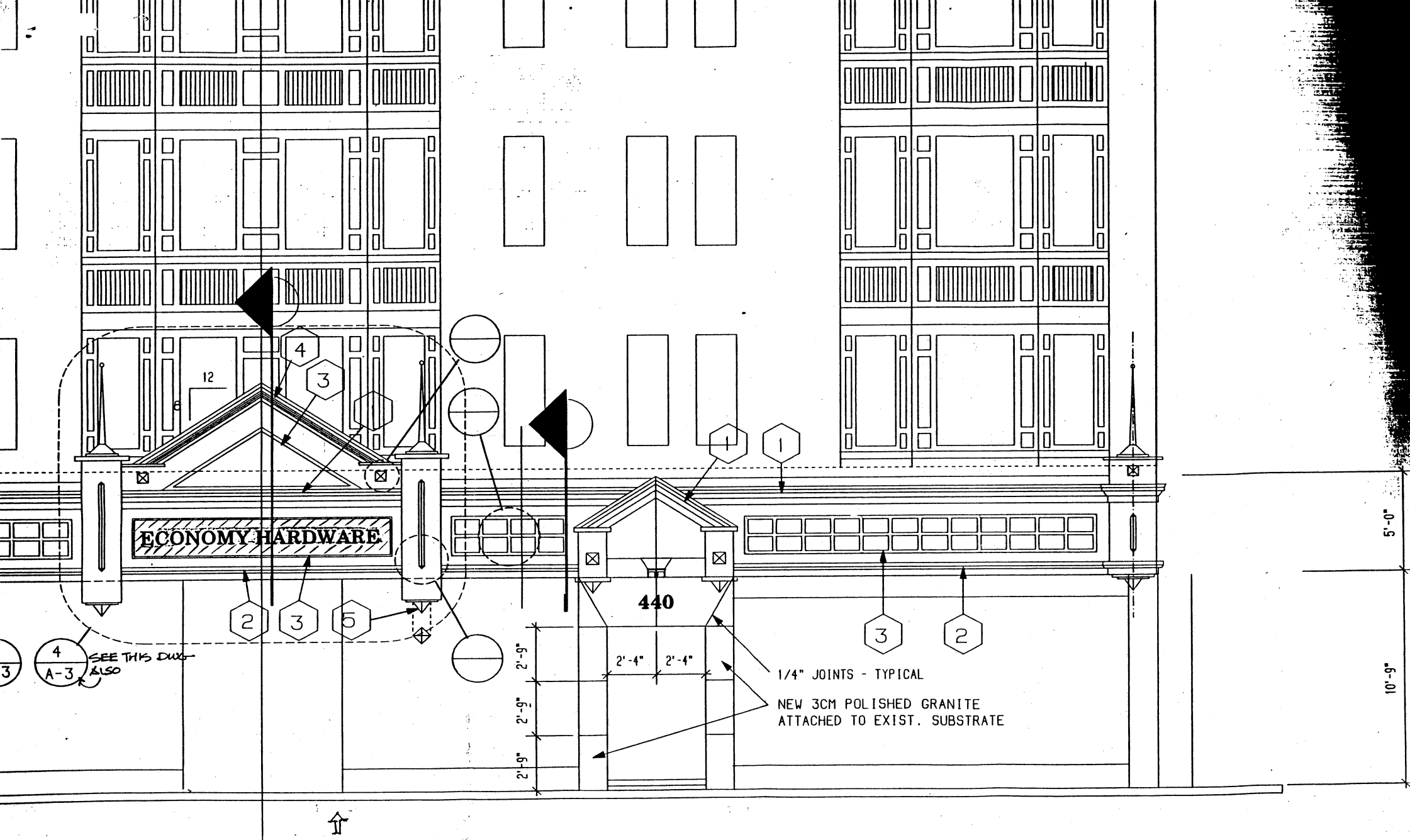
Sign conforms to requirements of Article 7.000: YES X NO

Sign requires a variance from the Board of Zoning Appeal: YES

Reasons:

Sections:

Date: 11/15/95 Signature of CDD Representative: [Signature]



5'-0"

10'-9"

To be completed by applicant

II. Proposed WALL Sign (include sketch)

AREA IN SQUARE FEET: 12.78 sf **DIMENSIONS:** 7'8" X 20"

ILLUMINATION: Natural X Internal External X

HEIGHT FROM GROUND TO TOP OF SIGN: 13'

1. COMPLETE FOR ALL SIGNS TO BE ACCESSORY TO A FIRST FLOOR STORE

Length of store facing street: (a) 21'. Area of all signs to remain: 23.5' *. Total area of signs allowed accessory to the storefront: outside (1 x a) _____, inside (.5 x a) 10.5'.

* existing signs to remain, including free standing signs

2. COMPLETE FOR ALL SIGNS NOT ACCESSORY TO A FIRST FLOOR STORE

Length of building facade facing street: (b)_____. Area of all signs to remain:_____. Total area of signs allowed accessory to the facade: outside (1 x b)_____, inside (.5 x b)_____.

* existing signs to remain, including free standing signs

SUMMARY OF LIMITATIONS ON WALL SIGNS (see Article 7.000 for all applicable regulations):

Area: 60 square feet. Height above ground: 20 feet but below sills of second floor windows. Illumination: Natural and external + internal with SIGNIFICANT limitations. Number: no limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES X NO

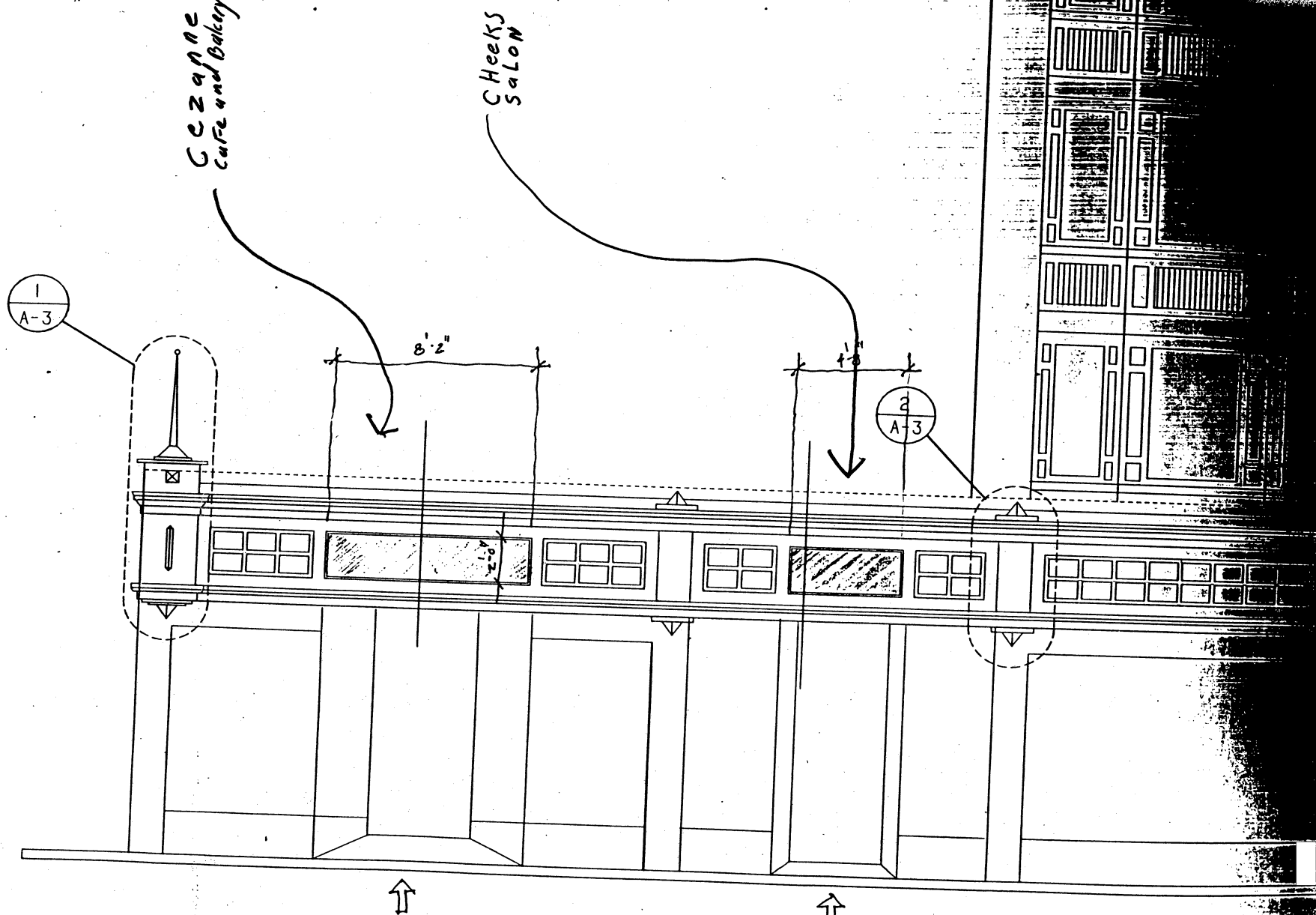
Sign requires a variance from the Board of Zoning Appeal: YES

Reasons: _____

Sections: _____

Date: 11/15/95 Signature of CDD Representative: _____

Let's Bounce



• TOTAL POSSIBLE SIGNAGE AREA
= 16.33 sq. ft.
• MAX ALLOWABLE = 13.00 sq. ft.

• TOTAL POSSIBLE SIGNAGE AREA
= 9.33 sq. ft.

To be completed by applicant

II. Proposed WALL Sign (include sketch)

AREA IN SQUARE FEET: 8.31 sf **DIMENSIONS:** 4'8" x 20"

ILLUMINATION: Natural X Internal _____ External X

HEIGHT FROM GROUND TO TOP OF SIGN: 13'

1. COMPLETE FOR ALL SIGNS TO BE ACCESSORY TO A FIRST FLOOR STORE

Length of store facing street: (a) 13'. Area of all signs to remain: 19.5 *. Total area of signs allowed accessory to the storefront: outside (1 x a) _____, inside (.5 x a) 6.5.

* existing signs to remain, including free standing signs

2. COMPLETE FOR ALL SIGNS NOT ACCESSORY TO A FIRST FLOOR STORE

Length of building facade facing street: (b)_____. Area of all signs to remain:_____. Total area of signs allowed accessory to the facade: outside (1 x b)_____, inside (.5 x b)_____.

* existing signs to remain, including free standing signs

SUMMARY OF LIMITATIONS ON WALL SIGNS (see Article 7.000 for all applicable regulations):

Area: 60 square feet. Height above ground: 20 feet but below sills of second floor windows. Illumination: Natural and external + internal with SIGNIFICANT limitations. Number: no limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

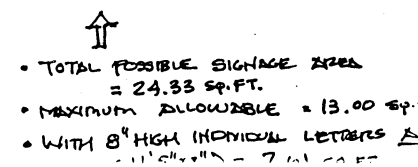
Sign conforms to requirements of Article 7.000: YES X NO

Sign requires a variance from the Board of Zoning Appeal: YES

Reasons: _____

Sections: _____

Date: 11/13/93 Signature of CDD Representative: [Signature]





CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

APPROVAL OF ABUTTERS

To Whom It May Concern:

As owner or agent of Salvation Army, 402 Mass. Ave., Cambridge, Massachusetts,

I do hereby declare my disapproval _____ approval x of the installment of:

Canopy over the sidewalk entrance: at 424-440 Mass. Ave

Awnings over the windows: at 424-440 Mass. Ave

Projecting sign: at 424-440 Mass. Ave.

of said property:

**THE SALVATION ARMY
CAMBRIDGE CITADEL CORPS**

Signed: 402 MASS. AVE.

Date: November 9, 1995

Address: CAMBRIDGE, MASS. 02139

TEL. 547-3400

Reply is requested within seven (7) days of date of this letter.

Cambridge, November 14, 1995

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

The undersigned respectfully prays that Mass. Institute of Technology be granted
renovate marquee
permit to ~~erect~~ a sign of the following specifications in front of
premises 424-440 Mass. Ave.

Type: Steel cantilevered marquee, wood framed, clad with copper and aluminum
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: see attached wall sign petitions

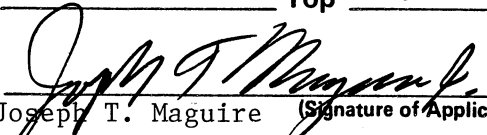
1. Economy Hardware 2. Cezanne Cafe and Bakery
3. Cheeks Salon

Size: 17' 8 1/8" x 5'6" x 6' 7" (pediment with 12' 3")

Weight: 15,000 lbs. or 20 lbs. per s.f.

How Erected: A: Existing 6'7" B: Existing 10'
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 9' Top 20'


Joseph T. Maguire (Signature of Applicant)

Asst. Director of Real Estate and Property Manager

Massachusetts Institute of Technology

238 Main Street, Suite 200 (Address)

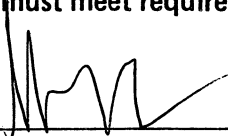
Cambridge, MA 02142-1012

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

1. A projecting sign shall be constructed wholly of incombustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: 

Building Inspector

11/15/95
Date

PETITION

of _____

for _____

No. _____

_____ **19** _____

In City Council, _____ 19 _____

Referred to the Committee on

Attest:

City Clerk

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

Economy Hardware, Inc.

The undersigned respectfully prays that ~~Massachusetts Institute of Technology~~ be granted permit to erect a sign of the following specifications in front of premises of Economy Hardware on the marquee in front of 434-440 Mass. Ave.

Type: Surface mounted letters externally lighted
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Economy Hardware

Size: 11'5" x 8" = 7.61 square feet

Weight: 20 lbs.

How Erected: A: 6'5" B: 12'6"
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 12'6" Top 13'2"

(Signature of Applicant)

(Address)

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

1. A projecting sign shall be constructed wholly of incombustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED:

N/A
Building Inspector

Date

Cambridge, November 14, 1995

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

Cezanne Cafe and Bakery

The undersigned respectfully prays that ~~XXXXXXXXXXXXXXXXXXXX~~ be granted permit to erect a sign of the following specifications in front of premises of Cezanne Cafe and Bakery on the marquee in front of 424 Mass. Ave.

Type: surface mounted letters, externally lighted

(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Cezanne Cafe and BakerySize: 7'8" x 20" = 12.78 sfWeight: 10 lbs.How Erected: A: 6'5"B: 12'

(A: Give exact distance sign is to extend from building over sidewalk.)

(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 12' Top 13'8"

(Signature of Applicant)

(Address)

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

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2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: _____

Building Inspector

Date _____

Cambridge, November 14, 1995

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PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE
ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND
DIMENSIONS AND LOCATION ON PREMISES.

Cheeks Salon

The undersigned respectfully prays that ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ be granted
permit to erect a sign of the following specifications in front of
premises of Cheeks Salon on the marquee in front of 428 Mass. Ave.

Type: Surface mounted letters, externally lighted

(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: Cheeks SalonSize: 4'8" x 20" = 8.31 sfWeight: 10 lbs.How Erected: A: 6'5"B: 12"

(A: Give exact distance sign is to extend from building over sidewalk.)

(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 12'Top 13'8"

(Address)

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

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2. All signs must meet requirements of Zoning Ordinances and Building Code.

APPROVED: _____

Building Inspector

Date _____

Consent Communication #5

W-161

Petition received from Economy Hardware, Cezanne Cafe and Bakery and Cheeks Salon for a marquee and three signs at the premises numbered 424, 428, 434-440 Massachusetts Avenue, said petition has received approval for abutters, Inspectional services and Design Review.

In City Council November 20, 1995

Order Adopted