



# City of Cambridge

Agenda Item No. 5

IN CITY COUNCIL

June 15, 1998

**ORDERED:** That the City Council go on record adopting the establishment of the Avon Hill Neighborhood Conservation District as outlined below:  
**Avon Hill Neighborhood Conservation District**

## *I. Preamble and Purpose*

*The Avon Hill neighborhood is characterized by 19th and early 20th century residences of significant architectural quality sited in a cohesive pedestrian-oriented neighborhood of pleasant streetscapes with little automobile traffic, abundant mature trees and plantings, and vistas through to surrounding properties. The Avon Hill neighborhood contains National Register-listed properties of city-wide significance and is marked by the diversity of its turn-of-the-century architectural design and by the evolution of that architecture as subsequent owners have updated properties. The generous size of the neighborhood's lots and buildings contains substantial scope for subdivision, new construction, and additions which could alter or diminish the qualities and characteristics that render the neighborhood an attractive and desirable place in which to live. It is therefore recommended that an Avon Hill Neighborhood Conservation District be established for the following purposes.*

The purpose of the Avon Hill Neighborhood Conservation District (the "District") is to preserve, conserve and protect the beauty and heritage of the District's architecture and landscape, to improve the quality of its environment, to establish a process for accommodating changes to properties in the District, to ensure that additions and alterations to properties are compatible with the character of the District, to offer a forum for neighborhood dialogue about changes to properties in the District, to provide technical assistance to District property owners on issues of conservation and preservation, to foster wider public appreciation of the District, and to promote the public welfare by making the District a more attractive and desirable place in which to live.

## *II. Definitions*

"Total Lot Coverage" means the combined total square footage of the footprints of all structures standing on the premises, including buildings, accessory buildings, such as garages, and structures, such as covered porches and decks over 2.5' above grade, whether or not those structures constitute floor area as it is defined in the zoning ordinance then in effect.

"Green Space" means the portion of the premises which is not covered by structures, including buildings, accessory buildings, such as garages, and structures, such

as covered porches and decks over 2.5' above grade, whether or not that portion constitutes usable open space as it is defined in the zoning ordinance then in effect. For the purposes of this order, "green space" includes walks, driveways, and sidewalks.

### **III. Membership**

Pursuant to Paragraph A, Section 2.78.160 of Article III of the Chapter, the Avon Hill Neighborhood Conservation District Commission shall consist of five members and three alternates appointed by the City Manager and shall have qualifications as defined in paragraph A., with the additional recommendation that one member or alternate of the Commission shall have expertise in architecture or architectural history and one member or alternate of the Commission shall have expertise in landscape architecture.

### **IV. Review Authority**

The authority of the Commission shall extend to the review of all construction, demolition, or alteration of exterior architectural features, other than color, within the District.

### **V. Determinations of the Commission**

#### **A. Binding Determinations**

The determinations of the Commission shall be binding with regard to applications:

- to construct a new building, as defined in the zoning ordinance then in effect;
- to construct an accessory building, as defined in the zoning ordinance then in effect;
- to construct a parking lot as a principal use;
- to construct an addition to an existing structure that would increase its gross floor area by more than 750 square feet in the A-2 zone or more than 500 square feet in the B and C-1 zones;
- to construct an addition to an existing structure that would increase the total lot coverage on the property to 30% or more in the A-2 zone or to 40% or more in the B and C-1 zones;
- to demolish an existing structure not originally used to garage automobiles and if a demolition permit is required;
- to alter the exterior architectural features of a building listed on or determined eligible for listing on the National Register of Historic Places;
- to alter the exterior architectural features of a structure that requires a variance or special permit under the zoning ordinance then in effect; or
- to alter the exterior architectural features of a publicly-owned structure or of a structure containing a use established or continued by variance or special permit, or proposed to contain or continue a use that would require a variance or special permit under the zoning ordinance then in effect.

Any binding determination may contain conditions as the Commission finds to be necessary to fulfill the terms of Section VI of this order. Such conditions may impose

dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. In imposing binding conditions on the issuance of a certificate, or in denying a certificate, a concurring vote of at least four (4) of the members of the Commission shall be required. All determinations that impose conditions on an applicant shall be in written form stating the findings of fact and the standards upon which the conditions were found to be necessary.

#### B. Non-binding Determinations

In all other cases than those listed in Section V, A. or C. of this order, the determinations of the Commission shall be advisory only and not binding on the applicant.

#### C. Exemptions

The authority of the Commission shall not extend to the following categories of structures or exterior architectural features and such structures or features may be constructed or altered without review by the Commission.

1. The alteration of exterior architectural features on the premises of a property in the District in a manner that does not increase or diminish the existing building envelope and that does not require the removal, enclosure, or addition of any cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, window or door casing, or any other decorative element, including historic shingled siding, wood or copper gutters and downspouts, and copper, slate or wood shingle roofing, and that does not alter the shape of a roof.
2. The construction of terraces, walks, driveways, sidewalks, and similar structures that do not involve a change in grade level and that are not to be used for parking between the principal front wall plane of a building, or principal front and side wall planes of a building that occupies a corner property, and the street.
3. The construction of walls and fences less than four feet high as measured from the sidewalk or existing immediately adjacent grade and located between the principal front wall plane of a building, or the principal front and side walls of a building that occupies a corner property, and the street. Walls and fences less than six feet high elsewhere on a property shall not be subject to review.
4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify.
5. Storm doors and windows, screens, and window air conditioners.

## **VI. Statement of Principles, Standards, and Guidelines for Review**

The Commission shall apply certain principles, standards, and guidelines for review in addition to those contained in Article 2.78.220 A. and B. in considering applications for certificates of appropriateness, non-applicability, or hardship.

### **A. Principles of Review:**

The Commission recognizes the capacity of certain properties in the District for additional development under applicable provision of the zoning code and affirms its consideration of proposed additions and alteration to such properties consistent with the terms of this order. The Commission seeks to achieve consensus determinations based on the available historical record, recommendations from members, alternates and staff, and comments from applicants and abutters and consistent with the terms of this order. The Commission affirms its role as a technical advisor to applicants on issues of conservation and preservation.

### **B. General Conservation Standards:**

All applications shall be considered in terms of the impact of the proposed new construction or alteration, relocation or demolition of an existing building on the District as a whole, and in addition with regard to the potential adverse effects of the proposed construction, alteration, relocation, or demolition on the surrounding properties and on the immediate streetscape. General conservation standards shall be to:

1. Conserve the historic development patterns of the neighborhood, including its green space, open vistas, generous setbacks, and predominately low density lot coverage;
2. Enhance the pedestrian's visual enjoyment of the neighborhood's buildings, landscapes, and structures;
3. Protect structures listed on or determined eligible for listing on the National Register of Historic Places;
4. Encourage the preservation of the neighborhood's buildings, landscapes, and structures;
5. Maintain the diversity of the neighborhood's architectural styles.

### **C. Conservation Guidelines for Avon Hill:**

The following guidelines establish the conservation principles to be encouraged within any given application.

1. **Infill Construction and Additions:** In the A-2 zone, infill construction (including accessory buildings) and additions should not cause total lot coverage to exceed 30%; in the B and C-1 zones, infill construction and additions should not cause total lot coverage to exceed 40%. In addition to considering streetscape impacts of infill construction and additions, vistas into and through the site from surrounding public ways should be conserved. Impacts on significant landscape features and mature plantings should be minimized. Additions should be compatible with the architectural character of the principal building and its

surroundings, should be sited away from principal elevations, and should respect the cornice height of the original building.

2. Parking: Where parking between the principal front wall plane of a building and the street is proposed, curb cuts and the square footage of paved area devoted to parking should be minimized. Paving in permeable materials is encouraged. Low fencing, low walls, and plant materials to screen parking areas are encouraged.

3. Fences: Fences should be low and transparent to conserve vistas into and through properties and to enable the pedestrian's visual access to the character of the district. The desire for enclosing private spaces should be balanced against the historically-open character of vistas in the district. Fences needed for privacy should enclose the minimum area necessary to achieve their intent and should leave a portion of the premises open to view from the public way. Where safe and appropriate, privacy fences should be set back behind a planting bed to avoid creating a vertical plane directly on the public way.

D. Construction of a New Building, including Accessory Buildings: Review of the design of a proposed new building, accessory building, or relocated building shall be made with regard to the compatibility of the building with its surroundings, and the following elements of the project shall be among those considered:

1. site layout;
2. volume and dimensions of the building;
3. the scale of the building in relation to its surroundings;
4. provisions for open space and landscaping;
5. provisions for parking.

E. Demolition or Relocation of an Existing Building: The Commission shall apply the provisions of Article II of Chapter 2.78 with regard to the proposed demolition of an existing building, and in addition shall consider the following factors:

1. the architectural and historical significance of the building to be demolished, recognizing the eligibility or listing of the building on the National Register of Historic Places;
2. the physical condition of the building;
3. a claim of substantial hardship, financial or otherwise; and
4. the design of the proposed replacement structure, if any.

F. Alterations to Existing Buildings: Review of proposed alterations to an existing building, and of all features not exempted from review under Section V above, shall be made with regard to the following factors:

1. the architectural and historical significance of the building to be altered;
2. the extent to which the integrity of the original design has been retained or previously diminished; and
3. the potential adverse effect of the proposed alteration on the existing structure, surrounding properties, and the District as a whole.

***VII. Coordination with Other Agencies and Boards***

The Avon Hill Neighborhood Conservation District Commission, Board of Zoning Appeals, Inspectional Services Department, and other City boards, agencies, and officials are directed to coordinate all review, hearing, permitting and other procedures relative to physical changes within the District to the extent practicable, consistent with their respective responsibilities.

***VIII. Procedure***

In addition to the provisions of Section 2.78.220 and 2.78.230 of Article III of Chapter 2.78, the Commission shall observe the following procedural requirements:

A. For any non-binding reviews conducted by the Commission, the Commission, or the standing committee or subcommittee designated by the Commission for the purpose of conducting non-binding reviews, shall review the application at a public meeting, notice of which shall be given not less than seven days prior to the meeting by publicly posting such notice in the office of the City Clerk and by requiring the applicant to post on the premises that are the subject of the meeting, notice(s) of any meeting upon the application, in the manner provided below.

Applicants shall be required to place one or more public notification panels on the premises that are the subject of the meeting. The panels shall be posted not less than seven days prior to the meeting and shall be maintained in public view and legible condition until the Commission's decision is filed with the City Clerk. The panels shall be secured by the applicant from the Cambridge Historical Commission and shall be located as indicated on a plan provided by the Historical Commission. Panels shall be securely mounted on the subject premises at the street line or within the property, but not more than 20 feet from the street line, so as to be legible to persons passing on the public street without the necessity of trespass onto private property. Stolen, destroyed, or illegible panels shall be promptly replaced and panels shall be promptly removed after the filing of the Commission's decision.

The text of the panel shall identify the street address of the application; the date, time, and place of the public meeting; the nature of the action requested; the place where the application may be inspected; the application case number; and the address and phone number of the Historical Commission, where further information may be obtained. Panels shall be not less than 18 inches by 24 inches in dimension, with text no smaller than 12 point type. Panels shall be made of materials adequately weather resistant and sufficiently durable to be maintained for the required period of notice.

When taking action under the non-binding provisions of Section III of this order, the Commission or its designee shall make its determinations within fourteen days after the filing of a complete application for a certificate of appropriateness, non-applicability or hardship, or such further time as the applicant may in writing allow.

B. When taking action under the binding provisions of Section V of this order and Sections 2.78.190, 2.78.200, 2.78.210, and 2.78.220 of Article III of Chapter 2.78, the Commission shall make its determinations within forty-five days after the filing of a complete application for a certificate of appropriateness, non-applicability, or hardship, or such further time as the applicant may in writing allow.

C. In addition to any appeal allowed pursuant to Section 2.78.240 of Article III of Chapter 2.78, the Commission may agree to the appointment of an arbitrator acceptable to both the Commission and the applicant who would make recommendations to both parties where disagreement between the Commission and the applicant persists.

D. Four members shall constitute a quorum of the Commission.

### ***IX. Appeals***

Pursuant to Section 2.78.240 of Article III of Chapter 2.78, any person aggrieved by a determination of the Commission may appeal to the Cambridge Historical Commission within twenty (20) days after the filing of such determination with the City Clerk.

### ***X. Ordinary Maintenance***

Pursuant to Section 2.78.200 of Article III of Chapter 2.78, nothing in this order shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature of the District which does not involve a change in design or materials or the outward appearance thereof.

### ***XI. Reports to City Council***

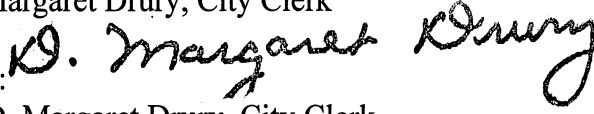
The Avon Hill Neighborhood Conservation District Commission, the Historical Commission and the Planning Board shall submit a report, not later than the third anniversary of the date of this order, to the City Manager and City Council summarizing the activities of the Commission during the two years following the date of the order. In preparing this report, the Commission shall hold a public hearing to determine the opinion of neighborhood residents. The report shall also submit any recommendation which any of the signatories thereto may have with respect to amending the powers, responsibilities and/or procedures of the Commission or of any other city board, commission or agency with respect to the Avon Hill Neighborhood Conservation District.

In City Council June 15, 1998.

Adopted by a yea and nay vote:-

Yeas 7; Nays 1; Absent 1.

Attest: D. Margaret Drury, City Clerk

A true copy:   
ATTEST: D. Margaret Drury, City Clerk.

# City of Cambridge

MASSACHUSETTS

In City Council 6-15, 1998

Adopt Order Establishing Avon Hill Neighborhood Conservation District

| YEA          | NAY | ABSENT | PRESENT |                             |
|--------------|-----|--------|---------|-----------------------------|
| ✓            |     |        |         | Ms. Kathleen L. Born        |
| ✓            |     |        |         | Ms. Henrietta Davis         |
| ✓            |     |        |         | V. Mayor Anthony Galluccio  |
| ✓            |     |        |         | Mr. Kenneth E. Reeves       |
| ✓            |     |        |         | Ms. Sheila T. Russell       |
| ✓            |     |        |         | Mr. Michael A. Sullivan     |
| <del>✓</del> | ✓   |        |         | Mr. Timothy J. Toomey, Jr.  |
|              |     | ✓      |         | Ms. Katherine Triantafillou |
| ✓            |     |        |         | Mayor Francis H. Duehay     |

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**AVON HILL  
NEIGHBORHOOD CONSERVATION DISTRICT  
FINAL STUDY REPORT**

SUBMITTED BY THE  
CAMBRIDGE HISTORICAL COMMISSION  
ON BEHALF OF THE  
AVON HILL NEIGHBORHOOD CONSERVATION DISTRICT  
STUDY COMMITTEE

*ANTHONY PLATT, CHAIR*

*JAMES FREEMAN*

*JENNIFER JONES*

*HELI MELTSNER*

*ALLEN RAZDOW*

*JO SOLET*

*JAMES SPERLING*

*REPORT BY SARAH ZIMMERMAN*

CAMBRIDGE HISTORICAL COMMISSION  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASS. 02139

JUNE 5, 1998

## **Avon Hill Neighborhood Conservation District Study Report Executive Summary**

On June 4, 1998, the Historical Commission voted unanimously to forward this report to the City Council with a favorable recommendation to enact the proposed order. The report was recommended to the Historical Commission by vote of the Avon Hill Neighborhood Conservation District Study Committee on May 21, 1998. The Law Department has been requested to review a technical amendment to one clause of the order which was made on the floor of the hearing by a member of the public.

On June 2, 1998, the Planning Board voted its strong support for the enactment of the order as a means of encouraging neighborhood stability and furthering the Growth Policy goals without invoking zoning changes. The Board recommended that public outreach on the District be continued in future.

The proposed Avon Hill Neighborhood Conservation District (NCD) contains approximately 220 buildings and 300 property owners. It is bounded by Raymond Street, Upland Road, the boundary of the BA-2 zone on Massachusetts Avenue, and Linnaean Street. It is composed of properties that are zoned A2, B, and C1 and encompasses the neighborhood historically known as Avon Hill.

The Study Committee has defined the major issues affecting Avon Hill's character as:

- substantial scope for additional construction, particularly in the A2 and C1 zones where 40% of the properties can be enlarged as-of-right;
- substantial scope for new house construction: 23 of the largest lots could be subdivided;
- large numbers of National Register-listed properties, indicating architectural and historic value (47% of A2 properties, 37% of B properties)
- current lot coverage is very low: lots in the A2 zone average 75% open space, in the B and C1 zones, about 65% open space;
- significant as-of-right potential for buildings and accessory buildings to diminish the neighborhood's historic spaciousness.

The Study Committee has drafted an NCD order that focuses on protecting open space and managing infill construction. Among the purposes of the proposed NCD are:

- to preserve, conserve, and protect the beauty and heritage of the District's architecture and landscape;
- to establish a process for accommodating changes to properties in the District;
- to ensure that additions and alterations to properties are compatible with the character of the District;
- to offer a forum for neighborhood dialogue about changes to properties in the District;
- provide technical assistance to owners on issues of conservation and preservation.

The Study Committee has recommended an NCD with a two-tiered process with binding review for demolition, new construction, large additions, alterations that would require a special permit or variance, or alterations to National Register buildings. All other reviews for lesser alterations would be non-binding or advisory. The Study Committee has recommended an accelerated 14-day review for non-binding cases. (Paint color cannot be reviewed in an NCD.)

A Postcard Poll of all Avon Hill property owners yielded 124 responses (43%), with 107 (86%) in favor of the NCD; 14 (11%) opposed to the NCD, and 3 (2%) not voting.

## AVON HILL NEIGHBORHOOD CONSERVATION DISTRICT STUDY REPORT

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## **I. Background Issues: Initiating the Avon Hill NCD Study**

### **A. Introduction**

The impetus for the Avon Hill Neighborhood Conservation District (NCD) study grew from concerns about the development of the property at 33 Linnaean Street, zoned C2 even though it was a single-family Mansard cottage related architecturally and historically to the A2 properties at 37 and 39 Linnaean. The C2 zone carries an 85' height limit and a minimum dwelling unit size of only 600 square feet, allowing for very high density on a site. The developer's proposal to relocate the house on its site and to construct townhouses on the remainder of the site demonstrated to the neighborhood that, despite the zoning anomaly on that particular property, interest in additional development in the neighborhood was likely. Concerned about the impact additional development might have, and uncertain of the extent to which the neighborhood could be further built out, an informal group of interested residents began to meet to examine the possible benefits of a neighborhood conservation district for Avon Hill.

The current NCD study is not the first effort to establish a district on Avon Hill. Early in 1985, a group of 10 registered voters petitioned the Historical Commission to study an Avon Hill NCD and a study committee was appointed. The committee met through much of 1985 and in October of that year held several informational meetings to present their findings to the neighborhood. Based on the neighborhood's lack of support for the 1985 proposal, which encompassed an area roughly contiguous with the boundaries of the Avon Hill National Register district, the matter was not pursued.

### **B. Preliminary Discussions with Avon Hill Property Owners (January – October, 1997)**

The current Avon Hill NCD study began early in 1997, when a group of neighborhood residents gathered informally on January 28, 1997 to discuss the possible benefits of a neighborhood conservation district with Charles Sullivan and Sarah Zimmerman of the Cambridge Historical Commission staff. Subsequently, Ms. Zimmerman met informally on four occasions with an ad hoc neighborhood planning committee of 12-15 interested property owners. During those meetings, a preliminary study area was identified as a basis to petition the Cambridge Historical Commission for an Avon Hill NCD study.

These preliminary study area boundaries were drawn based on 1) the zoning of the area, which reflects the historical pattern of single-family residential development, 2) an informal neighborhood poll which the ad hoc planning committee had conducted over the winter of 1997, and 3) the logistical difficulties that had prevented the ad hoc committee from thoroughly polling property owners in condominium buildings. The preliminary boundaries included all of the properties in the A2, B, and C1 zones in an area bounded by Linnaean Street, Raymond Street, Upland Road, and extending to the Massachusetts Avenue commercial area (zoned BA2).

Excluded from the preliminary study area were all of the apartment buildings in the C2 zone, which were considered incompatible with the historic use and architectural scale of the remaining neighborhood. It was felt that the large number of units in condominium ownership in these buildings might have impeded an informal survey of owner interest in the proposal. In addition, a significant degree of control over exterior alterations to those buildings was already exercised through the condominium associations. The property at 33 Linnaean Street (C2) was excluded despite its architectural consistency because the Cambridge Historical Commission holds a preservation easement on the property. Another C2 property, the historic Cooper-Frost-Austin House, a museum owned by the Society for the Preservation of New England Antiquities, was included because of its significance as the oldest residence in the neighborhood.

Early in the preliminary discussions, it was unclear whether properties on the south side of Linnaean Street should be included. Later, it was not to include the south side, despite interest from some property owners, because the arterial nature of Linnaean Street created a significant traffic boundary. (It is hoped the south side of Linnaean Street may at some point become the subject of an NCD proposal running south from Linnaean Street to the Follen Street boundary of the Old Cambridge Historic District.) Both sides of Raymond Street were proposed to be included in the initial study, but only the south side of Upland Road.

An informational meeting to present the neighborhood conservation district concept and preliminary boundaries was held May 13, 1997 at the Peabody School, 44 Linnaean Street. The Historical Commission staff mailed notice of the meeting to all

owners in and abutting the preliminary study area. Approximately 50 people attended this meeting, at which the staff presented the neighborhood conservation district concept, summarized Avon Hill's historical development, and answered questions about a possible neighborhood conservation district for Avon Hill. As a result of that meeting, the Historical Commission received petitions from 52 registered voters requesting the Commission to initiate the neighborhood conservation district study process for Avon Hill. The Commission also received ten letters supporting the petition and four letters in opposition.

Because the Avon Hill petition was the first in Cambridge to invoke a newly-adopted provision of Chapter 2.78 that requires Commission review of all alterations to properties under conservation district study, the Commission investigated the implications of a study and its impact, before formally accepting the study petition. At the September 4, 1997 Commission meeting, Ms. Zimmerman presented a formal evaluation of the petition's relationship to the criteria in Chapter 2.78. To expedite a possible NCD study, the Commission voted 6-0 to request that the City Manager initiate formation of a neighborhood conservation district study committee anticipating the Commission's imminent acceptance of the petition. Following an opinion from the Law Department, the Historical Commission staff notified all owners and abutters to the preliminary study area that the petition would be considered at a public hearing before the Historical Commission on October 7, 1997 at the Peabody School.

Sixty persons attended the October 7 hearing. Mr. Sullivan and Ms. Zimmerman presented the conservation district proposal, and they and Commission members answered questions from the public about its implications for owners. In addition to those speaking in support of the NCD petition, a number of individuals expressed reservations or opposition. The hearing was continued and reconvened on October 14, 1997. With 44 persons in attendance, the Commission took additional public comment about the benefits or liabilities of the petition, as well as the proposed boundaries of the study area and the nature of the interim review authority. By a 6-0 vote, the Commission accepted the petition to study an Avon Hill Neighborhood Conservation District, following the suggested preliminary boundaries and adopting the Mid Cambridge Neighborhood Conservation District review authority as the basis for review in the

interim protection period, which would run for one year or less from its acceptance vote to the completion of the study.

C. Appointment of an Avon Hill Neighborhood Conservation District Study Committee (October – December, 1997)

Concurrent with the October hearings, the Historical Commission staff advertised in the Cambridge Chronicle and TAB seeking nominees for a possible Avon Hill Neighborhood Conservation District Study Committee. Thirteen individuals responded to the notice, three of whom did not reside in the proposed study area. Mr. Sullivan and Ms. Zimmerman interviewed all of the individuals and recommended five nominees for four appointments to a study committee, along with the required three Historical Commission members. All of the recommended nominees owned property and resided in the study area. The study committee, appointed in November, 1997 by the City Manager, consisted of the following individuals:

James Freeman, architect, 25 Hillside Avenue

Heli Meltsner, preservationist, 74 Avon Hill Street

Allen Razdow, software company CEO, 26 Washington Avenue

James Sperling, attorney, 21 Bates Street

Jennifer Jones, Cambridge Historical Commission

Anthony Platt, Cambridge Historical Commission

Jo Solet, Cambridge Historical Commission.

The Study Committee held its first meeting December 22, 1997 to review its mandate, establish a meeting schedule, and elect a chair. Anthony Platt, alternate to the Cambridge Historical Commission and vice-chair of the Mid Cambridge Neighborhood Conservation District Commission, was elected chair. Ms. Zimmerman and Mr. Sullivan then reviewed the Study Committee's tasks and set a schedule.

## **II. The Avon Hill NCD Study**

### **A. Introduction**

In deference to owners who might be inconvenienced by the unexpected period of interim review of alterations to their properties, the Avon Hill NCD Study Committee sought to complete its work as quickly as possible and established an accelerated schedule for the study, to be concluded within six months, or by June of 1998. A schedule of meetings and their anticipated agenda items was mailed to all owners in the study area and they were encouraged to attend and participate. Meetings were to be held at the Peabody School, on second and fourth Thursdays, from 5:30-7:30 P.M. As per the directives of Chapter 2.78, the Study Committee's purpose was to:

- investigate and report on the historical, architectural, or other significance of the proposed NCD;
- recommend boundaries for the proposed NCD, and
- recommend general and/or specific standards and appropriate criteria for the proposed NCD.

The Study Committee, assisted by Ms. Zimmerman, began meeting on January 15, 1998. Its first tasks were to identify the allowable conditions for development on Avon Hill, to compare the allowable conditions with the existing conditions in the neighborhood, and to assess how the zoning requirements currently in effect either aided or hindered the general goal of conserving neighborhood character.

### **B. Planning Issues Affecting Avon Hill**

#### *1. Current Zoning*

The Avon Hill NCD study area consists of 222 separate properties contained in three zoning districts: a large area zoned A2, with 125 properties (56%), and two smaller areas, one with 70 properties zoned B (31%) and one with 27 properties zoned C1 (12%). While all three are residential zones, they vary in the intensity, volume, and range of residential uses allowed.

The A2 zone allows only single family detached dwellings, or single family dwellings converted to two family use, but congregate elderly housing uses, subject to a Planning Board Special Permit, and a range of institutional uses, which are governed by

the Institutional Use Regulations of the zoning code, are also allowed. The B zone allows, in addition to those uses indicated above, two family dwellings, townhouse development (with a Planning Board Special Permit), and conversion of existing dwellings to more than two families, provided all of the dimensional requirements of the zone can be met. The C1 zone allows multiple family dwellings, as well as transient accommodations in existing dwellings and all the uses listed above.

The dimensional requirements of the three zones also vary, although the A2 and B zones both allow a maximum Floor Area Ratio of .50. Floor Area Ratio is a measure of density, defined as the ratio of the gross floor area of the structure to the total area of the lot, or, more simply, the square footage of the structure divided by the square footage of the lot. In the C1 zone, the maximum allowed Floor Area Ratio is .75. The Dimensional Requirements of each zone are summarized below.

|    | FAR  | Lot Size | Lot Width | Setbacks | Height | Open Space |
|----|------|----------|-----------|----------|--------|------------|
| A2 | .50  | 6000 sf  | 65'       | 20'      | 35'    | 25%        |
| B  | .50* | 5000 sf  | 50'       | 15'      | 35'    | 20%        |
| C1 | .75  | 5000 sf  | 50'       | formula  | 35'    | 15%        |

\*first 5000 sf; .35 above 5000 sf

Among the conditions included in the definition of "gross floor area" are:

- roofed porches and balconies
- unroofed porches and balconies above the third floor
- attic spaces above 5' in height
- basement spaces above 7' in height.

Gross floor area does not include:

- areas used for parking garages, accessory parking, or off-street loading
- basement areas devoted to mechanical equipment for the operation of the building
- open fire escapes
- unroofed porches and balconies no higher than the third floor.

## 2. Existing Conditions and Potential for Additional Development

Information on the amount of developed property on Avon Hill was generated using information contained in the City of Cambridge's Geographic Information System (GIS), a computer-generated database of topographic, locational, and demographic information compiled for the city as a whole. For the purposes of the Avon Hill NCD study, a spreadsheet was generated using the GIS's figures for the lot square footage and building footprint(s) of each parcel in the study area. Augmented with the number of stories in each building (as indicated in the insurance atlases on file at the Historical Commission), the spreadsheet was then used to calculate the Floor Area Ratio (FAR) of each parcel, as well as other variables that became important over the course of the study (see Appendix 3).

It must be noted that the GIS-generated information for the study, while providing a useful and internally consistent set of values, is an imprecise measure of actual development potential. The building footprint measurement alone cannot accurately predict actual building square footage for FAR purposes since it may include many aspects of the building which are not considered floor area (such as uncovered porches, mechanical spaces, and attic and basement areas not meeting their respective height standards). Harriet Griesinger of 23 Bellevue Avenue, a member of the public who participated extensively in the Study Committee's work, provided two test cases of the GIS-generated Floor Area Ratios compared to actual measured examples. Her sample showed that the GIS-generated FARs were about 20% higher than the measured examples. Thus, the database developed for this study should not be used to predict the actual development potential of any specific, individual parcel in the study area; rather, it provides an aggregate picture of development potential across the study area.

The following table illustrates the distribution of parcels in each zone, broken down by existing floor areas.

| FAR by Zone | .25 or lower | .26 - .50 | .51 - .75 | .76 or higher |
|-------------|--------------|-----------|-----------|---------------|
| A2*         | 5            | 52        | 46        | 22            |
| B*          | 1            | 10        | 27        | 28            |
| C1**        | 1            | 0         | 14        | 12            |

\*Allowable FAR = .50; \*\*Allowable FAR = .75

In the A2 zone, 45% of the parcels are at or below their allowable Floor Area Ratio, meaning there is additional development potential on those lots “as-of right,” or without issuance of a variance (and assuming dimensional requirements such as setbacks can be met). The remaining 54% of the A2 parcels are currently above their maximum allowable Floor Area Ratio, meaning any additional development on the site would require a variance.

In the B zone, a much smaller percentage of parcels (16%) can absorb additional building square footage as-of-right. Most of the B-zoned parcels (83%) would be subject to a variance proceeding if an owner proposed to construct additional square footage on the site. The high percentage of parcels in the B zone with non-conforming Floor Area Ratios reflects the down-zoning of that area in 1982 from a C1 zone, which has traditionally carried the higher .75 Floor Area Ratio requirement.

In the C1 zone, just under half of the parcels (44%) are built out to their maximum allowable floor area; these include several condominium developments of the early 1990s. Of the remaining parcels, 55% are capable of receiving additional square footage construction as of right; one parcel, with an 18,000 square foot lot, currently uses only a third of its allowable floor area.

Of the total number of parcels in the Avon Hill NCD Study Area, 38% are currently below their maximum allowable floor area and can receive additional square footage construction as of right. The Study Committee concludes from these figures that a substantial amount of additional square footage could be added to existing parcels in the neighborhood as-of-right.

### *3. Accessory Apartments and Accessory Buildings*

In addition to examining the impacts that could be generated by building out existing properties to their maximum allowable density, the Study Committee also sought to determine the effects of other “as-of-right” components of the zoning ordinance on the neighborhood. In particular, the Study Committee looked at the potential for development of accessory apartments in the A2 zone. Accessory apartments are encouraged by special permit in the zoning (section 4.22) as a means of adapting large, older single-family residences to better meet contemporary housing needs and energy and maintenance costs.

The zoning ordinance imposes a number of conditions to which legal, single-family, detached dwellings in a Residence A district must conform if they are to be altered with accessory apartments, among them:

- the dwelling must predate 1940 and not have been enlarged more by more than 250 square feet since then;
- the dwelling must contain at least 3500 square feet of gross floor area;
- the lot must contain at least 3000 square feet of lot area per dwelling unit;
- the accessory apartment may not occupy more than 35% of the gross floor area of the dwelling; and
- the accessory apartment cannot cause the dwelling to violate its allowable FAR.

In addition, the Board of Zoning Appeal must consider the impact of any exterior changes to create an accessory apartment on neighborhood appearance and character and may require that there be little or no change to the street façade of the existing dwelling.

The Study Committee identified 62 properties (49%) in the A2 zone that met the zoning criteria for accessory apartments (i.e., pre-1940 dwellings with gross floor area of more than 3500 square feet and lot square footage of more than 6000 square feet, or at least 3000 square feet of lot area per dwelling unit). The following table delineates the total and average allowable square footage for accessory apartment construction currently existing in the A2 zone.

|   |   |
|---|---|
| 35% of Total Allowable Gross Floor Area | = 118,545 square feet of gross floor area |
| Average Allowable Square Footage/Apt.   | = 1912 square feet/accessory apartment    |

This analysis demonstrates a significant capacity for accessory apartment development in the A2 zone which could affect almost half of the properties in the zone.

Based on an informal survey of the voter registration lists, it is estimated that 55 parcels in the Study Area (A2, B and C1 zones) currently contain accessory apartments or multiple dwellings.

#### *4. Lot Coverage and Accessory Buildings*

The spacious siting of Avon Hill dwellings has been perceived as a critical element of the neighborhood's character from the earliest discussions about an NCD.

While some of the study area has large houses on relatively small lots, much of the neighborhood is quite open. The extent to which open space typified the neighborhood was an important area of focus for the study committee.

The zoning ordinance defines “useable open space” as a space with minimum dimensions of 15 feet square and a slope of less than 10° which is open and unobstructed to the sky. Useable open space cannot include parking areas, driveways, or walkways. Primarily intended as a guideline for open space compliance in cases of new construction, this useable open space definition is less useful as a measurement of open space character because it excludes many smaller open spaces that contribute to the neighborhood’s overall character.

The Study Committee used a simpler model of lot coverage to determine the amount and distribution of open space on Avon Hill. The GIS-generated building footprint information for every structure in the study area was totaled for each lot and then expressed as a percentage of that lot’s square footage. To avoid confusion with the zoning term, the space left open and uncovered on each lot has been called “green space.” The following table presents the number of properties in each zoning district according to the percentage of that property that is open “green space” (in other words, not covered by structures).

| Avon Hill Green Space | Properties with less than 25% green space | Properties with 26 – 50% green space | Properties with 51 – 75% green space | Properties with more than 76% green space |
|-----------------------|---|--------------------------------------|--------------------------------------|---|
| A2 Zone               | 0 (0%)                                    | 2 (2 %)                              | 66 (53%)                             | 56 (45%)                                  |
| B Zone                | 0 (0%)                                    | 3 (4%)                               | 52 (76%)                             | 13 (19%)                                  |
| C Zone                | 7 (25%)                                   | 2 (7%)                               | 15 (54%)                             | 4 (14%)                                   |

Green space on 94% of the lots in the Avon Hill NCD Study Area currently exceeds 50% of the lot area. Although the zoning ordinance requires that only 25% of a lot in an A2 zone, 20% of a lot in a B zone, and 15% of a lot in a C1 zone be left open as “useable open space,” the existing conditions on Avon Hill represent the inverse: only 25% of most lots are covered with structures while 75% of the lot is open.

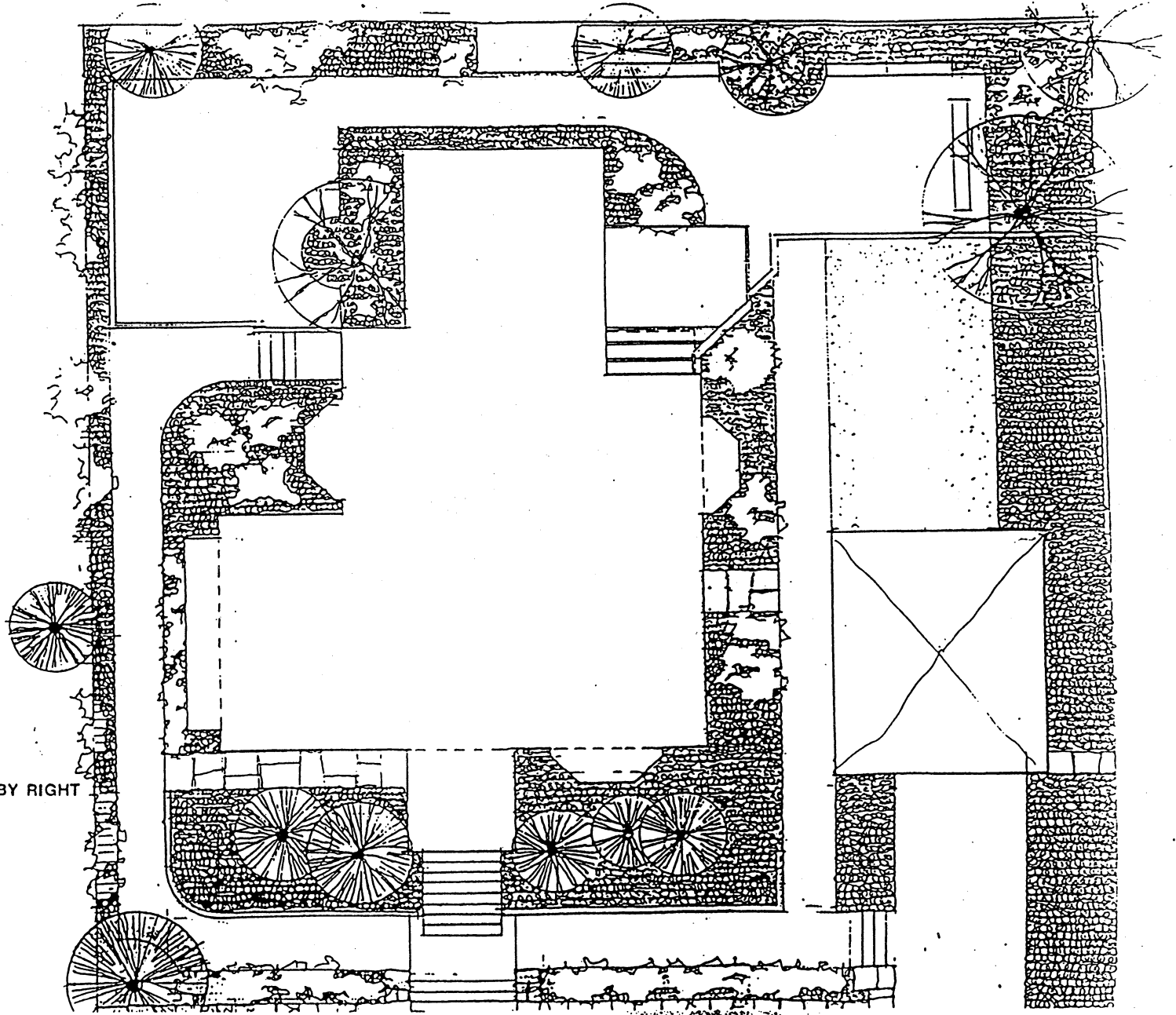
One potential threat to the existing open space in the study area is the construction of structures that do not legally constitute floor area. Contained in the zoning ordinance are provisions for accessory buildings (defined as buildings that are subordinate to, but on the same lot as, the main or principal building) whose volume may not count as floor area. The major example of such an accessory building is a parking garage, since floor area does not include areas used for parking, accessory parking, or off-street loading. While accessory buildings must meet the dimensional requirements of their zone for setbacks, height, etc., the volume of an accessory building is not calculated as part of the allowable floor area on the lot.

Using his own house at 25 Hillside Avenue as a case study, committee member James Freeman developed a zoning analysis demonstrating the impact of accessory buildings on open space. If he constructed an additional 72 square feet for an accessory apartment, the floor area ratio of 25 Hillside Avenue would rise from .59 to .69, aggravating an existing non-conformity on the lot. Provision of required parking for two cars in a proposed new garage in the side yard would not change the non-conformity because the volume of the garage would not be considered floor area (see Figure 1). However, the garage would substantially diminish the open space surrounding the house and add a major new volume to the streetscape.

##### *5. Subdivision of Existing Lots*

The potential of lots in the study area to be subdivided was not fully analyzed, although some lots clearly contain sufficient square footage to allow subdivision for further development. In the A2 zone, 23 properties contain over 12,000 square feet and would meet the minimum required lot size for two lots (6000 square foot minimum lot size in A2); at least some of these 23 properties would probably also meet the required 80' frontage and other dimensional conditions of the A2 zone. Four properties in the B zone and four properties in C1 exceed 10,000 square feet in area, double the required 5000 square foot minimum lot size. While further study of these 31 lots would be needed to establish their actual development capacity, it is likely that a number of them could be subdivided under current zoning.

FIGURE 1:25 Hillside Avenue: Hypothetical Site Plan with Garage



SITE PLAN  
25 HILLSIDE AVENUE  
WITH ACCESSORY GARAGE ALLOWED BY RIGHT

SCALE 1/8" = 1'-0"

## C. Summary of Building Permits and Zoning Relief Issued

### *1. Building Permit Activity*

As a means of determining the scale and nature of recent building projects in the neighborhood, the Study Committee reviewed all building permits issued in the study area over the last two years. In 1996, 29 building permits were issued, with a total estimated project cost of \$893,600; in 1997, 38 building permits were issued, with a total estimated project cost of \$1,076,100. The average project cost over the two year period was \$29,398.

Using the review standards of the Mid Cambridge Neighborhood Conservation District, which are the same standards being used by the Historical Commission for reviews in the Avon Hill study area during the study period, and applying them to the 1996-97 permits, the committee could predict the following levels of review activity for a possible future conservation district commission for Avon Hill.

In 1996, 14 (48%) of the 29 permits issued would have generated a Certificate of Non-Applicability; Certificates of Non-Applicability are issued administratively by Historical Commission staff for projects that do not have an exterior or publicly-visible component. Six of the 1996 permits (21%) would have generated a non-binding Certificate of Appropriateness; in other words, the property owner would have been required to appear before the neighborhood conservation district commission to hear commission and public comment, but would not have been required to follow the recommendations of the commission. The remaining 9 permits (31%) would have generated a binding Certificate of Appropriateness, meaning that any conditions set by the commission vote following a public hearing on the project would become binding on the applicant. In 1997, the permit breakdown was as follows: 21 permits (55%) for Certificates of Non-Applicability, 6 permits (16%) for non-binding Certificates of Appropriateness, and 11 permits (29%) for binding Certificates of Appropriateness.

These figures, showing approximately half of the permits issued for “non-applicable” interior or non-publicly-visible aspects of a structure and the other half divided between binding and non-binding reviews, are consistent with the patterns seen in the Half Crown and Mid Cambridge Neighborhood Conservation Districts since they

were established. A possible difference in the Avon Hill study area is that a higher percentage of properties are listed on the National Register. National Register properties require a binding review over all alterations in the Mid Cambridge district. Given that 22% of the 1996 and 1997 Avon Hill permits involved National Register properties, a larger percentage of building permits might be expected to require binding review.

The building permit review also indicated the substantial nature of many of the projects. With an average estimated project cost of \$29,398, much of the construction work exceeds routine maintenance and repair costs.

## *2. Character of Recent Alterations*

A walking tour of the study area on February 21, 1998 reviewed in the field the impact of recent alterations on the study area. A previous slide show of alterations had indicated four major categories of alteration: infill construction (free-standing new construction in side or rear yards, or on the site of historic buildings removed through demolition or disaster); additions to existing structures; fencing; and front-yard parking.

Infill construction has occurred at a limited number of sites in the study area. Some examples include 9 Washington Avenue (ca. 1980), a 7-unit condominium structure in a side yard; 7 Humboldt Street (ca. 1950) on the site of the carriage house for 11 Linnaean Street; and 85, 87, and 89 Washington Avenue (1940), constructed on the site of the first suburban mansion of the post-Civil War period, the Gilbert Dexter House (1871) which burned. Another form of infill construction is the conversion of carriage houses, such as at 5 Lancaster Street (1889), the carriage house for 1776 Massachusetts Avenue, converted in 1964, and 30-32 Lancaster Street (1886), the carriage house for 36 Lancaster Street, converted in 1978.

Residents have consistently voiced concern over the potentially negative impacts of infill construction on the neighborhood, the capacity for which was demonstrated in the committee's study of the zoning status of the study area. Despite the capacity for future development, the Study Committee's field observations demonstrated a range of possible approaches to infill, most of which have been largely successful in the study area to date.

Additions to existing structures constitute another major form of alteration in the study area. Some smaller additions, such as the stair-tower at 12 Humboldt Street (1885,

and ca. 1965), while inconsistent architecturally, do not compete with the massing of the original house. A number of recent larger-scale additions have had a greater effect on the study area. These include 27 Agassiz Street (1889, 1996), where a large octagonal pavilion at the rear was constructed; 30 Agassiz Street (1890), where a large stair-tower and bay were added for an accessory apartment in 1983; and 15 Arlington Street, where a large one-story addition in the front yard disrupts the setback pattern of the street. These changes, often at the side or rear where they might be supposed to have minimal impact, in fact, are frequently quite visible from other vantage points on a public way because the siting of many houses in the study area is so generous. The large lots of many houses create views through to other streets, so that additions have impacts that extend beyond the street face of a particular building.

Many blocks in the study area are crossed at relatively frequent intervals by intersecting streets: examples include Raymond and Avon Hill streets, and Washington Avenue. This “short block” pattern, where side and back yards may be comparatively open to the public, has resulted in the construction of fences at corner locations and along front property lines as owners have sought to establish greater privacy. The Study Committee recognized that many of the neighborhood’s fences reflect justifiable and legitimate efforts on the part of owners whose property is open to view along more than one public way. However, the committee also noted the effect of solid and/or tall fences creating a secondary mass along the public way, substantially altering the historic character and diminishing the pedestrian experience of the neighborhood.

The Study Committee likened tall, solid fences between the principal front or side wall planes of a building and the street to the walls of a structure and cited the importance of the pedestrian experience of the neighborhood. Noting the consistency of 15-20’ or greater front and side setback planes in the study area, the presence of setback requirements in many of the original deeds subdividing the neighborhood, and the clarity of the zoning ordinance on required setbacks, the Study Committee affirmed its support for a procedure to guide the construction of new fences so that they would not further diminish the visual openness of the neighborhood.

Front yard parking is a common phenomenon on Avon Hill as increased car ownership created more competition for on-street parking and diminished convenient

access to parking for residents. Front yard parking has also become more common as current lifestyles and domestic design trends have focussed inward and away from the more public presentation of the street façade. The Study Committee reached no consensus on whether front yard parking should be discouraged or encouraged. By eliminating the traditional driveway and rear garage, front yard parking does conserve back yard and open space, but it also interposes the structure of paving and automobiles in historically-open front setbacks. There was consensus that front yard parking caused streetscape alterations whose design impact could be positive, neutral, or negative and that it should be reviewed in a conservation district to ensure its appropriateness.

### *3. Summary of Zoning Relief Applications 1924 – 1997*

The Study Committee examined the history of applications for zoning relief on Avon Hill, looking at applications by decade, from the establishment of the city's zoning code in 1924 to the present. A total of 178 applications for zoning relief have been submitted in the study area, most of them granted. These vary in nature by decade depending on a number of larger social and economic factors. The following table summarizes the nature of zoning relief sought by decade.

| Decade/Total Cases | Type of Relief Sought   | Percentage Granted |
|--------------------|---|--------------------|
| 1920s/9            | apartment construction, garage construction   | 88%                |
| 1930s/15           | convert to greater occupancy; convalescent use  | 13%; 33% withdrawn |
| 1940s/36           | convert to lodging house; greater occupancy; convalescent use   | 69%; 8% withdrawn  |
| 1950s/31           | change lot size/shape; convert to greater occupancy; construct parking, garages                                 | 81%                |
| 1960s/19           | enlarge living space; convert to greater occupancy; convert accessory building                                  | 74%                |
| 1970s/9            | enlarge living space; subdivide; convert to greater occupancy   | 77%                |
| 1980s/30           | enlarge living space; construct townhouses; convert accessory buildings; create accessory apartments; subdivide | 80%                |
| 1990s/36           | construct decks; enlarge living space; subdivide; add parking   | 81%                |

The table above indicates the vast majority of applications for zoning relief have been supported. It also shows a gradually increasing density of use from the 1920s through the 1960s, followed by a gradually increasing density of construction from the 1960s through the present.

### III. Patterns of Historic and Architectural Development

#### A. Avon Hill's Historical Development

*(prepared by Susan E. Maycock for inclusion in the forthcoming revised edition of the Commission's publication, Old Cambridge; all rights reserved by the Cambridge Historical Commission, 1998)*

The Avon Hill area was within the New West Fields, which were allotted to individual owners in 1638. William Jones, who settled in Cambridge in 1635, was granted six acres of planting ground on the north side of Linnaean Street. When Jones sold his land to Edward Winship in 1638 or 1639 it was described as "Jones his hill," and this name survived through the 18th century (Register Book, 56). It was also known as Gallows Hill for the gibbet that occupied a clay pit on the east slope; a public way, now Stone Court, provided access to the site, which is now a parking lot behind 1780 Massachusetts Avenue. Oliver Wendell Holmes, Sr. recalled attending the last hanging on Avon Hill about 1816; thereafter, executions took place at the new jail in East Cambridge. For a while after the Civil War, the hill was called Arlington Heights by real estate interests, and then Cambridge Heights until it became Avon Hill in the 20th century.

By the end of the 17th century, none of the original grantees remained on Jones' Hill, and although new owners had consolidated the land into larger parcels, very little had been built except for four farmhouses facing the Lower Common. At the time of the Revolution most of the hill was divided among farms owned by the Cooper, Frost, Prentice, and Jarvis families. In 1788, Gideon Frost, a grandson of Deacon Samuel Cooper, came into possession of the Cooper house, barn, and 8 acres, giving him control of two farms that covered most of Jones' Hill. As late as 1830 there were still only four houses on the hill, and the 1854 map shows that it was sparsely settled along Linnaean Street and North Avenue (see Walling map, Figure 2).

Subdivision of the area began in 1847, when long-term property owners began to test the opportunities offered in 1842 by the beginning of railroad passenger service from Porter's Station. Abel Whitney, a cabinet maker, acquired part of the 18th century Prentice farm through his marriage to Susannah White, a Prentice heir, in 1809, and so

owned the hillside facing the Concord Road and the railroad station; he resided in Prentice's ca. 1705 house (now the site of 1864 Massachusetts Avenue) until his death. Whitney's heirs laid out Mount Vernon Street in 1847, but there was little demand for lots off the avenue, and no houses were built until 1856. The land was not successfully developed until it was re-subdivided in 1883.

In 1861, William Gates, who had owned 4 acres of the old Prentice farm since 1835, laid out 12 lots on a new street first called Highland Avenue and then Chapel Street for Holmes Chapel, which stood on the corner from 1862 to 1867. In 1866, it was renamed Arlington Street after the Custis estate on the Potomac opposite Washington, which had been dedicated as a military cemetery in 1864. Gates had better luck than Whitney; by 1867 all his lots had sold and many had dwellings on them.

The successful development of the area began in 1869, when the first two parcels were sold specifically for subdivisions. Both tracts were originally part of the extensive Cooper-Austin holdings, but differed markedly from the earlier ventures that involved family homesteads held in long-term ownership. In 1869, Gideon Frost's granddaughter, Susan Austin, who had inherited the Cooper-Frost house at 21 Linnaean Street, sold a 5-acre parcel on the top of the hill to Henry J. Melendy and D. Gilbert Dexter. These men were typical of the prosperous Boston businessmen who developed Cambridge Heights, buying large tracts of land, building houses for themselves, and selling off lots whose development they controlled. Melendy owned a thriving shoe business in Boston; Dexter, Melendy's partner, went into real estate and in 1878 founded the Cambridge Tribune. In 1871 they built twin Mansard mansions and sold the rest of their land as house lots. Also in 1869, John Davis, a Boston machinery dealer, bought an adjoining 5-acre plot and erected his own house at 2 Walnut Avenue, as well as five Mansard houses on Arlington Street.

After this promising beginning, the Panic of 1873 delayed further development until 1883, when Sumner Brooks laid out Humboldt Street in the field behind his North Avenue mansion. The Whitney heirs also finally succeeded in selling the rest of their lots on Mount Vernon Street, Upland Road, and the north end of Washington Avenue, which they had first put on the market forty years before. In 1886, the Austin heirs subdivided the remainder of the Cooper-Frost farm on the southern slope of the hill, laying out

Lancaster and Agassiz streets and creating an elegant residential area on the southern end of Washington Avenue.

Arlington Street and Walnut Avenue were laid out fairly early by resident developers, not speculators. Walnut and the upper part of Arlington were part of the Jarvis farm, which John Davis subdivided in 1869; the lower section of Arlington ran through William Gates' 4-acre piece of the old Prentice farm which he had subdivided in 1861. Both streets were originally oriented toward North Avenue, which in the mid-19th century contained the finest mansions in this part of Cambridge. Today the situation is reversed; residential locations farther from the avenue are more desirable, while the formerly elegant 19th-century houses on the corners have been replaced by apartment buildings and parking lots.

Arlington Street, with its long, gradual slope up Avon Hill, has several Bracketed/Italianate houses and a large number of Mansard houses dating from 1862 to 1879. The Bracketed houses at 8-10, 12-14, 17, and 24 were built individually in 1864-65, although all are similar in layout, with two bay windows and a large center gable facing the street. By contrast, the Mansards, beginning with 22 Arlington (1862-63), vary greatly in size and decoration. Particularly noteworthy is the highly decorated cottage at 37 Arlington Street (1874), which was the home of Albert H. Kelsey, a successful contractor who later supervised the expansion of the Massachusetts State House.

The growing prestige of Avon Hill was reflected in two singular practices. Some owners in the late 1870s moved to more up-to-date houses in the immediate vicinity; Kelsey, for example, first lived in a less pretentious double house at 86-88 Washington Avenue, which he later rented. Others simply updated their houses, as shown by the 1887 bay and tower added to 16 Arlington Street, the 1886 tower and gazebo added to 26, and the 1898 Colonial Revival remodeling of the Bracketed house at 24. In both cases, the owners were responding to the ever more elegant Queen Anne and Colonial Revival houses erected in the 1880s on nearby Washington and Walnut avenues.

The residents of Avon Hill were on their own when it became necessary to defend the neighborhood against adverse influences. In 1896, George W. Parke, a Boston attorney who had lived on the street since 1869, threatened to build an apartment house in



front of his house at 24 Arlington Street. The other property owners petitioned the city to establish a 20-foot setback to block what was considered to be “a serious disfigurement to a very attractive locality” (Cambridge Chronicle, February 29, 1896). When the city failed to act, the residents purchased the offending property and resold it with the desired restrictions; the purchaser was Wellington Fillmore, one of the city’s most respected commercial builders, who remodeled the house for his own use. Ironically, the two large apartment buildings constructed in 1904 and 1926 at the lower end of Arlington Street help preserve the quality of the neighborhood by insulating it from the noise and traffic of Massachusetts Avenue.

Originally, the houses on Mount Vernon Street were as fine as those on Arlington Street, but they have been less well-preserved and many have been divided into apartments. The street began quite elegantly with the erection in 1866 of the decorated Mansard house at 48, but only three more houses were put up before 1873. Building resumed in 1888 with a spacious Queen Anne/Colonial Revival house at 45, but more than half of the houses date from 1891 to 1901, including Mount Vernon’s most distinctive house, the elegant Colonial Revival residence of brick manufacturer D. W. DeRosay. The demolition of the large houses on the Massachusetts Avenue corners and their replacement by parking lots left the street no visual protection from the commercialism of the avenue. In 1992, 1993, and 1994, townhouse developments at 17, 21-35 and 18-20-22 Mount Vernon began to successfully repair the fabric of the neighborhood.

Between Arlington Street and Upland Road runs Walnut Avenue, an unusually wide 70-foot roadway that John Davis laid out with grass verges and setbacks of 30 to 50 feet. Until 1877, Davis controlled all of the west side of the street, where he built his own house in 1869 (moved to 33 Arlington in 1911 when 2 Walnut Avenue was constructed in its place). Across the street he built three Mansard style houses around 1870 (3, 5, and 7, demolished). In 1877, he sold the lot north of his house with strict setback and building restrictions to Amos Frothingham, who built an Italianate house at 4 Walnut Avenue. The street achieved the Victorian elegance it retains today in the 1880s, when Davis sold two large lots on the street to the Niles brothers, who ran a prosperous pork-packing and provision business in Cambridge and Boston. The Queen Anne houses

they built at 6 and 9 Walnut Avenue, the latter with an unusual lighthouse tower, recall the cottages that Boston architects were designing along the coasts of Massachusetts and Maine in the same period. The only incongruities in the essentially 19th-century feeling of Walnut Avenue are the identical houses at 7 and 7A, which replaced an 1870 Mansard house in 1935.

Humboldt Street and the eastern part of Lancaster Street were laid out in 1882 by Sumner Brooks, a Boston commission merchant who moved into a large house on North Avenue about 1865. In 1874, Brooks purchased additional land and in 1882 began his development. Behind his mansion on North Avenue (now the site of the apartment house at 8-10 Lancaster), Brooks built eleven single and double houses between 1882 and 1885 which he rented and later sold. The architect of these structures is unknown, but all were built by the same North Cambridge carpenter, Nathaniel Bunker. A few years later Brooks commissioned three more houses, all designed by H. S. Simpson: 18 and 24 Agassiz (1889 and 1888), and 16 Lancaster (1892). In 1888 the Tribune praised Brooks' efforts:

One of the most important building movements that was ever put through by an individual owner in Cambridge was that originated two or three years ago [sic] by Mr. Sumner J. Brooks of North Avenue. It was mainly through Mr. Brooks's efforts that Lancaster, Agassiz and Humboldt streets were opened up. He did not, or even desire to sell the land for others to build on, but with a wise foresight . . . he went to work and literally covered the land with houses. Being attractive and substantially built residences, and in a first-class locality, they immediately attracted the attention of good tenants, and today every one of the twelve houses built by him is occupied and paying him a good and safe income. Mr. Brooks has not been the only one benefitted by the opening of the streets mentioned. Other land than his own was thrown into the market and is being or has been built upon. Even Mr. Brooks has not yet fully exhausted all the spare land and today is erecting his thirteenth house. (August 11, 1888)

Although all the houses were erected by the same builder within a few years, they varied greatly in design and style. Some are typical Queen Anne designs of the early 1880s, but several of the houses on Humboldt Street (9-11, 10, 15) are Bracketed designs that hark back to the 1850s and illustrate the essentially conservative nature of the vernacular building tradition. These houses provide an instructive contrast with the contemporaneous work by professional architects on Washington Avenue.

Agassiz Street was cut through the Austin estate in 1886 and developed between 1888 and 1891. Although Brooks built two rental houses here, all of the others were built by individual businessmen for their own use. Most interesting are the Queen Anne houses at the corners of Lancaster Street: the unusual fieldstone and shingle design at 33 Agassiz (1890) built for Horace Blackman, foreman of millwork at the Mason & Hammond organ and piano factory, and the brick-and-wood house at 32 Agassiz (1891) built for brick manufacturer Winslow Sands. Subsequent apartment house construction at 6-10 and 19 Agassiz has reduced the number of houses on the street to six, all dating from 1888 to 1891.

Washington Avenue is one of Cambridge's architectural treasures. The result of two separate subdivision projects, the street has a cluster of Mansard houses from the 1870s at the crest of the hill, as well as splendid Queen Anne, Shingle Style, and Colonial Revival houses along the southern slope that date from the second wave of development in the late 1880s and early 1890s. As laid out by Melendy and Dexter in 1870, Washington Avenue was only one block long, and reached primarily from Arlington Street. It was opened to Linnaean Street across the last large piece of the Cooper-Austin farm in 1886, and in 1888 the city extended the northern end to Lambert Avenue (now Upland Road).

The earliest house on Washington Avenue is the decorative Mansard at 86-88, which was built in 1870 on land sold by Melendy and Dexter. But by far the most elegant were Melendy and Dexter's twin Mansards. Melendy's house at 81 Washington still dominates its surroundings, but Dexter's at 87 was destroyed by fire in 1939 and replaced by three modest houses set close to the street. The remaining Mansard houses vary from the one-story cottage at 78 (1874-77) and plain examples at 63 (1873-74) and 101 (1872) to the more decorative two-story example at 92 (1876); initial tax valuations for them ranged from \$5,000 to \$13,600.

The second stage of development on Washington Avenue brought an infusion of new wealth displayed by large houses in unusually spacious settings. The social and financial independence of their self-made owners was manifested by their decision to build mansions that departed from Old Cambridge traditions both geographically and stylistically. Four houses on the southern slope of Washington Avenue illustrate this

trend: 33 Washington, built for soap magnate James Mellen; 49 Washington, built for sugar and molasses importer Stillman F. Kelley; 37 Lancaster, built for wholesale grocer Henry Yerxa; and 26 Washington, built for pipe manufacturer David A. Ritchie. All were sited on large lots made by combining several smaller lots, and all were designed within three years by prominent Boston architects, Hartwell & Richardson, whose buildings were comfortably up-to-date but not stylistically innovative, and whose clients came largely from the newly-wealthy merchant class.

These houses were described in the *Chronicle* as

among the best in the city and upon sites unsurpassed – at the corner of Washington, Lancaster and Hillside Avenue . . . Mr. Yerxa's residence will undoubtedly be the most costly; the interior will have every convenience that can be thought of as the plans show; the exterior will be a magnificent affair second to none in Cambridge. The location is particularly fine being on one of the highest points in the city. Nearly opposite Mr. Yerxa's will stand Mr. Kelley's, which while not being so large, will be a grand house. The houses of Mr. Mellen and Mr. Niles [9 Walnut Avenue] will be equally as good in all their appointments. All of them will have extensive lawns attached and the surroundings will be beautifully laid out (June 25, 1887).

A photograph of Washington Avenue in the 1890s shows the spacious settings of these houses and their typical 19th-century landscaping with an absence of plantings around the foundation. All the houses survive in nearly original condition and with their original paint schemes, so that this part of the street strongly maintains its 19th-century feeling.

Washington Avenue contrasts with Linnaean Street, which is interrupted by large brick apartment buildings. The apartment house at 5-7 Washington Avenue was built on the Mellen's tennis courts in 1912, but the one at 25 Linnaean Street (1929) replaced a handsome 1902 Colonial Revival house. Although these buildings are out of scale with their neighbors, they do serve as buffers from the heavy traffic on Linnaean Street. Not far away, the Cooper-Frost-Austin house (ca. 1689) was rescued from certain destruction by William Sumner Appleton, founder of the Society for the Preservation of New England Antiquities, in 1912. Standing serenely in a grove of trees, indifferent to modern traffic, it is now the only reminder of the period when this area was common land for grazing cattle.

## B. Inventory of Avon Hill Architecture

The area bounded by Massachusetts Avenue, Linnaean and Raymond streets, and Upland Road constitutes the section commonly known as Avon Hill. An unpopulated area of fields through the mid 19th century, Avon Hill did not begin to be developed until after the Civil War and was largely built up with single family residences in a brief period between the late 1870s and the turn of the 20th century. Between 1900 and 1930, high quality masonry apartment buildings were constructed on the few remaining open lots and on a handful of properties where existing houses were demolished. The intervening 60 years since the neighborhood was fully built-out have seen very few changes. The result of this process of development is an area of great temporal continuity, albeit in the context of the late 19th-century's eclectic architectural expression.

While nearly every house on Avon Hill dates between 1865 and 1900, there is considerable variation in scale and setting from one street to the next. These variations reflect the differing interests that subdivided the area's half-dozen separately-held estates over the period between 1841 and 1888. The Melendy estate at the crest of Washington Avenue, for example, developed with large houses on substantial lots, while the Sumner Brooks' subdivisions on lower Lancaster Street are characterized by tightly-spaced houses on small lots.

Architecturally, houses range from Mansard and Italianate cottages to some of the city's finest Queen Anne and Shingle Style mansions to Cambridge's only true bungalow. While late 19th-century photographs show a pattern of open landscaping that left views to the houses unobstructed, the presence of mature street trees and plantings on private property contributes greatly to the present character of the neighborhood.

### *Raymond Street*

Raymond Street is one of the oldest roads in Cambridge and originally served as one of the town's thoroughfares to the Great Swamp, the low-lying area between Fresh Pond and Alewife Brook. It extends northwest off Linnaean Street, once the northern boundary of Cambridge Common, rising up along the western edge of the hill that dominates the neighborhood. The oldest house on the street is 87 Raymond Street (1846), built for George Wyatt, a brickmaker.

|                 |      |  |
|-----------------|------|--|
| 15 Raymond      | 1922 | Lois Lilley Howe & Manning, architects |
| 27 Raymond      | 1925 | Kilham, Hopkins & Greeley, architects  |
| 47 Raymond      | 1893 | Russell Snow, builder                  |
| 55 (57) Raymond | 1955 | Paul Sayre, builder                    |
| 60 Raymond      | 1927 | Putnam & Cox, architects               |

|                 |            |                                    |
|-----------------|------------|------------------------------------|
| 72 Raymond      | 1927       | Putnam & Cox                       |
| 77, 77A Raymond | 1938; 1961 | ; F. Frederick Bruck (1961)        |
| 79 Raymond      | 1857-58    | garage alts 1956, Arthur Brooks    |
| 84 Raymond      | 1892       | Freeman & Harlow, builders         |
| 87 Raymond      | 1846, 1867 |                                    |
| 90 Raymond      | 1896       | C.F. Willard, architect            |
| 95 Raymond      | 1896       | E.K. and W.B. Blaikie, architects  |
| 98 Raymond      | 1892       | C.F. Willard, architect            |
| 102 Raymond     | 1892, ?    | (carriage house for 98 remodelled) |
| 103-105 Raymond | 1898       | E.K. and W.B. Blaikie, architects  |
| 106 Raymond     | 1892       | F.B. Furbish, architect            |

### *Upland Road*

Originally known as Lambert Avenue, Upland Road was laid out as early as 1847 but did not begin to develop until the late 1860s. The road did not extend past Washington Avenue until 1888 and in 1893 was connected through to Huron Avenue. It was renamed Upland Road in 1898.

|               |                  |                           |
|---------------|------------------|---------------------------|
| 12-14 Upland  | 1903-16          |                           |
| 16-18 Upland  | 1903-16          |                           |
| 22 Upland     | 1903-16          |                           |
| 26 Upland     | 1903-16          |                           |
| 30 Upland     | 1928             | W.L. Minor, architect     |
| 36-38 Upland  | 1903-16          |                           |
| 70 Upland     | 1916-30          |                           |
| 112 Upland    | 1903-16          |                           |
| 114-16 Upland | 1892             | J.F. Eaton, architect     |
| 140 Upland    | 1888             | R.A. Hines, builder       |
| 144 Upland    | 1913; 1957       | Alden Parry; Paul Rudolph |
| 146 Upland    | 1873; moved 1881 | from Mt. Pleasant St.     |
| 150-52 Upland | 1895             | C.F. Willard              |
| 176 Upland    | 1895             | E.K. and W.B. Blaikie     |
| 182 Upland    | 1896             | John Hasty                |
| 186-88 Upland | 1897             | E.K. and W.B. Blaikie     |

### *Mt. Vernon Street*

The Whitney heirs, who owned parts of the Prentice farm (one of four 18th-century farms on Avon Hill), subdivided Mt. Vernon Street in 1847, shortly after passenger service commenced on the Fitchburg Railroad at Porter Square. No houses were built there before 1865 and in 1883, it was resubdivided. Its right-angled configuration derives from having been laid through the center of the Prentice-Whitney property, a large lot that ran along Mass. Ave. at the corner of Upland Road.

|                  |      |                              |
|------------------|------|------------------------------|
| 16-20 Mt. Vernon | 1994 | Devlin Custom Designs        |
| 24 Mt. Vernon    | 1895 | M.A. Blanchard, architect    |
| 26 Mt. Vernon    | 1895 | Alfred Turner, architect     |
| 29 Mt. Vernon    | 1992 | David Aposhian, Scott Kenton |

|                  |           |                               |
|------------------|-----------|-------------------------------|
| 36 Mt. Vernon    | 1871      |                               |
| 37 Mt. Vernon    | 1854-73   |                               |
| 40-42 Mt. Vernon | 1889      | George Fogerty, architect     |
| 45 Mt. Vernon    | 1888      | S. Phipps, architect          |
| 46 Mt. Vernon    | 1854-73   |                               |
| 47 Mt. Vernon    | 1897      | Loring & Phipps, architects   |
| 48 Mt. Vernon    | 1866      |                               |
| 50 Mt. Vernon    | 1895      | Wm. E. Clarke                 |
| 64 Mt. Vernon    | 1894-1903 |                               |
| 63-65 Mt. Vernon | 1896      | J.R. & W.P. Richards          |
| 67-69 Mt. Vernon | 1896      | Richards Brothers, architects |
| 70 Mt. Vernon    | 1901      | John Hasty                    |

### *Arlington Street*

Arlington Street, first Highland Avenue and later Chapel Street (for the Holmes Chapel that stood on the corner of North Avenue from 1862-67), acquired its current name in 1866 in honor of the military cemetery established on the Custis estate on the Potomac in 1864. The first subdivisions were made on lower Arlington Street with 12 lots laid out on 4 acres of the Prentice farm in 1861. By 1867, most of these had been built on. The upper section of the street, part of the Jarvis farm, was subdivided in 1869, with Walnut Avenue.

|                  |                        |   |
|------------------|------------------------|---|
| 8-10 Arlington   | 1864-65                |   |
| 11 Arlington     | 1899                   | Henry Mears, architect                          |
| 12-14 Arlington  | 1864-65                |   |
| 13 Arlington     | 1879                   |   |
| 15 Arlington     | 1854-73                |   |
| 16 Arlington     | 1854-73; 1887          | tower added                                     |
| 17-17A Arlington | c. 1865, 1910          |   |
| 19 Arlington     | 1902                   | Nathan Douglas (orig. hse. moved to 25 Hubbard) |
| 22 Arlington     | 1862-63                |   |
| 24 Arlington     | 1869-70; 1898          |   |
| 25 Arlington     | 1871; 1893; 1895; 1910 | various architects (fire, 1895)                 |
| 26 Arlington     | 1869-70                |   |
| 28 Arlington     | 1876; 1899             |   |
| 30 Arlington     | 1876; 1890             |   |
| 32 Arlington     | 1871-72                |   |
| 33 Arlington     | 1869-70                | moved on site, 1911                             |
| 35 Arlington     | 1885-86                |   |
| 36 Arlington     | 1872; 1994             |   |
| 37 Arlington     | 1872                   |   |
| 38-40 Arlington  | 1874-75                |   |
| 42 Arlington     | 1871                   |   |

### *Walnut Avenue*

Walnut Avenue was laid out in 1869 by John Davis (who owned the house at 33 Arlington moved from 2 Walnut in 1911) through the Jarvis farm. Seventy feet wide, with 30 to 50 foot setbacks, Walnut Avenue was substantially controlled by Davis, who built the mansard houses at 3, 5, 7

(demolished), and sold the lots at 6 and 9 Walnut to the Niles brothers, meatpackers who built two remarkable shingled houses opposite each other in the 1880s.

|           |                                     |                                     |
|-----------|-------------------------------------|-------------------------------------|
| 2 Walnut  | 1911                                | Ernest N. Boyden, architect         |
| 3 Walnut  | 1870                                |                                     |
| 4 Walnut  | 1877; porch 1887                    |                                     |
| 5 Walnut  | 1870                                |                                     |
| 6 Walnut  | 1886; carriage house converted 1979 | J. Merrill Brown, arct              |
| 7 Walnut  | 1935                                | Henry Moulton, architect            |
| 7A Walnut | 1935                                | Henry Moulton, architect            |
| 8 Walnut  | 1881; 1914                          | Prescott & Sidebottom, archt (1914) |
| 9 Walnut  | 1887                                | J. Merrill Brown, architect         |
| 11 Walnut | 1891                                | J. Merrill Brown, architect         |

### *Washington Avenue*

Washington Avenue developed in three phases and was not extended from Linnaean Street to Upland Road until 1888. The earliest subdivision took place in 1869 at the crest of the hill over which the street passes when 5 acres of the Cooper-Austin farm were sold to Henry Melendy and Gilbert Dexter. They built their own houses at 81 and 87 (demolished) Washington in 1871 and sold off the remaining land for house lots. The upper end of the street was subdivided in 1870 as part of the Whitney developments along Upland Road while the lower slope came onto the market in 1886 with the disposition of the remaining Cooper-Austin holdings.

|                  |            |                           |
|------------------|------------|---------------------------|
| 21 Washington    | 1908       | Kendall, Taylor & Company |
| 26 Washington    | 1889       | Hartwell & Richardson     |
| 29 Washington    | 1903-16    | remodelled barn           |
| 33 Washington    | 1887       | Hartwell & Richardson     |
| 49 Washington    | 1887       | Hartwell & Richardson     |
| 58 Washington    | 1880-81    |                           |
| 63 Washington    | 1873-74    |                           |
| 71 Washington    | 1877       |                           |
| 75 Washington    | 1950s      |                           |
| 78 Washington    | 1874-77    |                           |
| 85 Washington    | 1940       |                           |
| 86-88 Washington | 1870; 1916 |                           |
| 87 Washington    | 1940       |                           |
| 89 Washington    | 1940       |                           |
| 91 Washington    | 1941       | Edwin Johnson, architect  |
| 92 Washington    | 1876       |                           |
| 101 Washington   | 1872       |                           |
| 107 Washington   | 1887       | S.J.F. Thayer, architect  |
| 108 Washington   | 1924       | Kendall, Taylor & Company |
| 114 Washington   | 1892       |                           |

### *Lancaster Street*

Lancaster Street was laid out in two separate subdivisions: the eastern half of the street (along with Humboldt Street) was laid out in 1882 on portions of the Cooper-Frost farm by Sumner

Brooks, a Boston commission merchant who lived on North Avenue. Between 1882 and 1885, Brooks built 11 single and double houses on lower Lancaster Street, all built by Nathaniel Bunker. The upper end of the street followed in 1886, when the Austin heirs sold off the remainder of their lands for development.

|                 |         |  |
|-----------------|---------|--|
| 5 Lancaster     | 1889    | Rand & Taylor (carr. hse. for 1776 Mass. Ave.) |
| 9 Lancaster     | 1885-86 | Nathaniel Bunker, builder                      |
| 13 Lancaster    | 1883    | J. Merrill Brown, architect                    |
| 15 Lancaster    | 1885-86 | Nathaniel Bunker, builder                      |
| 16 Lancaster    | 1892    | H.S. Simpson, architect                        |
| 17 Lancaster    | 1883-84 | Nathaniel Bunker, builder                      |
| 18 Lancaster    | 1885-86 | Nathaniel Bunker, builder                      |
| 19 Lancaster    | 1883-84 | Nathaniel Bunker, builder                      |
| 21-23 Lancaster | 1882    |  |
| 24 Lancaster    | 1883-84 | Nathaniel Bunker, builder                      |
| 25 Lancaster    | 1873-86 |  |
| 27 Lancaster    | 1886    | Alfred Gould, architect                        |
| 29 Lancaster    | 1887    | Chamberlin & Whidden, architects               |
| 31 Lancaster    | 1916-30 |  |
| 36 Lancaster    | 1886    |  |
| 37 Lancaster    | 1886    | Hartwell & Richardson                          |

#### *Humboldt Street*

(laid out 1882 with Sumner Brooks subdivision)

|               |         |                                      |
|---------------|---------|--------------------------------------|
| 4 Humboldt    | 1882-83 | (moved 1914 from 9 Linnaean)         |
| 7 Humboldt    | 1950?   | (site of carr. hse. for 11 Linnaean) |
| 9-11 Humboldt | 1882-83 |                                      |
| 10 Humboldt   | 1882-83 |                                      |
| 12 Humboldt   | 1885-86 |                                      |
| 15 Humboldt   | 1883-84 |                                      |

#### *Agassiz Street*

Agassiz Street was laid out in 1886 when the Austin heirs subdivided the remainder of the Cooper-Frost farm.

|            |         |  |
|------------|---------|--|
| 18 Agassiz | 1889-90 | Mr. Simpson, architect                       |
| 19 Agassiz | 1912    | Newhall & Blevins (Agassiz Hall), architects |
| 24 Agassiz | 1889    | Mr. Simpson, architect                       |
| 27 Agassiz | 1889    | E.L. Clarke, architect (1996 fire)           |
| 30 Agassiz | 1890    | J.R. & W. P. Richards, architects            |
| 32 Agassiz | 1891    | Wm. Mooney, architect                        |
| 33 Agassiz | 1890    | E.L. Clarke, architect                       |

#### *Linnaean Street*

Linnaean Street, laid out on public land at what was at the end of the 17th century the northern edge of Cambridge Common, is one of the oldest streets in the city. With the exception of the

property at 49 Linnaean (whose lot was sold in 1841), the west side of the street developed after the Austin heirs subdivided the Cooper-Frost lands in 1886.

|             |               |  |
|-------------|---------------|--|
| 11 Linnaean | 1898          | Alfred C. Turner                           |
| 21 Linnaean | c. 1690       | Cooper-Frost-Austin House (SPNEA property) |
| 37 Linnaean | 1871-72; 1893 |  |
| 39 Linnaean | 1871-72       |  |
| 49 Linnaean | 1847          |  |

#### *Avon Hill Street*

Avon Hill Street runs through several of the 18th-century landholdings on the western slope of the hill. The center portion (adjacent to Hillside Avenue) was laid out in 1858 (and called Jarvis Court for the Jarvis lands) and 1870, while the lower section (down to Linnaean Street) did not subdivide until 1886 with the break-up of the Cooper-Frost farm. A large lot at the west corner of Linnaean remained open until 1916. The uppermost section was extended through to Upland Road in 1888.

|                   |         |  |
|-------------------|---------|--|
| 20 Avon Hill      | 1873    | John Savage, builder   |
| 24 Avon Hill      | 1872    |  |
| 32 Avon Hill      | 1872    | Avon Home for Children found Destitute within<br>the Limits of Cambridge |
| 40 Avon Hill      | 1898    | B.N. Merrill, architect  |
| 44 Avon Hill      | 1897    | J.A. Woodworth   |
| 46-48 Avon Hill   | 1886-94 |  |
| 51 Avon Hill      | 1890    | J.T. Kelly, architect  |
| 57 Avon Hill      | 1894    |  |
| 63 Avon Hill      | 1888    | Fowler & Farnham, architects   |
| 68 Avon Hill      | 1916-30 |  |
| 71 Avon Hill      | 1912    | A.L. Darrow, architect   |
| 74 Avon Hill      | 1896    | Prescott & Sidebottom, architect   |
| 77 Avon Hill      | 1895    | R.M. Bailey, architect   |
| 82 Avon Hill      | 1909    | Putnam & Cox   |
| 94-96 Avon Hill   | 1894    | E.K. & W.E. Blaikie  |
| 98-100 Avon Hill  | 1891    | Nathaniel Bunker, builder  |
| 102-104 Avon Hill | 1888    | James Fogerty  |
| 109 Avon Hill     | 1887    |  |
| 112 Avon Hill     | 1888    | Ralph Dow, architect   |
| 115 Avon Hill     | 1930?   |  |
| 117 Avon Hill     | 1894    |  |
| 120 Avon Hill     | 1895    | J.R. & W.P. Richards   |

#### *Avon Place (private way)*

|                  |                     |                      |
|------------------|---------------------|----------------------|
| 6-8 Avon Place   | 1872                |                      |
| 10 Avon Place    | 1870; 1903          | John Savage, builder |
| 12-14 Avon Place | 1873-74; 1902; 1905 |                      |

*Hillside Avenue*

Originally called Foxcroft Street, Hillside Avenue was subdivided in 1869 and '70.

|                |         |                                  |
|----------------|---------|----------------------------------|
| 11 Hillside    | 1887    | J.R. & W.P. Richards, architects |
| 16 Hillside    | 1930    |                                  |
| 17-19 Hillside | 1915    | R.J. Batchelder, architect       |
| 22 Hillside    | 1930    |                                  |
| 25 Hillside    | 1854-73 |                                  |
| 30 Hillside    | 1898    | D.W. Power, builder              |

*Hillside Place (private way)*

|                    |         |                              |
|--------------------|---------|------------------------------|
| 1-3 Hillside Place | 1873-86 |                              |
| 6 Hillside Place   | 1928    | Derby & Robinson, architects |

*Bellevue Avenue*

Bellevue Avenue was laid out in 1884 through the land of C.A. Mason, who lived on Raymond Street. *West Bellevue Avenue* was also laid out by Mason, in 1889, on the basis of his success in selling house lots on Bellevue Avenue.

|             |         |                         |
|-------------|---------|-------------------------|
| 11 Bellevue | 1891    |                         |
| 15 Bellevue | 1890    | C.S. Weldon, builder    |
| 16 Bellevue | c. 1890 |                         |
| 18 Bellevue | c. 1890 |                         |
| 19 Bellevue | 1889    | Wm. Robinson, architect |
| 20 Bellevue | 1886    |                         |
| 23 Bellevue | c. 1888 |                         |
| 30 Bellevue | c. 1940 |                         |
| 32 Bellevue | c. 1940 |                         |
| 45 Bellevue | 1888    |                         |
| 48 Bellevue | 1886    |                         |

*West Bellevue Avenue*

|                      |                   |                        |
|----------------------|-------------------|------------------------|
| 5 West Bellevue      | 1889              | A.F. Haynes, architect |
| 6 West Bellevue      | 1892              | F.W. Tucker, architect |
| 9 West Bellevue      | 1840? Moved 1889? |                        |
| 10-10A West Bellevue | 1898              | Henry Mears, architect |

*Bates Street*

Laid out in 1886 through a 2.5 acre field owned by the Bates family from 1783, Bates Street was open on the south side until 1916.

|          |         |                             |
|----------|---------|-----------------------------|
| 3 Bates  | 1925    | Frost & Raymond, architects |
| 4 Bates  | 1924    | Hamilton Harlow, architect  |
| 10 Bates | c. 1925 |                             |
| 17 Bates | 1886    | Wm Preston, architect       |

|             |      |                              |
|-------------|------|------------------------------|
| 18 Bates    | 1924 |                              |
| 21 Bates    | 1886 | Wm. Preston, architect       |
| 24 Bates    | 1924 | Frost & Raymond, architects  |
| 32-34 Bates | 1905 | Sturgis & Barton, architects |
| 31 Bates    | 1926 | Hamilton Harlow, architect   |

*Wyman Street*

|         |         |                          |
|---------|---------|--------------------------|
| 3 Wyman | 1955    | Frank Barrett, architect |
| 8 Wyman | c. 1940 |                          |

C. Informal Survey of Street Trees

On May 5, 1998, Ms. Zimmerman of the Historical Commission staff accompanied City Arborist Larry Acosta on a brief walking tour of street trees on Avon Hill, to identify, at least in a preliminary way, the current range of trees and their condition.

The majority of Avon Hill's street trees are Norway and silver maple, pin oak, ash, poplar, callery pear, little-leaf linden, and London plane trees. Many of these are quite large and of considerable age. Where overhead power lines run through a stand of street trees, the trees have undergone extensive pruning, often with adverse effects as the trees are exposed to disease where major limbs have been cut. In addition, many of the larger trees, regardless of power lines, are showing signs of age-related deterioration.

It is unclear how these trees should be replaced: street plantings of smaller species of non-native trees will coexist better with power lines, but are less compatible with the historic character of the neighborhood's street trees, the majority of which are native hardwoods that achieve great size at maturity. Consideration must also be given to avoiding competition with existing specimen and mature trees on private property, and to enhancing pedestrian access where sidewalks and planting strips are narrow.

#### **IV. Nature of Neighborhood Conservation District Protection**

*(this section is extracted from the Final Study Report for the Mid Cambridge NCD)*

The authority to designate neighborhood conservation districts is contained in Chapter 2.78, Article III of the Cambridge City Code, which was enacted by the City Council on March 23, 1981. The City Council is authorized to designate neighborhood conservation districts by order, based upon the recommendations of the Cambridge Historical Commission and the findings of an investigation and report conducted by a study committee.

Chapter 2.78, Article III was drafted by the Cambridge Historical Commission to decentralize the protection of significant neighborhoods in Cambridge in a manner beyond that authorized in Chapter 40C of the Massachusetts General Laws. In drafting the ordinance, the Commission found precedent in Chapter 772 of the Acts of 1975, the act establishing the Boston Landmarks Commission. This act authorized the City of Boston to designate architectural conservation districts, protection areas, and protected landmarks. In drafting the law that became Article III of the Cambridge City Code, the Historical Commission drew on Chapter 772 for many concepts and definitions, but wherever possible drew from the language of Chapter 40C, adapting procedures and authority designed for historic districts to the new task of decentralizing neighborhood protection under neighborhood conservation district procedures.

The purposes of Article III are

to preserve, conserve and protect the beauty and heritage of the City of Cambridge and to improve the quality of its environment through identification, conservation and maintenance of neighborhoods . . . which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods . . . ; and by furthering these purposes to promote the public welfare by making the city a more attractive and desirable place in which to live and work.

##### **A. Legislative Authority**

Authority to protect the built environment through historic districting has existed in Massachusetts since the passage of Chapter 40C in 1960, and has been exercised by

the Cambridge Historical Commission since 1963. The purposes of historic districting, which are similar to the purposes expressed in Article III, are

to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns or their architecture, and through maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

The first Massachusetts historic districts, on Beacon Hill and in Nantucket, were established by special acts of the legislature in 1955 following an opinion of the Massachusetts Supreme Judicial Court that such legislation was a constitutional use of the State's power to promote the public welfare. The Massachusetts Court cited a United States Supreme Court decision in the case of *Berman v. Parker* (1954).

The concept of the public welfare is broad and inclusive . . . The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as clean, well balanced as well as carefully patrolled. [348 U.S. 26 (1954)]

The courts have also upheld historic districts on the grounds of their contribution to the economic well-being of a community. The Supreme Judicial Court in the 1955 Nantucket opinion noted that "the erection of a few wholly incongruous structures might destroy one of the principal assets of the town." [333 Mass. 773 (1955)] The courts have noted that these benefits may accrue to the individual property owner as well as to the community at large, but have considered that public purposes are served if the public good, measured in terms of increased property values or business volume, outweighs private costs. [T.J. Reed, *Land Use Controls in Historic Areas*, 44 *Notre Dame Lawyer* 3, 387]

It has been judicially determined that historic district legislation does not constitute a taking of private property without compensation, and it has been noted that many zoning applications are as demanding in their application. [333 Mass. 773, 778 (1955)] Once again, the public benefit is held superior to a reasonable degree of private sacrifice, a principle that was upheld in 1978 in *Penn Central Transportation Co. v. New*

York City [438 U.S. 104 (1978)] in confirming the landmark designation of Grand Central Terminal.

Power to establish historic districts is not given lightly. Chapter 40C requires a thorough survey and report on the areas proposed for protection; review and comment by other public agencies; a public hearing with notification of all affected property owners; and passage of the historic district ordinance by the City Council. Once a district has been established, an historical commission holds the power to review all construction and alterations of structures that will be visible from a public way. This authority cannot be arbitrarily exercised, however; the legislation requires that a commission "shall not make any recommendations or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the . . . district."

In all important respects, establishment of neighborhood conservation districts under Article III requires the same procedures and safeguards as for historic districts under Chapter 40C. Moreover, the authority of a conservation district commission, while subject to the same limitation of being able to prevent only developments incongruous to the district, may be more strictly circumscribed than that of an historical commission if order establishing it contains extensive exclusions from its authority.

#### B. Establishment of Neighborhood Conservation Districts

Procedures for the establishment of a neighborhood conservation district are contained in Article III and conform to similar provisions for establishment of historic districts under Chapter 40C. Any ten registered voters can petition the Historical Commission to request the City Manager to appoint a study committee. Alternatively, the Historical Commission may initiate the study independently. The study committee must prepare a preliminary study report which considers the options set forth in Article III for the conservation district's review authority, outlines the exact boundaries of the area to be designated, presents a full architectural and historical justification for the area, and includes an order to implement the district.

The preliminary study report must be submitted to the Historical Commission, the Planning Board, the City Manager, and the City Clerk. A public hearing, for which all affected property owners must be given fourteen days notice, must be held within 45 days

of the transmittal of the report. The object of the public hearing is to allow comments to be publicly recorded.

After the public hearing, the Historical Commission makes a recommendation to the City Council with regard to the designation which is transmitted with the approved designation report to the City Manager and the City Clerk. The City Council votes on the proposed order to designate the conservation district. No designation becomes effective until a map setting forth the boundaries of the district has been filed with the City Council and recorded at the Middlesex County Registry of Deeds, South District. The City Manager then appoints a neighborhood conservation district commission to administer the district.



## **V. Proposed Avon Hill Neighborhood Conservation District**

### **A. Purpose of the Avon Hill Neighborhood Conservation District**

The purpose of the proposed Avon Hill NCD is to preserve, conserve and protect the beauty and heritage of Avon Hill's architecture and landscape. The Study Committee defined the distinctive character of the neighborhood as follows:

- Avon Hill is a neighborhood of 19th- and early 20th-century residences of significant architectural quality and diversity of design;
- Avon Hill is a cohesive pedestrian-oriented neighborhood of pleasant streetscapes with little automobile traffic, abundant mature trees and plantings, and vistas through to surrounding properties;
- Avon Hill contains National Register-listed properties of city-wide significance;
- Avon Hill's buildings are marked by their continuing evolution as owners have updated them to modern life;
- Avon Hill contains substantial scope for subdivision, new construction, and additions that could alter or diminish the qualities and characteristics that render the neighborhood an attractive and desirable place in which to live.

In drafting the proposed order for the Avon Hill NCD, the Study Committee has sought to establish a process that would accommodate, rather than prevent, change; that would ensure that additions and alterations to properties are compatible with the character of the neighborhood; that would offer a forum for neighborhood dialogue about changes to properties; and that would provide technical assistance to owners on issues of conservation and preservation.

### **B. Boundaries**

The boundaries the Study Committee proposes for the Avon Hill Neighborhood Conservation District are as shown on the attached map. These boundaries are the same as the original boundaries proposed for the study, with the exception of the property on the southwest corner of Raymond Street, 2 Gray Gardens East (map 207, parcel 67), which is being removed from the proposed conservation district. The property, constructed in 1930, is principally oriented to Gray Gardens East and historically related to the subdivision of Gray Gardens East and West by the Garden Street Trust after 1922.

Although contiguous to the Raymond Street boundary of the study area, it is architecturally and historically associated with a different group of properties. The strong and consistent objections of the owners to their inclusion in the study have been clearly stated from its outset; it was the Study Committee's recommendation that the final boundaries exclude the property, with the understanding that its removal did not compromise the integrity of the study area boundary as a whole.

### C. Review Authority

The proposed review authority for the Avon Hill NCD combines elements of both existing conservation districts, the Half Crown and Mid Cambridge NCDs. Central to the review authority is a two-tiered system of binding and non-binding, or advisory, reviews based on the nature of the project and the significance of the structure affected by that project.

In the Avon Hill NCD, the proposed order provides for binding reviews over all major alterations, new construction, and demolition that would affect publicly-visible exterior architectural features of structures in the NCD. Binding review indicates that property owners would be required to apply to the NCD commission for a Certificate of Appropriateness or Hardship before undertaking any of the following categories of work, that a public hearing would be convened to review the application, that abutters' comments would be taken, and that the owner would be obligated to follow the commission's determination.

The categories of binding review include:

- 1) construction of a new building, as defined by the zoning ordinance then in effect;
- 2) construction of an accessory building, as defined by the zoning ordinance then in effect;
- 3) construction of a parking lot as a principal use;
- 4) construction of an addition to an existing structure that would increase its gross floor area by more than 750 square feet in the A2 zone or more than 500 square feet in the B or C1 zones;

5) construction of an addition to an existing structure that would increase the total lot coverage on the property to 30% or more in the A2 zone or to 40% or more in the B or C1 zones;

6) demolition of an existing structure if a demolition permit is required;

7) alteration of the exterior architectural features of a structure listed on or determined eligible for listing on the National Register of Historic Places;

8) alteration of the exterior architectural features of a structure that requires a variance or special permit under the zoning ordinance then in effect; or

9) alteration of the exterior architectural features of a publicly-owned structure or of a structure containing a use established or continued by variance or special permit, or proposed to contain a use that would require a variance or special permit under the zoning ordinance then in effect.

For National Register properties, only alterations proposed to the exterior architectural features of the structures standing on the property would be subject to binding review; alterations to other aspects of the property would be exempted or treated as non-binding reviews, as indicated in the proposed order.

In binding cases, the Commission may impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance.

For projects other than those listed above or exempted below, the proposed review would be advisory only and not binding on the applicant.

In non-binding cases, owners would be required to apply for a certificate from the commission before undertaking any construction or alteration of a publicly-visible exterior architectural feature of a structure, a meeting of the commission would be convened, and abutters would be notified, but the owner would not be obligated to follow the commission's recommendations.

Parking between the principal front wall plane of a building, or between the principal front and side wall planes of a building that occupies a corner property, would be subject to the Commission's non-binding review. Similarly, construction of a wall or fence more than four feet high (as measured from the sidewalk or the existing immediately adjacent grade) between the street and the principal front wall plane of a

building, or the principal front and side wall planes of a building that occupies a corner property, would also be subject to the Commission's non-binding review. Elsewhere on a property, a proposal to construct a fence or wall more than six feet high would also trigger a non-binding review.

Both of these review categories, which the Study Committee originally proposed to be subject to binding review, were reduced to non-binding or advisory level review following the public comment phase of the study. Many owners indicated that additional discretion should be allowed in these instances. The Study Committee concurred, but also found that the potential design impacts of front yard parking and tall fences warranted the opportunity for dialogue among neighbors that the advisory level of review offered.

To facilitate non-binding reviews, the Study Committee has proposed an accelerated notification and review period, with a seven-day notice requirement and a fourteen-day review period. Notices would be posted on the subject property, rather than mailed to abutters. In addition, the Study Committee has recommended that certain categories of alteration be exempted from Commission review altogether.

Exempted from review by the Commission would be the following:

- ordinary maintenance and repair, which would include in-kind replacement of deteriorated materials;
- alterations that do not increase the building footprint or involve the removal or covering of historic and/or decorative elements of the structure, such as the addition of skylights in non-historic roofing, augmenting glazing in existing sash, or adding siding over clapboarded sections of walls only;
- construction of grade-level terraces, walks, driveways, sidewalks, and curb cuts (provided the resulting structures are not to be used for front-yard or corner-yard parking);
- construction of walls and fences less than four feet high in front-yard or corner-yard setbacks, and less than six feet high elsewhere on a property;
- signs, temporary structures, lawn statuary, recreational equipment, storm doors and windows, screens, and window air conditioners.

#### D. Principles, Standards and Guidelines for Review

The Study Committee has drafted a “Statement of Principles, Standards, and Guidelines for Review” (Section VI of the proposed order) that are included in the proposed order for the NCD. These set out the underlying principles that have emerged from the Committee’s efforts and establish guidelines for a future Commission to use in making its determinations.

The “Principles for Review” reflect the Committee's finding that there is legitimate capacity for additional development on many properties in the study area and that the evolution of the area’s historic buildings as owners update their homes is not a process that should be halted; rather, it is the Committee’s goal to establish, in the NCD, a process for neighborhood dialogue and consensus decision-making that will ensure that the changes which do occur happen in a manner that supports and augments Avon Hill’s architectural and historical character.

The “General Conservation Standards” establish broad goals for the Avon Hill NCD. These are to:

1. Conserve the historic development patterns of the neighborhood, including its green space, open vistas, generous setbacks, and predominately low density lot coverage;
2. Enhance the pedestrian’s visual enjoyment of the neighborhood’s buildings, landscapes, and structures;
3. Protect structures listed on or determined eligible for listing on the National Register of Historic Places;
4. Encourage the preservation of the neighborhood’s buildings, landscapes, and structures; and
5. Maintain the diversity of the neighborhood’s architectural styles.

The “Conservation Guidelines for Avon Hill” offer specific guidance for owners and the Commission with regard to certain types of alterations likely to affect aspects of Avon Hill’s character that the Study Committee found to be critical: maintaining green space; ensuring architectural compatibility; protecting significant architectural and landscape features; conserving the pedestrian experience. The Guidelines intent is to provide design assistance on infill construction and additions, parking, and fences.

#### E. Commission Membership

Because the Avon Hill neighborhood contains a large number of structures of demonstrated architectural and historical significance, as well as notable landscape components, the Study Committee has specified that the Commission Membership include one member with expertise in architecture or architectural history and one member with expertise in landscape architecture.

#### F. Recommendations for Future Consideration

The Study Committee has recommended that a report on the activities of an Avon Hill NCD be made to the City Council no later than the third anniversary of the date of a designation order. The goal of the report would be to determine whether the NCD is serving the purposes for which it was intended, to allow for public comment on the operation of the NCD during its first two years, and to ensure that any recommendations for amending the NCD order are made in a timely fashion.

While the present analysis has not extended beyond the boundaries of the study area initially identified, the Study Committee has noted that elements of the study area boundaries might warrant further study in the future. In its deliberations with regard to boundaries, the Study Committee suggested that consideration be given in future to expansion of the NCD to include the properties on the northwest side of Upland Road that are zoned B (51-195 Upland Road). The properties are single and two-family houses of a consistent date and architectural style with the houses on the opposite side of Upland which are included in the district because of their topographic and historical relationship with Avon Hill. In addition, the Study Committee suggested the apartment complexes zoned C2 on the district perimeter also be considered for inclusion in the future; these are the buildings at 41-43 Linnaean, 27A-31A Linnaean, 25 Linnaean (4-6 Washington), 15 Linnaean (6-10 Agassiz), 8-10 Lancaster, and 2-6 and 5-7 Arlington.

## **VI. Proposed Avon Hill Neighborhood Conservation District Order**

### ***I. Preamble and Purpose***

*The Avon Hill neighborhood is characterized by 19th and early 20th century residences of significant architectural quality sited in a cohesive pedestrian-oriented neighborhood of pleasant streetscapes with little automobile traffic, abundant mature trees and plantings, and vistas through to surrounding properties. The Avon Hill neighborhood contains National Register-listed properties of city-wide significance and is marked by the diversity of its turn-of-the-century architectural design and by the evolution of that architecture as subsequent owners have updated properties. The generous size of the neighborhood's lots and buildings contains substantial scope for subdivision, new construction, and additions which could alter or diminish the qualities and characteristics that render the neighborhood an attractive and desirable place in which to live. It is therefore recommended that an Avon Hill Neighborhood Conservation District be established for the following purposes.*

The purpose of the Avon Hill Neighborhood Conservation District (the "District") is to preserve, conserve and protect the beauty and heritage of the District's architecture and landscape, to improve the quality of its environment, to establish a process for accommodating changes to properties in the District, to ensure that additions and alterations to properties are compatible with the character of the District, to offer a forum for neighborhood dialogue about changes to properties in the District, to provide technical assistance to District property owners on issues of conservation and preservation, to foster wider public appreciation of the District, and to promote the public welfare by making the District a more attractive and desirable place in which to live.

### ***II. Definitions***

"Total Lot Coverage" means the combined total square footage of the footprints of all structures standing on the premises, including buildings, accessory buildings, such as garages, and structures, such as covered porches and decks over 2.5' above grade, whether or not those structures constitute floor area as it is defined in the zoning ordinance then in effect.

"Green Space" means the portion of the premises which is not covered by structures, including buildings, accessory buildings, such as garages, and structures, such as covered porches and decks over 2.5' above grade, whether or not that portion constitutes usable open space as it is defined in the zoning ordinance then in effect. For the purposes of this order, "green space" includes walks, driveways, and sidewalks.

### ***III. Membership***

Pursuant to Paragraph A, Section 2.78.160 of Article III of the Chapter, the Avon Hill Neighborhood Conservation District Commission shall consist of five members and three alternates appointed by the City Manager and shall have qualifications as defined in paragraph A., with the additional recommendation that one member or alternate of the

Commission shall have expertise in architecture or architectural history and one member or alternate of the Commission shall have expertise in landscape architecture.

#### **IV. Review Authority**

The authority of the Commission shall extend to the review of all construction, demolition, or alteration of exterior architectural features, other than color, within the District.

#### **V. Determinations of the Commission**

##### **A. Binding Determinations**

The determinations of the Commission shall be binding with regard to applications:

- to construct a new building, as defined in the zoning ordinance then in effect;
- to construct an accessory building, as defined in the zoning ordinance then in effect;
- to construct a parking lot as a principal use;
- to construct an addition to an existing structure that would increase its gross floor area by more than 750 square feet in the A-2 zone or more than 500 square feet in the B and C-1 zones;
- to construct an addition to an existing structure that would increase the total lot coverage on the property to 30% or more in the A-2 zone or to 40% or more in the B and C-1 zones;
- to demolish an existing structure not originally used to garage automobiles and if a demolition permit is required;
- to alter the exterior architectural features of a building listed on or determined eligible for listing on the National Register of Historic Places;
- to alter the exterior architectural features of a structure that requires a variance or special permit under the zoning ordinance then in effect; or
- to alter the exterior architectural features of a publicly-owned structure or of a structure containing a use established or continued by variance or special permit, or proposed to contain or continue a use that would require a variance or special permit under the zoning ordinance then in effect.

Any binding determination may contain conditions as the Commission finds to be necessary to fulfill the terms of Section VI of this order. Such conditions may impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. In imposing binding conditions on the issuance of a certificate, or in denying a certificate, a concurring vote of at least four (4) of the members of the Commission shall be required. All determinations that impose conditions on an applicant shall be in written form stating the findings of fact and the standards upon which the conditions were found to be necessary.

##### **B. Non-binding Determinations**

In all other cases than those listed in Section V, A. or C. of this order, the determinations of the Commission shall be advisory only and not binding on the applicant.

### C. Exemptions

The authority of the Commission shall not extend to the following categories of structures or exterior architectural features and such structures or features may be constructed or altered without review by the Commission.

1. The alteration of exterior architectural features on the premises of a property in the District in a manner that does not increase or diminish the existing building envelope and that does not require the removal, enclosure, or addition of any cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, window or door casing, or any other decorative element, including historic shingled siding, wood or copper gutters and downspouts, and copper, slate or wood shingle roofing, and that does not alter the shape of a roof.
2. The construction of terraces, walks, driveways, sidewalks, and similar structures that do not involve a change in grade level and that are not to be used for parking between the principal front wall plane of a building, or principal front and side wall planes of a building that occupies a corner property, and the street.
3. The construction of walls and fences less than four feet high as measured from the sidewalk or existing immediately adjacent grade and located between the principal front wall plane of a building, or the principal front and side walls of a building that occupies a corner property, and the street. Walls and fences less than six feet high elsewhere on a property shall not be subject to review.
4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify.
5. Storm doors and windows, screens, and window air conditioners.

### VI. Statement of Principles, Standards, and Guidelines for Review

The Commission shall apply certain principles, standards, and guidelines for review in addition to those contained in Article 2.78.220 A. and B. in considering applications for certificates of appropriateness, non-applicability, or hardship.

#### A. Principles of Review:

The Commission recognizes the capacity of certain properties in the District for additional development under applicable provision of the zoning code and affirms its consideration of proposed additions and alteration to such properties consistent with the terms of this order. The Commission seeks to achieve consensus determinations based on the available historical record, recommendations from members, alternates and staff, and comments from applicants and abutters and consistent with the terms of this order. The Commission affirms its role as a technical advisor to applicants on issues of conservation and preservation.

#### B. General Conservation Standards:

All applications shall be considered in terms of the impact of the proposed new construction or alteration, relocation or demolition of an existing building on the District as a whole, and in addition with regard to the potential adverse effects of the proposed construction, alteration, relocation, or demolition on the surrounding properties and on the immediate streetscape. General conservation standards shall be to:

1. Conserve the historic development patterns of the neighborhood, including its green space, open vistas, generous setbacks, and predominately low density lot coverage;
2. Enhance the pedestrian's visual enjoyment of the neighborhood's buildings, landscapes, and structures;
3. Protect structures listed on or determined eligible for listing on the National Register of Historic Places;
4. Encourage the preservation of the neighborhood's buildings, landscapes, and structures;
5. Maintain the diversity of the neighborhood's architectural styles.

#### C. Conservation Guidelines for Avon Hill:

The following guidelines establish the conservation principles to be encouraged within any given application.

1. Infill Construction and Additions: In the A-2 zone, infill construction (including accessory buildings) and additions should not cause total lot coverage to exceed 30%; in the B and C-1 zones, infill construction and additions should not cause total lot coverage to exceed 40%. In addition to considering streetscape impacts of infill construction and additions, vistas into and through the site from surrounding public ways should be conserved. Impacts on significant landscape features and mature plantings should be minimized. Additions should be compatible with the architectural character of the principal building and its surroundings, should be sited away from principal elevations, and should respect the cornice height of the original building.
2. Parking: Where parking between the principal front wall plane of a building and the street is proposed, curb cuts and the square footage of paved area devoted to parking should be minimized. Paving in permeable materials is encouraged. Low fencing, low walls, and plant materials to screen parking areas are encouraged.
3. Fences: Fences should be low and transparent to conserve vistas into and through properties and to enable the pedestrian's visual access to the character of the district. The desire for enclosing private spaces should be balanced against the historically-open character of vistas in the district. Fences needed for privacy should enclose the minimum area necessary to achieve their intent and should leave a portion of the premises open to view from the public way. Where safe and appropriate, privacy fences should be set back behind a planting bed to avoid creating a vertical plane directly on the public way.

D. Construction of a New Building, including Accessory Buildings: Review of the design of a proposed new building, accessory building, or relocated building shall be made with regard to the compatibility of the building with its surroundings, and the following elements of the project shall be among those considered:

1. site layout;
2. volume and dimensions of the building;
3. the scale of the building in relation to its surroundings;
4. provisions for open space and landscaping;
5. provisions for parking.

E. Demolition or Relocation of an Existing Building: The Commission shall apply the provisions of Article II of Chapter 2.78 with regard to the proposed demolition of an existing building, and in addition shall consider the following factors:

1. the architectural and historical significance of the building to be demolished, recognizing the eligibility or listing of the building on the National Register of Historic Places;
2. the physical condition of the building;
3. a claim of substantial hardship, financial or otherwise; and
4. the design of the proposed replacement structure, if any.

F. Alterations to Existing Buildings: Review of proposed alterations to an existing building, and of all features not exempted from review under Section V above, shall be made with regard to the following factors:

1. the architectural and historical significance of the building to be altered;
2. the extent to which the integrity of the original design has been retained or previously diminished; and
3. the potential adverse effect of the proposed alteration on the existing structure, surrounding properties, and the District as a whole.

### ***VII. Coordination with Other Agencies and Boards***

The Avon Hill Neighborhood Conservation District Commission, Board of Zoning Appeals, Inspectional Services Department, and other City boards, agencies, and officials are directed to coordinate all review, hearing, permitting and other procedures relative to physical changes within the District to the extent practicable, consistent with their respective responsibilities.

### ***VIII. Procedure***

In addition to the provisions of Section 2.78.220 and 2.78.230 of Article III of Chapter 2.78, the Commission shall observe the following procedural requirements:

A. For any non-binding reviews conducted by the Commission, the Commission, or the standing committee or subcommittee designated by the Commission for the purpose of conducting non-binding reviews, shall review the application at a public meeting, notice of which shall be given not less than seven days prior to the meeting by publicly posting such notice in the office of the City Clerk and by requiring the applicant

to post on the premises that are the subject of the meeting, notice(s) of any meeting upon the application, in the manner provided below.

Applicants shall be required to place one or more public notification panels on the premises that are the subject of the meeting. The panels shall be posted not less than seven days prior to the meeting and shall be maintained in public view and legible condition until the Commission's decision is filed with the City Clerk. The panels shall be secured by the applicant from the Cambridge Historical Commission and shall be located as indicated on a plan provided by the Historical Commission. Panels shall be securely mounted on the subject premises at the street line or within the property, but not more than 20 feet from the street line, so as to be legible to persons passing on the public street without the necessity of trespass onto private property. Stolen, destroyed, or illegible panels shall be promptly replaced and panels shall be promptly removed after the filing of the Commission's decision.

The text of the panel shall identify the street address of the application; the date, time, and place of the public meeting; the nature of the action requested; the place where the application may be inspected; the application case number; and the address and phone number of the Historical Commission, where further information may be obtained. Panels shall be not less than 18 inches by 24 inches in dimension, with text no smaller than 12 point type. Panels shall be made of materials adequately weather resistant and sufficiently durable to be maintained for the required period of notice.

When taking action under the non-binding provisions of Section III of this order, the Commission or its designee shall make its determinations within fourteen days after the filing of a complete application for a certificate of appropriateness, non-applicability or hardship, or such further time as the applicant may in writing allow.

B. When taking action under the binding provisions of Section V of this order and Sections 2.78.190, 2.78.200, 2.78.210, and 2.78.220 of Article III of Chapter 2.78, the Commission shall make its determinations within forty-five days after the filing of a complete application for a certificate of appropriateness, non-applicability, or hardship, or such further time as the applicant may in writing allow.

C. In addition to any appeal allowed pursuant to Section 2.78.240 of Article III of Chapter 2.78, the Commission may agree to the appointment of an arbitrator acceptable to both the Commission and the applicant who would make recommendations to both parties where disagreement between the Commission and the applicant persists.

D. Four members shall constitute a quorum of the Commission.

### ***IX. Appeals***

Pursuant to Section 2.78.240 of Article III of Chapter 2.78, any person aggrieved by a determination of the Commission may appeal to the Cambridge Historical Commission within twenty (20) days after the filing of such determination with the City Clerk.

***X. Ordinary Maintenance***

Pursuant to Section 2.78.200 of Article III of Chapter 2.78, nothing in this order shall be construed to prevent the ordinary maintenance, repair, or replacement of any exterior architectural feature of the District which does not involve a change in design or materials or the outward appearance thereof.

***XI. Reports to City Council***

The Avon Hill 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 City Council summarizing the activities of the Commission during the two years following the date of the order. In preparing this report, the Commission shall hold a public hearing to determine the opinion of neighborhood residents. The report shall also submit any recommendation which any of the signatories thereto may have with respect to amending the powers, responsibilities and/or procedures of the Commission or of any other city board, commission or agency with respect to the Avon Hill Neighborhood Conservation District.

**Appendices**

1. Chapter 2.78, Article III
2. Avon Hill National Register District Map
3. GIS Spreadsheet
4. Public Meeting Schedule and Attendance
5. Postcard Poll Results
6. Historical Commission and Planning Board Votes

Building Commissioner are each specifically authorized to institute any and all actions and proceedings, in law or in equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this article or to prevent a threatened violation thereof.

B. Building Permit to be Withheld. No building permit shall be issued with respect to any premises upon which a building fifty years or more old has been voluntarily demolished otherwise than pursuant to a demolition permit granted after compliance with the provisions of this article for a period of two years after the date of the completion of such demolition. As used in this article "premises" refers to the parcel of land upon which the demolished building was located and all adjoining parcels of land under common ownership or control.

C. Securing of Building Required. Upon a determination by the Commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building in compliance with the regulations of the Building Department. Should the owner fail so to secure the building, the loss of such building through fire or other cause shall be considered voluntary demolition for the purposes of subsection B of this section. (Ord. 965 § 7, 1981; Ord. 909 (part), 1978; prior code § 2-147(j) (part))

#### 2.78.130 Conflicts with Historic Districts Act.

Nothing in this article shall be deemed to conflict with the provisions of the Historic Districts Act, General Laws Chapter 40C, with respect to requirements as to notice, hearing and issuance by the Commission of a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship prior to demolition of any building in an historic district; provided, however, that any temporary building erected or maintained in an historic district pursuant to a certificate issued by the Commission may be demolished in a manner not inconsistent with the terms of such certificate. (Ord. 965 § 6, 1981; Ord. 909 (part), 1978; prior code § 2-147(j) (part))

### Article III. Establishment of Neighborhood Conservation Districts and Protected Landmarks

#### 2.78.140 Purpose.

The City Council finds it necessary to enact this article under Section 6 of the Home Rule Amendment in order to preserve, conserve and protect the beauty and heritage of the City and to improve the quality of its environment through identification, conservation and maintenance of neighborhoods, areas, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas or structures; and by furthering these purposes to promote the public welfare by making the City a more attractive and desirable place in which to live and work. To achieve these purposes, the City may designate neighborhood conservation districts and landmarks to be administered as set forth in this article. (Ord. 1002 (part), 1983; prior code § 2-147(k)(1))

#### 2.78.150 Definitions for Article III.

In addition to the terms defined in Section 2.78.080 of this chapter, the following terms, when used whether or not capitalized in this subsection, shall have the meanings set forth in this section, unless the context otherwise requires:

A. "Demolition" means the act of pulling down, destroying, removing or razing structures, or commencing the work of total or substantial destruction with the intent of completing the same.

B. "Exterior architectural features" means and includes such portion of the exterior of a structure as is open to view from a public street, way, park or body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, material and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

C. "Historic district" means an area so established under the authority of Chapter 40C of the General Laws.

D. "Landmark" means any property within the City so designated in accordance with Section 2.78.180 of this article.

E. "Neighborhood conservation district" means any area within the City so designated in accordance with Section 2.78.180 of this article.

F. "Neighborhood conservation district commission" or "district commission" means a commission provided for by Section 2.78.160 of this article.

G. "Structure" means a combination of materials including a building, sign, fence, wall, terrace, walk, driveway, street, bridge, statue, monument or other manmade feature.

H. "Gross floor area" means the floor area so defined in Article 2.000 of the Zoning Ordinance of the City of Cambridge. (Ord. 1166 §§7, 16, 1995; Ord. 1002 (part), 1983: prior code § 2-147(k)(2))

**2.78.160 Neighborhood conservation district commission—  
Established—Membership requirements.**

A. Upon designation as provided in Section 2.78.180 of this article of any neighborhood conservation district, and unless the designation provides that the Historical Commission itself shall exercise authority with respect thereto, the City Manager shall appoint a neighborhood conservation district commission to consist of five members and three alternates. The members shall include three residents of the neighborhood, not less than two of whom shall be homeowners; one neighborhood property owner (who may or may not be a neighborhood homeowner); and one member or alternate of the Cambridge Historical Commission. The three alternates shall all be neighborhood property owners. The neighborhood conservation district commission shall act solely in the exercise of those functions described in this article which are applicable to the district under its administration.

B. Any member or alternate of the Historical Commission may be appointed to a neighborhood

conservation district commission for a term coterminous with such person's term as a member or alternate of the Historical Commission. Members and alternates of a neighborhood conservation district commission who are not members of the Historical Commission shall by reason of experience or education have demonstrable knowledge and concern for improvement, conservation and enhancement of the district, and at least two of the members or alternates shall have professional qualifications related to real estate or architecture or historic preservation. The members of the neighborhood conservation district commission shall be appointed by the City Manager with regard to the diverse viewpoints expressed in the creation of the district. Such members shall serve for a term of three years, except that the initial appointments shall be for one member to serve one year and one member to serve two years, and vacancies shall be filled for the unexpired term of office. Each member and alternate shall continue in office after expiration of his or her term until a successor is duly appointed and qualified, except that no member shall serve more than two consecutive terms.

C. The neighborhood conservation district commission shall elect annually a Chairman and Vice-Chairman from its own number. In the case of absence, inability to act, or unwillingness to act because of self-interest on the part of a member, his or her place shall be taken by an alternate member designated by the Chairman, if available, otherwise by the Vice-Chairman if available, otherwise by a majority vote of the members and alternate members of the Commission present. The person exercising the function of Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Persons serving as members or alternate members of a neighborhood conservation district commission shall, as a result of such service, be considered as "special municipal employees" for purposes of Chapter 268A of the General Laws. (Ord. 1166 §8, 1995; Ord. 1002 (part), 1983: prior code § 2-147(k)(3))

### 2.78.170 Powers and duties.

The Historical Commission and each neighborhood conservation district commission shall have like powers, functions and duties with respect to each landmark and neighborhood conservation district over which it has jurisdiction as is provided Historic District Commissions under clauses (a) through (g) under Section 10 of Chapter 40C of the General Laws with respect to historic districts, including without limitation with respect to the approval and disapproval of certificates of appropriateness, nonapplicability and hardship, the dating and signing of such certificates, the keeping of records and adoption of rules and regulations, the filing with the City Clerk and Building Department of certificates and determinations of disapproval by it, and the determination of designs of appurtenances (excluding colors) which will meet the requirements of the landmark or neighborhood conservation district. (Ord. 1002 (part), 1983: prior code § 2-147(k)(9))

### 2.78.180 Designation procedures.

A. The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures; may recommend for designation as a neighborhood conservation district any area within the City containing places and structures which it determines are of importance to the architectural, aesthetic, cultural, political, economic or social history of the City, and which considered together cause such area to constitute a distinctive neighborhood or to have a distinctive character in terms of its exterior features; and may recommend amendments to any designation of landmark or neighborhood conservation district theretofore made.

B. Prior to the recommendation of designation or amendment of designation of any landmark or neighborhood conservation district an investigation and report on the historical, architectural and other relevant significance thereof shall be made. The report shall recommend the boundaries of any proposed landmark or neighborhood conservation district and shall recommend for incorporation in the order of the City Council designating each landmark or neighborhood conservation district general and/or specific standards and appropriate criteria consistent with the purposes of this article and the provisions of Section 2.78.190 of this article that are to be applied in making any determination of the type referred to in Sections 2.78.170, 2.78.210 and 2.78.220 of this article, with respect to the designated landmark or within the designated neighborhood conservation district.

C. In the case of a landmark, the report shall be prepared by the Historical Commission. In the case of a neighborhood conservation district, the report shall be prepared by a study committee consisting of three members or alternates of the Historical Commission and four persons appointed by the City Manager, including at least one person who resides in the district under consideration, at least one person who owns property in the district under consideration, and one person who owns property or resides elsewhere in the City and has demonstrated knowledge and concern for conservation and enhancement of those exterior features of the City which are important to its distinctive character.

D. Any ten registered voters of the City may petition that the Historical Commission initiate, or the Historical Commission on its own may initiate, the process of designating a landmark or neighborhood conservation district or amending or rescinding any such designation theretofore made. The Commission shall within forty-five days following the filing of such request or petition hold a preliminary hearing and arrange for the preparation of a report and, if required, request the appointment of a study committee. The Historical Commission shall not reconsider a proposed designation, amendment or rescission of designation within one year of its

previous hearing thereon, unless two-thirds of all its members vote to do so. No later than forty-five days after the transmittal of a report to the Commission pertaining to a proposed designation, the Commission shall hold a public hearing. The Commission shall give not less than fourteen days notice of such public hearing by publication in a newspaper of general circulation in the City and by mailing notice thereof to the owner of the proposed landmark and to every owner abutting the proposed landmark or within the proposed neighborhood conservation district, each such owner to be determined from the then current records of the Assessing Department, and to the City Manager, the Planning Board and the City Clerk.

E. Prior to the public hearing, the Commission shall transmit copies of the report to the Planning Board for its consideration and recommendations.

F. The recommendation of the Historical Commission with regard to any designation, amendment or rescission shall be transmitted to the City Manager and to the City Clerk with a copy of the approved designation report. Designation of a landmark or a neighborhood conservation district or amendment or rescission of designation shall be by order of the City Council. In the case of a designation, the order shall include a statement of the reasons for such designation and a statement of standards which the Historical Commission or neighborhood conservation district commission is to apply under Sections 2.78.170 and 2.78.190 through 2.78.220 of this article.

G. No designation, amendment or rescission of designation shall become effective until a map setting forth the boundaries of the landmark or neighborhood conservation district or change in the boundaries thereof, has been filed with the City Council and has been recorded with the Registry of Deeds for the South District of Middlesex County.

H. If the order establishing or amending a neighborhood conservation district contains provisions for both regulatory and educational/incentive programs, the regulatory provisions of the order shall not be effective unless and until the educational/incentive provisions of the order are funded.

I. Following acceptance of a designation petition by the Historical Commission, no application for a building permit for new construction or alterations on the premises of a property being considered for designation shall be granted until reviewed by the Commission as though the property were designated as a landmark or a neighborhood conservation district under this Article III. Beginning with the acceptance of a designation petition and until (a) the Historical Commission makes a negative recommendation on a proposed designation, (b) the City Council determines not to enact the proposed designation, or (c) one year has elapsed, whichever is less, the Commission shall review all proposed construction, demolition, or alteration that affects the exterior architectural features, other than color, of the structures on the premises of a proposed landmark or within a proposed neighborhood conservation district. (Ord. 1166 §§9, 10, 17, 18, 1995; Ord. 1009A (part), 1984; Ord. 1002 (part), 1983; prior code § 2-147(k)(4))

#### 2.78.190 Review procedures.

A. Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this article, the Historical Commission or neighborhood conservation district commission having jurisdiction shall review all construction, demolition or alteration that affects the exterior architectural features, other than color, of any landmark or within any neighborhood conservation district.

B. The order designating or amending a landmark or neighborhood conservation district may provide that the authority of the Historical Commission or neighborhood conservation district commission having jurisdiction shall not extend to the review of one or more of the following categories of structures or exterior architectural features of the landmark or within the neighborhood conservation district in which event the structures or exterior architectural features so excluded may be constructed or altered without review by the Commission:

1. The application of exterior wall material in a manner that does not require the removal or enclo-

sure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element;

2. Alterations to the exterior of existing structures that do not increase or diminish the size and location of windows and doors, cause the removal of any bay, porch, hood, window or door casing or any other protruding decorative element, or alter the appearance of a roof;

3. The exterior appearance of a new structure that does not require a variance or special permit under the zoning ordinance then in effect;

4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify;

5. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level;

6. Walls and fences;

7. Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trelliswork and similar appurtenances.

C. The Historical Commission or a neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features or structures, including, without limitation, any of those enumerated in this section, if the provisions of the applicable order do not limit the authority of such commission with respect thereto, may be constructed or altered without review by such commission without causing substantial derogation from the intent and purposes of this article.

D. If the order establishing or amending a neighborhood conservation district provides, the determination of a neighborhood conservation district commission shall be binding only with regard to applications to construct a new building, to demolish an existing structure if a demolition permit is required, to construct a parking lot as a principal use, and to construct an addition to an existing structure that would increase its gross floor area, and in all other cases the determinations of a commission shall be advisory only and not binding on an applicant. In no

case shall a building permit be issued until the commission has made a determination under the applicable provisions of this article. (Ord. 1002 (part), 1983: prior code § 2-147(k)(5))

#### **2.78.200 Maintenance, repair and reconstruction.**

Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature of a landmark or within a neighborhood conservation district which does not involve a change in design or material or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, not construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the order which designates that landmark or district, nor construed to prevent the reconstruction, substantially similar in exterior design, of a structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence. (Ord. 1002 (part), 1983: prior code § 2-147(k)(6))

#### **2.78.210 Certificates of appropriateness, nonapplicability or hardship.**

A. Except as the order establishing or amending a landmark or neighborhood conservation district may otherwise provide, no structure designated a landmark or within a neighborhood conservation district shall be constructed or altered in any way that affects exterior architectural features unless the Historical Commission or neighborhood conservation district commission having jurisdiction shall first have issued a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship with respect to such construction or alteration.

B. Any person who desires to obtain a certificate from the Historical Commission or neighborhood

conservation district commission shall file with the Commission an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

C. No building permit for alteration of an exterior architectural feature of a landmark or construction of a structure or for alteration of an exterior architectural feature within a neighborhood conservation district and no demolition permit for demolition or removal of a landmark or of a structure within a neighborhood conservation district shall be issued by the City or any department thereof until the certificate required by this article has been issued by the Historical Commission or neighborhood conservation district commission having jurisdiction. (Ord. 1166 §§11, 12, 1995; Ord. 1002 (part), 1983: prior code § 2-147(k)(7))

#### **2.78.220 Factors considered by Commissions.**

A. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall consider, among other things, the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features of structures in the surrounding area. In the case of new construction or additions to existing structures a commission shall consider the appropriateness of the size and shape of the structure both in relation to the land area upon which the structure is situated and to structures in the vicinity, and a Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. A

Commission shall not consider interior arrangements or architectural features not subject to public view.

B. A Commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects, architectural significance or the distinctive character of the landmark or neighborhood conservation district. (Ord. 1002 (part), 1983: prior code § 2-147(k)(8))

#### **2.78.230 Public meetings and hearings.**

The Historical Commission and each neighborhood conservation district commission shall adopt rules for the reasonable conduct of its meetings and public hearings, which rules shall not be inconsistent with the procedures provided for meetings of and hearings by historic district commissions under Section 11 of Chapter 40C of the General Laws; and in the absence of the adoption of any such rules, meetings and public hearings of the Historical Commission and of each neighborhood conservation district commission shall be in conformity with the provisions of Section 11 of Chapter 40C applicable to historic district commissions. (Ord. 1002 (part), 1983: prior code § 2-147(k)(10))

#### **2.78.240 Appeal procedure.**

Any person aggrieved by a designation of a landmark or district may appeal to the superior court within thirty days after such designation. Any applicant aggrieved by a determination of a neighborhood conservation district commission or ten registered voters of the City opposing a determination under this article may appeal to the Historical Commission within twenty days after the filing of the notice of such determination with the City Clerk. The Historical Commission may overrule the determination and return it for reconsideration consistent with that finding. If the applicant is aggrieved by the determination of the Historical Commission, or if action is not taken by the Historical Commission within thirty days of filing for review, the applicant may appeal to the superior court. Appeal from a Historical Commission determination shall be taken within thirty days of the formal decision; appeal

from a failure to act shall be taken within sixty days after the filing for review. The superior court may reverse a determination if it is not supported by substantial evidence in the record. In all other respects, the appeal shall be made in the same manner as provided under Section 12A of Chapter 40C of the General Laws. (Ord. 1166 §13, 1995; Ord. 1002 (part), 1983: prior code § 2-147(k)(11))

**2.78.250 Historical Commission authority not limited.**

No provisions of this article shall alter or diminish the duties and functions of the Historical Commission under the authority of Chapter 40, Section 8D and Chapter 40C of the General Laws, or apply to any historic district currently administered by such commission, or restrict the establishment of any future historic district under Chapter 40C of the General Laws. (Ord. 1002 (part), 1983: prior code § 2-147(k)(13))

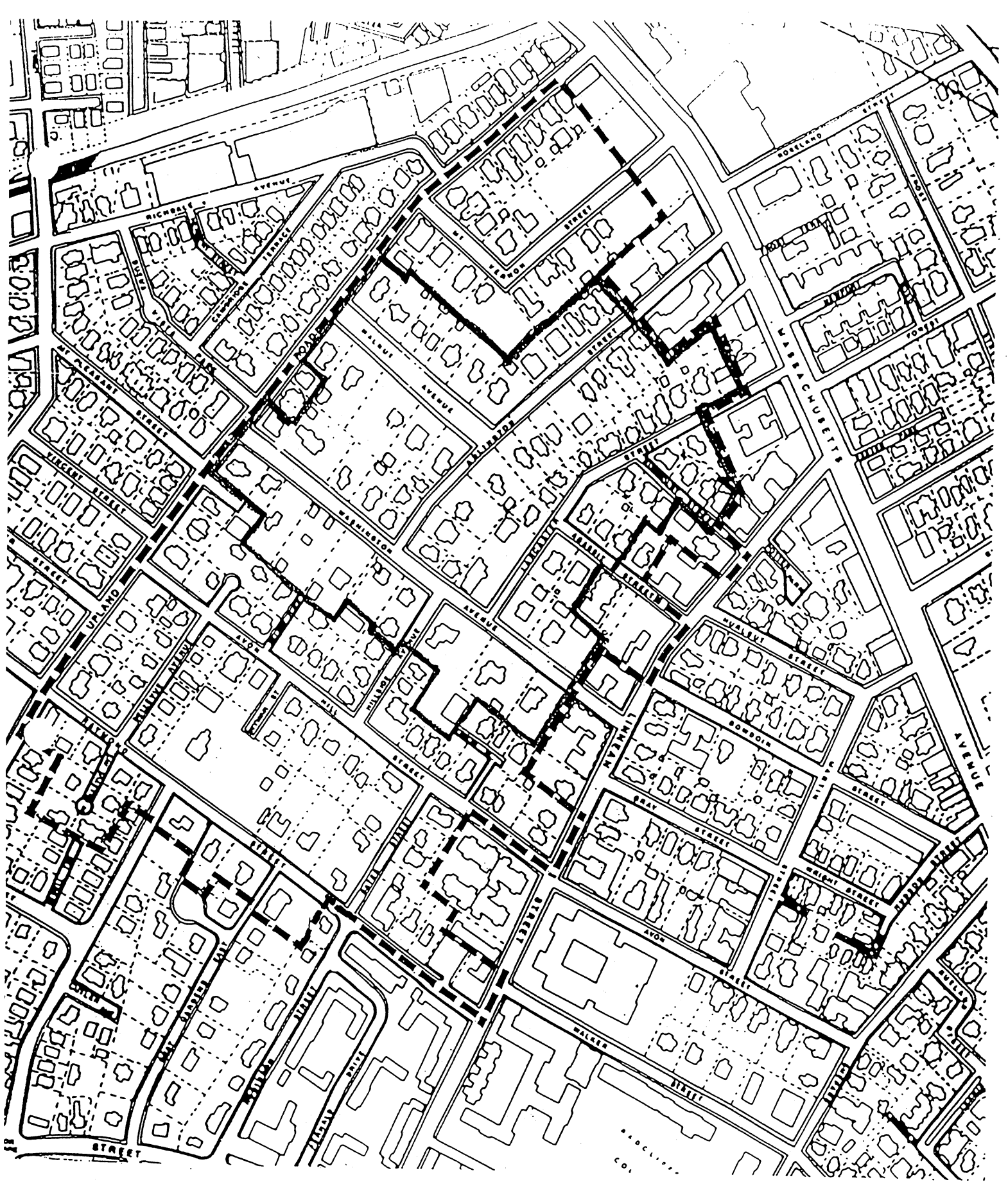
**2.78.260 Limitation on applicability.**

The provisions of Article II of this chapter (relative to procedures for demolition permits for significant buildings) shall not be applicable with respect to the demolition of any structure within a neighborhood conservation district if the appropriate neighborhood conservation district commission has issued a certificate of appropriateness or a certificate of hardship permitting the demolition of such structure. (Ord. 1002 (part), 1983: prior code § 2-147(k)(14))

**2.78.270 Enforcement and remedies.**

The Historical Commission and any neighborhood conservation district commission are each specifically authorized to institute any and all actions, proceedings in law and in equity, as they deem necessary and appropriate to obtain compliance with the requirements of this article or to prevent a threatened violation thereof. Any violation of any provision of this article may be punished to the like extent provided in Section 13 of Chapter 40C of the General Laws for a violation of said Chapter 40C. In addition to the foregoing, no building permit shall be issued, with respect to any premises upon which

a landmark or a structure within any neighborhood conservation district has been voluntarily demolished otherwise than pursuant to a certificate granted after compliance with the provisions of this article, for a period of two years after the date of the completion of such demolition (the word "premises" for the purposes of this sentence referring to the parcel of land upon which the demolished structure was located and all adjoining parcels of land under common ownership or control.) (Ord. 1002 (part), 1983: prior code § 2-147(k)(12))



Boundary of NR District

Boundary of

PROPOSED AVON HILL NEIGHBORHOOD CONSERVATION DISTRICT

CAMBRIDGE HISTORICAL COMMISSION

SEPTEMBER 12, 1997

Appendix 2

Avon Hill Developable Square Footage by Zone

| AffectedProperty   | MapNumber | LotNumber | ZoneCode | Lot SqFt | Stories | Building SqFt | FAR  | allowable | status | allow sf | devel sf | devel stat |
|--------------------|-----------|-----------|----------|----------|---------|---------------|------|-----------|--------|----------|----------|------------|
| 79 Raymond St.     | 209       | 65        | A-2      | 46604    | 3       | 2772          | 0.18 | 0.5       | 0.32   | 23302    | 14986    | 2          |
| 26 Washington Ave. | 211       | 34        | A-2      | 22188    | 2       | 2648          | 0.24 | 0.5       | 0.26   | 11094    | 5798     | 2          |
| 6 Walnut Ave.      | 210       | 27, 87    | A-2      | 26492    | 2       | 3741          | 0.28 | 0.5       | 0.22   | 13246    | 5764     | 2          |
| 37 Lancaster St.   | 176       | 27        | A-2      | 26670    | 2.5     | 3261          | 0.31 | 0.5       | 0.19   | 13335    | 5182.5   | 2          |
| 108-110 Washingto  | 210       | 35, 36    | A-2      | 21717    | 2       | 3025          | 0.28 | 0.5       | 0.22   | 10858.5  | 4808.5   | 2          |
| 47 Raymond St.     | 209       | 11        | A-2      | 16736    | 2.5     | 1908          | 0.29 | 0.5       | 0.21   | 8368     | 3598     | 2          |
| 63 Avon Hill St    | 209       | 7         | A-2      | 14368    | 2       | 1850          | 0.26 | 0.5       | 0.24   | 7184     | 3484     | 2          |
| 49 Washington Ave. | 211       | 3, 50, 16 | A-2      | 36650    | 2.5     | 6018          | 0.41 | 0.5       | 0.09   | 18325    | 3280     | 2          |
| 101 Washington Av  | 210       | 6         | A-2      | 14000    | 3       | 1352          | 0.29 | 0.5       | 0.21   | 7000     | 2944     | 2          |
| 75 Washington Ave. | 210       | 57        | A-2      | 9236     | 1       | 2106          | 0.23 | 0.5       | 0.27   | 4618     | 2512     | 2          |
| 13-21 Washington   | 211       | 36, 37    | A-2      | 16834    | 2.5     | 2476          | 0.37 | 0.5       | 0.13   | 8417     | 2227     | 2          |
| 4 Walnut Ave.      | 210       | 86        | A-2      | 14587    | 2       | 2547          | 0.35 | 0.5       | 0.15   | 7293.5   | 2199.5   | 2          |
| 21 Bates St.       | 209       | 69        | A-2      | 11932    | 2.5     | 1597          | 0.33 | 0.5       | 0.17   | 5966     | 1973.5   | 2          |
| 1 Gray Gardens Ea  | 207       | 68        | A-2      | 11922    | 2.5     | 1661          | 0.35 | 0.5       | 0.15   | 5961     | 1808.5   | 2          |
| 17 Bates St.       | 209       | 70        | A-2      | 12872    | 2.5     | 1877          | 0.36 | 0.5       | 0.14   | 6436     | 1743.5   | 2          |
| 3 Wyman St.        | 209       | 68        | A-2      | 6840     | 1       | 1718          | 0.25 | 0.5       | 0.25   | 3420     | 1702     | 2          |
| 91 Washington Ave. | 210       | 62        | A-2      | 7518     | 2       | 1082          | 0.29 | 0.5       | 0.21   | 3759     | 1595     | 2          |
| 87 Washington Ave. | 210       | 65        | A-2      | 5778     | 2       | 685           | 0.24 | 0.5       | 0.26   | 2889     | 1519     | 2          |
| 24 Bates St.       | 209       | 30        | A-2      | 7204     | 2       | 1050          | 0.29 | 0.5       | 0.21   | 3602     | 1502     | 2          |
| 36 Arlington St.   | 176       | 3         | A-2      | 14122    | 3       | 1893          | 0.4  | 0.5       | 0.1    | 7061     | 1382     | 2          |
| 27 Agassiz St.     | 211       | 48        | A-2      | 8580     | 2       | 1459          | 0.34 | 0.5       | 0.16   | 4290     | 1372     | 2          |
| 53 Raymond St.     | 209       | 46, 47    | A-2      | 16366    | 2       | 3437          | 0.42 | 0.5       | 0.08   | 8183     | 1309     | 2          |
| 32 Arlington St.   | 176       | 4         | A-2      | 10466    | 2       | 1984          | 0.38 | 0.5       | 0.12   | 5233     | 1265     | 2          |
| 20 Avon Hill St    | 211       | 11        | A-2      | 7973     | 2.5     | 1107          | 0.35 | 0.5       | 0.15   | 3986.5   | 1219     | 2          |
| 51 Avon Hill St    | 209       | 9,39      | A-2      | 9350     | 2.5     | 1385          | 0.37 | 0.5       | 0.13   | 4675     | 1212.5   | 2          |
| 71 Avon Hill St    | 209       | 6         | A-2      | 10348    | 1.5     | 2653          | 0.38 | 0.5       | 0.12   | 5174     | 1194.5   | 2          |
| 7 Humboldt St.     | 176       | 71        | A-2      | 5191     | 1       | 1447          | 0.28 | 0.5       | 0.22   | 2595.5   | 1148.5   | 2          |
| 36 Lancaster St.   | 211       | 21        | A-2      | 11700    | 2.5     | 1887          | 0.4  | 0.5       | 0.1    | 5850     | 1132.5   | 2          |
| 9 Walnut Ave.      | 177       | 21        | A-2      | 12429    | 2       | 2574          | 0.41 | 0.5       | 0.09   | 6214.5   | 1066.5   | 2          |
| 60 Raymond St      | 207       | 64        | A-2      | 10381    | 2.5     | 1666          | 0.4  | 0.5       | 0.1    | 5190.5   | 1025.5   | 2          |
| 35 Raymond St.     | 209       | 51        | A-2      | 9373     | 2       | 1898          | 0.4  | 0.5       | 0.1    | 4686.5   | 890.5    | 2          |
| 92 Washington Ave. | 210       | 34        | A-2      | 10892    | 3       | 1538          | 0.42 | 0.5       | 0.08   | 5446     | 832      | 2          |
| 3 Bates St.        | 209       | 40        | A-2      | 8253     | 2       | 1661          | 0.4  | 0.5       | 0.1    | 4126.5   | 804.5    | 2          |
| 6 Hillside Pl.     | 210       | 17        | A-2      | 4641     | 1       | 1541          | 0.33 | 0.5       | 0.17   | 2320.5   | 779.5    | 2          |
| 7 Walnut Ave.      | 177       | 62        | A-2      | 6318     | 2       | 1215          | 0.38 | 0.5       | 0.12   | 3159     | 729      | 1          |
| 5 Walnut Ave.      | 177       | 19        | A-2      | 12742    | 3       | 1903          | 0.45 | 0.5       | 0.05   | 6371     | 662      | 1          |
| 27 Raymond St.     | 209       | 28        | A-2      | 8237     | 2       | 1747          | 0.42 | 0.5       | 0.08   | 4118.5   | 624.5    | 1          |
| 15 Raymond St.     | 209       | 27        | A-2      | 9677     | 2.5     | 1696          | 0.44 | 0.5       | 0.06   | 4838.5   | 598.5    | 1          |
| 2 Gray Gardens Ea  | 207       | 67        | A-2      | 16140    | 2.5     | 3008          | 0.47 | 0.5       | 0.03   | 8070     | 550      | 1          |
| 31 Lancaster St.   | 176       | 26        | A-2      | 6553     | 2       | 1412          | 0.43 | 0.5       | 0.07   | 3276.5   | 452.5    | 1          |
| 71 Washington Ave. | 210       | 9         | A-2      | 14241    | 3       | 2281          | 0.48 | 0.5       | 0.02   | 7120.5   | 277.5    | 1          |
| 77 Avon Hill St    | 209       | 20        | A-2      | 6721     | 2       | 1543          | 0.46 | 0.5       | 0.04   | 3360.5   | 274.5    | 1          |
| 10 Bates St.       | 209       | 53        | A-2      | 6000     | 2       | 1367          | 0.46 | 0.5       | 0.04   | 3000     | 266      | 1          |
| 8 Wyman St.        | 209       | 21        | A-2      | 4970     | 2       | 1110          | 0.45 | 0.5       | 0.05   | 2485     | 265      | 1          |
| 82 Avon Hill St    | 210       | 43        | A-2      | 5962     | 2       | 1364          | 0.46 | 0.5       | 0.04   | 2981     | 253      | 1          |
| 3 Walnut Ave.      | 177       | 18        | A-2      | 11180    | 3       | 1783          | 0.48 | 0.5       | 0.02   | 5590     | 241      | 1          |
| 77 Raymond St.     | 209       | 64        | A-2      | 13370    | 2       | 3225          | 0.48 | 0.5       | 0.02   | 6685     | 235      | 1          |
| 30 Agassiz St.     | 176       | 68        | A-2      | 7904     | 3       | 1259          | 0.48 | 0.5       | 0.02   | 3952     | 175      | 1          |
| 85 Washington Ave. | 210       | 63        | A-2      | 2908     | 2       | 651           | 0.45 | 0.5       | 0.05   | 1454     | 152      | 1          |

Avon Hill Developable Square Footage by Zone

|                     |     |        |       |     |      |      |     |       |        |        |   |
|---------------------|-----|--------|-------|-----|------|------|-----|-------|--------|--------|---|
| 57 Avon Hill St     | 209 | 8 A-2  | 7097  | 2.5 | 1373 | 0.48 | 0.5 | 0.02  | 3548.5 | 116    | 1 |
| 25 Lancaster St.    | 176 | 23 A-2 | 4041  | 2   | 957  | 0.47 | 0.5 | 0.03  | 2020.5 | 106.5  | 1 |
| 48 Bellevue Ave.    | 210 | 20 A-2 | 6386  | 2   | 1564 | 0.49 | 0.5 | 0.01  | 3193   | 65     | 1 |
| 25 Arlington St.    | 177 | 17 A-2 | 12842 | 2.5 | 2559 | 0.5  | 0.5 | 0     | 6421   | 23.5   | 1 |
| 112 Avon Hill St    | 210 | 22 A-2 | 5516  | 2   | 1371 | 0.5  | 0.5 | 0     | 2758   | 16     | 1 |
| 6-8 Avon Place      | 211 | 56 A-2 | 7900  | 2   | 1981 | 0.5  | 0.5 | 0     | 3950   | -12    | 0 |
| 7A Walnut Ave.      | 177 | 63 A-2 | 6367  | 2   | 1599 | 0.5  | 0.5 | 0     | 3183.5 | -14.5  | 0 |
| 24 Avon Hill St     | 211 | 12 A-2 | 5258  | 2   | 1368 | 0.52 | 0.5 | -0.02 | 2629   | -107   | 0 |
| 19 Arlington St.    | 177 | 16 A-2 | 10121 | 2   | 2594 | 0.51 | 0.5 | -0.01 | 5060.5 | -127.5 | 0 |
| 72 Raymond St       | 207 | 63 A-2 | 8316  | 2.5 | 1716 | 0.52 | 0.5 | -0.02 | 4158   | -132   | 0 |
| 28 Arlington St.    | 176 | 51 A-2 | 8014  | 3   | 1389 | 0.52 | 0.5 | -0.02 | 4007   | -160   | 0 |
| 18 Agassiz St.      | 176 | 56 A-2 | 6106  | 2   | 1615 | 0.53 | 0.5 | -0.03 | 3053   | -177   | 0 |
| 87 Raymond St.      | 209 | 33 A-2 | 7165  | 2   | 1916 | 0.53 | 0.5 | -0.03 | 3582.5 | -249.5 | 0 |
| 18 Hillside Ave.    | 211 | 51 A-2 | 3600  | 2   | 1048 | 0.58 | 0.5 | -0.08 | 1800   | -296   | 0 |
| 27 Avon Hill St     | 209 | 48 A-2 | 7231  | 2   | 1956 | 0.54 | 0.5 | -0.04 | 3615.5 | -296.5 | 0 |
| 89 Washington Ave.  | 210 | 64 A-2 | 3796  | 2   | 1099 | 0.58 | 0.5 | -0.08 | 1898   | -300   | 0 |
| 33 Agassiz St.      | 211 | 47 A-2 | 9620  | 2.5 | 2046 | 0.53 | 0.5 | -0.03 | 4810   | -305   | 0 |
| 81 Washington Ave.  | 210 | 58 A-2 | 20000 | 3   | 3441 | 0.52 | 0.5 | -0.02 | 10000  | -323   | 0 |
| 17 Hillside Ave.    | 210 | 70 A-2 | 3517  | 2   | 1085 | 0.62 | 0.5 | -0.12 | 1758.5 | -411.5 | 0 |
| 37 Arlington St.    | 210 | 31 A-2 | 4978  | 2   | 1452 | 0.58 | 0.5 | -0.08 | 2489   | -415   | 0 |
| 10 Avon Place       | 211 | 14 A-2 | 3400  | 2   | 1062 | 0.62 | 0.5 | -0.12 | 1700   | -424   | 0 |
| 78 Washington Ave.  | 210 | 32 A-2 | 6725  | 2   | 1911 | 0.57 | 0.5 | -0.07 | 3362.5 | -459.5 | 0 |
| 44 Avon Hill St     | 211 | 19 A-2 | 5000  | 2.5 | 1200 | 0.6  | 0.5 | -0.1  | 2500   | -500   | 0 |
| 33 Arlington St.    | 210 | 46 A-2 | 10542 | 2.5 | 2309 | 0.55 | 0.5 | -0.05 | 5271   | -501.5 | 0 |
| 88 Avon Hill St     | 210 | 77 A-2 | 3395  | 2   | 1110 | 0.65 | 0.5 | -0.15 | 1697.5 | -522.5 | 0 |
| 16 Hillside Ave.    | 211 | 52 A-2 | 3600  | 2   | 1168 | 0.65 | 0.5 | -0.15 | 1800   | -536   | 0 |
| 96-100 Avon Hill St | 210 | 80 A-2 | 2763  | 2   | 964  | 0.7  | 0.5 | -0.2  | 1381.5 | -546.5 | 0 |
| 15 Humboldt St.     | 176 | 90 A-2 | 3242  | 2   | 1091 | 0.67 | 0.5 | -0.17 | 1621   | -561   | 0 |
| 86 Avon Hill St     | 210 | 74 A-2 | 3247  | 2   | 1110 | 0.68 | 0.5 | -0.18 | 1623.5 | -596.5 | 0 |
| 22-24 Agassiz St.   | 176 | 57 A-2 | 6924  | 2   | 2033 | 0.59 | 0.5 | -0.09 | 3462   | -604   | 0 |
| 74 Avon Hill St     | 210 | 44 A-2 | 8638  | 2.5 | 1978 | 0.57 | 0.5 | -0.07 | 4319   | -626   | 0 |
| 19 Hillside Ave.    | 210 | 69 A-2 | 3000  | 2   | 1085 | 0.72 | 0.5 | -0.22 | 1500   | -670   | 0 |
| 1-3 Hillside Pl.    | 210 | 52 A-2 | 5743  | 2   | 1787 | 0.62 | 0.5 | -0.12 | 2871.5 | -702.5 | 0 |
| 49 Linnaean St      | 209 | 60 A-2 | 9473  | 2.5 | 2199 | 0.58 | 0.5 | -0.08 | 4736.5 | -761   | 0 |
| 63 Washington Ave.  | 210 | 10 A-2 | 6400  | 3   | 1324 | 0.62 | 0.5 | -0.12 | 3200   | -772   | 0 |
| 40 Avon Hill St     | 211 | 18 A-2 | 4019  | 2.5 | 1117 | 0.69 | 0.5 | -0.19 | 2009.5 | -783   | 0 |
| 45 Bellevue Ave.    | 210 | 21 A-2 | 6124  | 2.5 | 1544 | 0.63 | 0.5 | -0.13 | 3062   | -798   | 0 |
| 35 Arlington St.    | 210 | 30 A-2 | 4022  | 2   | 1405 | 0.7  | 0.5 | -0.2  | 2011   | -799   | 0 |
| 104 Avon Hill St    | 210 | 82 A-2 | 2979  | 2.5 | 918  | 0.77 | 0.5 | -0.27 | 1489.5 | -805.5 | 0 |
| 9 Wyman St.         | 209 | 4 A-2  | 7061  | 2   | 2194 | 0.62 | 0.5 | -0.12 | 3530.5 | -857.5 | 0 |
| 29 Lancaster St.    | 176 | 25 A-2 | 3980  | 2   | 1433 | 0.72 | 0.5 | -0.22 | 1990   | -876   | 0 |
| 107 Washington Av   | 210 | 42 A-2 | 6625  | 2.5 | 1681 | 0.63 | 0.5 | -0.13 | 3312.5 | -890   | 0 |
| 102 Avon Hill St    | 210 | 83 A-2 | 2801  | 2.5 | 918  | 0.82 | 0.5 | -0.32 | 1400.5 | -894.5 | 0 |
| 27 Lancaster St.    | 176 | 24 A-2 | 3960  | 2   | 1440 | 0.73 | 0.5 | -0.23 | 1980   | -900   | 0 |
| 17 Humboldt St.     | 176 | 30 A-2 | 5680  | 2   | 1874 | 0.66 | 0.5 | -0.16 | 2840   | -908   | 0 |
| 24 Arlington St.    | 176 | 8 A-2  | 5174  | 2   | 1766 | 0.68 | 0.5 | -0.18 | 2587   | -945   | 0 |
| 13 Humboldt St.     | 176 | 91 A-2 | 2370  | 2   | 1091 | 0.92 | 0.5 | -0.42 | 1185   | -997   | 0 |
| 98 Avon Hill St     | 210 | 81 A-2 | 2780  | 2.5 | 964  | 0.87 | 0.5 | -0.37 | 1390   | -1020  | 0 |
| 58 Washington Ave.  | 176 | 28 A-2 | 4172  | 2   | 1596 | 0.77 | 0.5 | -0.27 | 2086   | -1106  | 0 |
| 29-33 Hillside Ave. | 210 | 53 A-2 | 4496  | 2   | 1755 | 0.78 | 0.5 | -0.28 | 2248   | -1262  | 2 |

Avon Hill Developable Square Footage by Zone

|                     |            |        |       |     |      |       |     |       |        |         |   |
|---------------------|------------|--------|-------|-----|------|-------|-----|-------|--------|---------|---|
| 18 Bates St.        | 209        | 43 A-2 | 5890  | 2   | 2127 | 0.72  | 0.5 | -0.22 | 2945   | -1309   | 0 |
| 22 Arlington St.    | 176        | 9 A-2  | 6581  | 3   | 1544 | 0.7   | 0.5 | -0.2  | 3290.5 | -1341.5 | 0 |
| 25 Hillside Ave.    | 210        | 55 A-2 | 6264  | 3   | 1510 | 0.72  | 0.5 | -0.22 | 3132   | -1398   | 0 |
| 95 Avon Hill St     | 209        | 67 A-2 | 5130  | 2.5 | 1600 | 0.78  | 0.5 | -0.28 | 2565   | -1435   | 0 |
| 30 Hillside Ave.    | 211        | 1 A-2  | 10350 | 2.5 | 2658 | 0.64  | 0.5 | -0.14 | 5175   | -1470   | 0 |
| 46-48 Avon Hill St  | 211        | 20 A-2 | 5000  | 2.5 | 1589 | 0.79  | 0.5 | -0.29 | 2500   | -1472.5 | 0 |
| 21 Lancaster St.    | 176        | 88 A-2 | 3323  | 2.5 | 1315 | 0.99  | 0.5 | -0.49 | 1661.5 | -1626   | 0 |
| 21 Lancaster St.    | 176        | 88 A-2 | 3323  | 2.5 | 1316 | 0.99  | 0.5 | -0.49 | 1661.5 | -1628.5 | 0 |
| 33 Washington Ave.  | 211        | 54 A-2 | 13022 | 2.5 | 3258 | 0.63  | 0.5 | -0.13 | 6511   | -1634   | 0 |
| 11 Hillside Ave.    | 210        | 11 A-2 | 5528  | 2.5 | 1800 | 0.81  | 0.5 | -0.31 | 2764   | -1736   | 0 |
| 30 Arlington St.    | 176        | 50 A-2 | 8131  | 3   | 1944 | 0.72  | 0.5 | -0.22 | 4065.5 | -1766.5 | 0 |
| 42 Arlington St.    | 176        | 1 A-2  | 6250  | 3   | 1636 | 0.79  | 0.5 | -0.29 | 3125   | -1783   | 0 |
| 23 Lancaster St.    | 176        | 89 A-2 | 2920  | 2.5 | 1316 | 1.13  | 0.5 | -0.63 | 1460   | -1830   | 0 |
| 32 Bates St.        | 209        | 55 A-2 | 3786  | 2.5 | 1492 | 0.99  | 0.5 | -0.49 | 1893   | -1837   | 0 |
| 12-14 1/2 Avon Plac | 211        | 15 A-2 | 6400  | 2.5 | 2044 | 0.8   | 0.5 | -0.3  | 3200   | -1910   | 0 |
| 25 Washington Ave.  | 211        | 55 A-2 | 8020  | 3   | 1977 | 0.74  | 0.5 | -0.24 | 4010   | -1921   | 0 |
| 34 Bates St.        | 209        | 62 A-2 | 3602  | 2.5 | 1492 | 1.04  | 0.5 | -0.54 | 1801   | -1929   | 0 |
| 38 Arlington St.    | 176        | 2 A-2  | 10322 | 3   | 2366 | 0.69  | 0.5 | -0.19 | 5161   | -1937   | 0 |
| 97 Avon Hill St     | 209        | 66 A-2 | 3990  | 2.5 | 1600 | 1     | 0.5 | -0.5  | 1995   | -2005   | 0 |
| 30 Lancaster St.    | 176        | 29 A-2 | 7794  | 2.5 | 2377 | 0.76  | 0.5 | -0.26 | 3897   | -2045.5 | 0 |
| 9-11 Humboldt St.   | 176        | 32 A-2 | 6042  | 2   | 2542 | 0.84  | 0.5 | -0.34 | 3021   | -2063   | 0 |
| 2 Walnut Ave.       | 210        | 45 A-2 | 14270 | 2.5 | 3692 | 0.65  | 0.5 | -0.15 | 7135   | -2095   | 0 |
| 32 Avon Hill St     | 211        | 17 A-2 | 7720  | 2.5 | 2484 | 0.8   | 0.5 | -0.3  | 3860   | -2350   | 0 |
| 29 Raymond St.      | 209        | 63 A-2 | 2460  | 2.5 | 1492 | 1.52  | 0.5 | -1.02 | 1230   | -2500   | 0 |
| 86 Washington Ave.  | 210        | 33 A-2 | 10382 | 3   | 2897 | 0.84  | 0.5 | -0.34 | 5191   | -3500   | 0 |
| 19 Agassiz St.      | 211        | 24 A-2 | 9100  | 3   | 6629 | 2.19  | 0.5 | -1.69 | 4550   | -15337  | 0 |
|                     |            |        |       |     |      | 72.24 |     |       |        |         |   |
| 23 Linnaean Street  | 211 46, 53 | B      | 24486 | 2   | 2050 | 0.17  | 0.5 | 0.33  | 12243  | 8143    | 2 |
| 102 Raymond St      | 206        | 18 B   | 5424  | 1.5 | 1025 | 0.28  | 0.5 | 0.22  | 2712   | 1174.5  | 2 |
| 144 Upland Rd.      | 210 41, 73 | B      | 8712  | 1   | 3204 | 0.37  | 0.5 | 0.13  | 4356   | 1152    | 2 |
| 37 Linnaean St      | 211        | 9 B    | 10182 | 3   | 1566 | 0.46  | 0.5 | 0.04  | 5091   | 393     | 1 |
| 140 Upland Rd.      | 210 4, 72  | B      | 10313 | 2.5 | 1931 | 0.47  | 0.5 | 0.03  | 5156.5 | 329     | 1 |
| 109 Avon Hill St    | 201.5      | 43 B   | 6236  | 2.5 | 1147 | 0.46  | 0.5 | 0.04  | 3118   | 250.5   | 1 |
| 30 Bellevue Ave.    | 209        | 57 B   | 3760  | 2   | 818  | 0.44  | 0.5 | 0.06  | 1880   | 244     | 1 |
| 7 Lancaster St.     | 176        | 83 B   | 3623  | 1.5 | 1105 | 0.46  | 0.5 | 0.04  | 1811.5 | 154     | 1 |
| 146 Upland Rd.      | 210 3, 71  | B      | 7720  | 2.5 | 1498 | 0.49  | 0.5 | 0.01  | 3860   | 115     | 1 |
| 103 Avon Hill St    | 209        | 56 B   | 3750  | 2   | 900  | 0.48  | 0.5 | 0.02  | 1875   | 75      | 1 |
| 14 Arlington St.    | 176        | 87 B   | 5808  | 2.5 | 1138 | 0.49  | 0.5 | 0.01  | 2904   | 59      | 1 |
| 117 Avon Hill St    | 201.5      | 42 B   | 8688  | 2.5 | 1771 | 0.51  | 0.5 | -0.01 | 4344   | -83.5   | 0 |
| 106 Raymond St.     | 206        | 17 B   | 5782  | 2.5 | 1196 | 0.52  | 0.5 | -0.02 | 2891   | -99     | 0 |
| 9 West Bellevue Av  | 206        | 21 B   | 6317  | 2.5 | 1352 | 0.54  | 0.5 | -0.04 | 3158.5 | -221.5  | 0 |
| 12 Arlington St.    | 176        | 84 B   | 5081  | 2.5 | 1138 | 0.56  | 0.5 | -0.06 | 2540.5 | -304.5  | 0 |
| 84 Raymond St       | 206        | 25 B   | 5614  | 2.5 | 1255 | 0.56  | 0.5 | -0.06 | 2807   | -330.5  | 0 |
| 19 Bellevue Ave.    | 201.5      | 45 B   | 4283  | 2.5 | 1002 | 0.58  | 0.5 | -0.08 | 2141.5 | -363.5  | 0 |
| 8 Arlington St.     | 176        | 69 B   | 4829  | 2.5 | 1142 | 0.59  | 0.5 | -0.09 | 2414.5 | -440.5  | 0 |
| 114 Washington Av   | 210        | 23 B   | 6469  | 2   | 1841 | 0.57  | 0.5 | -0.07 | 3234.5 | -447.5  | 0 |
| 11 Bellevue Ave.    | 201.5      | 78 B   | 1800  | 2.5 | 544  | 0.76  | 0.5 | -0.26 | 900    | -460    | 0 |
| 10 Arlington St.    | 176        | 70 B   | 4784  | 2.5 | 1141 | 0.6   | 0.5 | -0.1  | 2392   | -460.5  | 0 |
| 39 Linnaean St      | 211        | 10 B   | 6138  | 2   | 1790 | 0.58  | 0.5 | -0.08 | 3069   | -511    | 0 |
| 160 Upland Rd.      | 210        | 78 B   | 4028  | 2.5 | 1038 | 0.64  | 0.5 | -0.14 | 2014   | -581    | 0 |

Avon Hill Developable Square Footage by Zone

|                      |       |        |       |     |      |      |      |       |          |         |   |
|----------------------|-------|--------|-------|-----|------|------|------|-------|----------|---------|---|
| 16 Arlington St.     | 176   | 10 B   | 6500  | 3   | 1280 | 0.59 | 0.5  | -0.09 | 3250     | -590    | 0 |
| 120 Avon Hill St     | 210   | 79 B   | 3848  | 2.5 | 1038 | 0.67 | 0.5  | -0.17 | 1924     | -671    | 0 |
| 23 Bellevue Ave.     | 201.5 | 44 B   | 4286  | 2.5 | 1132 | 0.66 | 0.5  | -0.16 | 2143     | -687    | 0 |
| 6 West Bellevue Av   | 206   | 23 B   | 3789  | 2.5 | 1033 | 0.68 | 0.5  | -0.18 | 1894.5   | -688    | 0 |
| 19 Lancaster St.     | 176   | 21 B   | 4249  | 2.5 | 1136 | 0.67 | 0.5  | -0.17 | 2124.5   | -715.5  | 0 |
| 5 West Bellevue Av   | 206   | 20 B   | 5860  | 2.5 | 1460 | 0.62 | 0.5  | -0.12 | 2930     | -720    | 0 |
| 150 Upland Rd.       | 210   | 75 B   | 3773  | 2   | 1325 | 0.7  | 0.5  | -0.2  | 1886.5   | -763.5  | 0 |
| 152 Upland Rd.       | 210   | 76 B   | 3749  | 2   | 1325 | 0.71 | 0.5  | -0.21 | 1874.5   | -775.5  | 0 |
| 74 Upland Rd.        | 177   | 52 B   | 3987  | 2   | 1397 | 0.7  | 0.5  | -0.2  | 1993.5   | -800.5  | 0 |
| 10 Humboldt St       | 176   | 43 B   | 6487  | 2.5 | 1721 | 0.66 | 0.5  | -0.16 | 3243.5   | -1059   | 0 |
| 182 Upland Rd.       | 201.5 | 72 B   | 5784  | 2.5 | 1589 | 0.69 | 0.5  | -0.19 | 2892     | -1080.5 | 0 |
| 13 Arlington St.     | 177   | 13 B   | 5465  | 2.5 | 1526 | 0.7  | 0.5  | -0.2  | 2732.5   | -1082.5 | 0 |
| 15 Bellevue Ave.     | 201.5 | 79 B   | 2831  | 2.5 | 1033 | 0.91 | 0.5  | -0.41 | 1415.5   | -1167   | 0 |
| 17 Lancaster St.     | 176   | 20 B   | 4681  | 2.5 | 1412 | 0.75 | 0.5  | -0.25 | 2340.5   | -1189.5 | 0 |
| 90 Raymond St        | 206   | 24 B   | 6143  | 2.5 | 1747 | 0.71 | 0.5  | -0.21 | 3071.5   | -1296   | 0 |
| 20 Bellevue Ave.     | 209   | 15 B   | 4797  | 2.5 | 1483 | 0.77 | 0.5  | -0.27 | 2398.5   | -1309   | 0 |
| 112 Upland Rd.       | 210   | 39 B   | 4645  | 2   | 1837 | 0.79 | 0.5  | -0.29 | 2322.5   | -1351.5 | 0 |
| 16 Bellevue Ave.     | 209   | 34 B   | 3637  | 2.5 | 1281 | 0.88 | 0.5  | -0.38 | 1818.5   | -1384   | 0 |
| 176 Upland Rd.       | 201.5 | 73 B   | 6217  | 2.5 | 1816 | 0.73 | 0.5  | -0.23 | 3108.5   | -1431.5 | 0 |
| 14-16 Lancaster St.  | 176   | 58 B   | 11205 | 3   | 2377 | 0.64 | 0.5  | -0.14 | 5602.5   | -1528.5 | 0 |
| 15 Arlington St.     | 177   | 14 B   | 4392  | 2   | 1901 | 0.87 | 0.5  | -0.37 | 2196     | -1606   | 0 |
| 114 Upland Rd.       | 210   | 38 B   | 3468  | 2.5 | 1374 | 0.99 | 0.5  | -0.49 | 1734     | -1701   | 0 |
| 62 Upland Rd.        | 177   | 67 B   | 4486  | 2.5 | 1596 | 0.89 | 0.5  | -0.39 | 2243     | -1747   | 0 |
| 116 Upland Rd.       | 210   | 37 B   | 3372  | 2.5 | 1374 | 1.02 | 0.5  | -0.52 | 1686     | -1749   | 0 |
| 12 Humboldt St       | 176   | 44 B   | 5174  | 2.5 | 1736 | 0.84 | 0.5  | -0.34 | 2587     | -1753   | 0 |
| 13 Lancaster St.     | 176   | 18 B   | 8194  | 2.5 | 2342 | 0.71 | 0.5  | -0.21 | 4097     | -1758   | 0 |
| 70 Mt. Vernon St.    | 177   | 68 B   | 4436  | 2.5 | 1596 | 0.9  | 0.5  | -0.4  | 2218     | -1772   | 0 |
| 18 Lancaster St.     | 176   | 38 B   | 6566  | 2.5 | 2080 | 0.79 | 0.5  | -0.29 | 3283     | -1917   | 0 |
| 11 Walnut Ave.       | 177   | 51 B   | 10632 | 2.5 | 2928 | 0.69 | 0.5  | -0.19 | 5316     | -2004   | 0 |
| 80 Upland Rd.        | 177   | 51 B   | 10632 | 2.5 | 2928 | 0.69 | 0.5  | -0.19 | 5316     | -2004   | 0 |
| 18 Bellevue Ave.     | 209   | 35 B   | 3525  | 2.5 | 1535 | 1.09 | 0.5  | -0.59 | 1762.5   | -2075   | 0 |
| 95 Raymond St.       | 201.5 | 47 B   | 5883  | 2.5 | 2011 | 0.85 | 0.5  | -0.35 | 2941.5   | -2086   | 0 |
| 103 Raymond St.      | 201.5 | 75 B   | 3287  | 2.5 | 1511 | 1.15 | 0.5  | -0.65 | 1643.5   | -2134   | 0 |
| 17-17A Arlington St. | 177   | 15 B   | 7682  | 2   | 3051 | 0.79 | 0.5  | -0.29 | 3841     | -2261   | 0 |
| 98 Raymond St        | 206   | 19 B   | 6420  | 2.5 | 2195 | 0.85 | 0.5  | -0.35 | 3210     | -2277.5 | 0 |
| 11 Arlington St.     | 177   | 12 B   | 5500  | 2.5 | 2040 | 0.93 | 0.5  | -0.43 | 2750     | -2350   | 0 |
| 105 Raymond St.      | 201.5 | 76 B   | 2767  | 2.5 | 1511 | 1.37 | 0.5  | -0.87 | 1383.5   | -2394   | 0 |
| 192 Upland Rd.       | 201.5 | 77 B   | 2701  | 2.5 | 1511 | 1.4  | 0.5  | -0.9  | 1350.5   | -2427   | 0 |
| 4 Humboldt St        | 176   | 73 B   | 4131  | 2.5 | 1843 | 1.12 | 0.5  | -0.62 | 2065.5   | -2542   | 0 |
| 26 Arlington St.     | 176   | 7 B    | 8033  | 3   | 2189 | 0.82 | 0.5  | -0.32 | 4016.5   | -2550.5 | 0 |
| 11 Linnaean St       | 176   | 72 B   | 7946  | 2.5 | 2616 | 0.82 | 0.5  | -0.32 | 3973     | -2567   | 0 |
| 15 Lancaster St.     | 176   | 19 B   | 5159  | 2.5 | 2181 | 1.06 | 0.5  | -0.56 | 2579.5   | -2873   | 0 |
| 9 Lancaster St.      | 176   | 75 B   | 6975  | 2.5 | 2741 | 0.98 | 0.5  | -0.48 | 3487.5   | -3365   | 0 |
| 9 Lancaster St.      | 176   | 75 B   | 6975  | 2.5 | 2741 | 0.98 | 0.5  | -0.48 | 3487.5   | -3365   | 0 |
| 8 Walnut Ave.        | 210   | 40 B   | 9730  | 3   | 3005 | 0.93 | 0.5  | -0.43 | 4865     | -4150   | 0 |
| 10 West Bellevue A   | 206   | 22 B   | 5976  | 2.5 | 2955 | 1.24 | 0.5  | -0.74 | 2988     | -4399.5 | 0 |
| 188 Upland Rd.       | 201.5 | 39 B   | 6000  | 2.5 | 3274 | 1.36 | 0.5  | -0.86 | 3000     | -5185   | 0 |
| 24 Mt. Vernon St.    | 177   | 47 C-1 | 5000  | 2.5 | 1334 | 0.67 | 0.75 | 0.08  | 3750     | 415     | 1 |
| 48 Mt. Vernon St.    | 177   | 5 C-1  | 18615 | 3   | 1345 | 0.22 | 0.75 | 0.53  | 13961.25 | 9926.25 | 2 |

Avon Hill Developable Square Footage by Zone

|                   |     |        |       |     |      |       |      |       |         |          |   |
|-------------------|-----|--------|-------|-----|------|-------|------|-------|---------|----------|---|
| 50 Mt. Vernon St. | 177 | 4 C-1  | 11407 | 2.5 | 2358 | 0.52  | 0.75 | 0.23  | 8555.25 | 2660.25  | 2 |
| 45 Mt. Vernon St. | 177 | 43 C-1 | 8256  | 2.5 | 2009 | 0.61  | 0.75 | 0.14  | 6192    | 1169.5   | 2 |
| 64 Mt. Vernon St. | 177 | 3 C-1  | 6439  | 2   | 2032 | 0.63  | 0.75 | 0.12  | 4829.25 | 765.25   | 2 |
| 37 Mt. Vernon St. | 177 | 29 C-1 | 10000 | 3   | 2302 | 0.69  | 0.75 | 0.06  | 7500    | 594      | 1 |
| 36 Mt. Vernon St. | 177 | 8 C-1  | 10121 | 3   | 2342 | 0.69  | 0.75 | 0.06  | 7590.75 | 564.75   | 1 |
| 12-14 Upland Rd   | 177 | 46 C-1 | 6327  | 2.5 | 1759 | 0.7   | 0.75 | 0.05  | 4745.25 | 347.75   | 1 |
| 40 Mt. Vernon St. | 177 | 73 C-1 | 5000  | 2.5 | 1602 | 0.8   | 0.75 | -0.05 | 3750    | -255     | 0 |
| 42 Mt. Vernon St. | 177 | 74 C-1 | 5000  | 2.5 | 1602 | 0.8   | 0.75 | -0.05 | 3750    | -255     | 0 |
| 26 Mt. Vernon St. | 177 | 48 C-1 | 5000  | 2.5 | 1669 | 0.83  | 0.75 | -0.08 | 3750    | -422.5   | 0 |
| 57 Mt. Vernon St. | 177 | 44 C-1 | 5220  | 2.5 | 1790 | 0.86  | 0.75 | -0.11 | 3915    | -560     | 0 |
| 67 Mt. Vernon St. | 177 | 22 C-1 | 7513  | 2.5 | 2819 | 0.94  | 0.75 | -0.19 | 5634.75 | -1412.75 | 0 |
| 36-38 Upland Rd.  | 177 | 37 C-1 | 6250  | 3   | 2073 | 1     | 0.75 | -0.25 | 4687.5  | -1531.5  | 0 |
| 22 Upland Rd      | 177 | 42 C-1 | 6328  | 3   | 2236 | 1.06  | 0.75 | -0.31 | 4746    | -1962    | 0 |
| 46 Mt. Vernon St. | 177 | 6 C-1  | 9100  | 3   | 2964 | 0.98  | 0.75 | -0.23 | 6825    | -2067    | 0 |
| 26 Upland Rd      | 177 | 41 C-1 | 6328  | 3   | 2404 | 1.14  | 0.75 | -0.39 | 4746    | -2466    | 0 |
| 63 Mt. Vernon St. | 177 | 66 C-1 | 6861  | 2.5 | 3189 | 1.16  | 0.75 | -0.41 | 5145.75 | -2826.75 | 0 |
| 30 Upland Rd      | 177 | 38 C-1 | 6350  | 3   | 3203 | 1.51  | 0.75 | -0.76 | 4762.5  | -4846.5  | 0 |
| 16-18 Upland Rd.  | 177 | 45 C-1 | 6327  | 3   | 3625 | 1.72  | 0.75 | -0.97 | 4745.25 | -6129.75 | 0 |
|                   |     |        |       |     |      | 17.53 |      |       |         |          |   |

**Attendance Record for Avon Hill Neighborhood Conservation District  
Study Committee: Public Meetings January -May, 1998**

January 15, 1998--Peabody School, 44 Linnaean Street--5:30 p.m.

Members present: Anthony C. Platt, Chair, James Freeman, Allen Razdow,  
Jo Solet, James Sperling

Staff present: Charles M. Sullivan, Sally Zimmerman, Sarah Burks

Members of the Public Present:

|                    |  |
|--------------------|--|
| Harriet Griesinger | 23 Bellevue Avenue                             |
| Claire Corey       | 20 Avon Hill Street                            |
| Patrick Higonnet   | 32 Avon Street                                 |
| Barbara Norfleet   | 79 Raymond Street                              |
| Fred Cohn          | 79 Raymond Street                              |
| Mary Jane Kornacki | 103 Avon Hill Street                           |
| Bruce Hay          | 48 Mt. Vernon Street                           |
| Jim Sperling       | 21 Bates Street                                |
| Heidi Urich        | 11 Arlington Street                            |
| Steven Sack        | 11 Walnut Street/80 Upland Road (one property) |
| Jeanine M. Smith   | 27 Linnaean Street                             |
| Ann Austin         | 47 Avon Hill Street                            |
| Karin Weller       | 12 Humboldt Street                             |
| Joan Friebeley     | 51 Avon Hill Street                            |
| Barbara Brockunier | 78 Larchwood Drive                             |
| David Griesinger   | 23 Bellevue Avenue                             |

January 29, 1998--Peabody School, 44 Linnaean Street--5:30 p.m.

Members present: Anthony C. Platt, Chair, James Freeman, Jennifer Jones, James Sperling

Staff present: Sally Zimmerman, Sarah Burks

Members of the Public Present:

|                    |                  |
|--------------------|------------------|
| Claire Corey       | 20 Avon Hill St. |
| Dexter Eames       | 6 Avon Pl.       |
| Harriet Griesinger | 23 Bellevue Ave. |
| Barbara Norfleet   | 79 Raymond St.   |
| Fred Cohn          | 79 Raymond St.   |
| Mary Tambiah       | 33 Arlington St. |

February 7, 1998--Peabody School, 44 Linnaean Street--10:00 am

Members present: Anthony C. Platt, Chair, James Freeman, Jennifer Jones,

Jo M. Solet, Heli Meltsner

Staff present: Sally Zimmerman, Sarah Burks

Members of the Public Present: Angelica Sawyer, Harriet Griesinger, David Griesinger,  
Claire Corey, Ann Austin, Dexter Eames, Fred Cohn, Barbara Norfleet

February 12, 1998 -- Peabody School, 44 Linnaean Street -- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, James Sperling, Jennifer Jones, Jo  
Solet, Allen Razdow, Heli Meltsner

Members of the Public Present: Fred Cohn, Claire Corey, Harriet Griesinger

Staff Present: Charles M. Sullivan, Sarah Burks

February 21, 1998, 10:00 a.m.--Walking Tour of Avon Hill

Committee Members Present: Anthony C. Platt, Chair; Jo M. Solet, James Freeman,  
Allen Razdow

Staff Present: Charles M. Sullivan

Members of the Public Present:

|                    |                      |
|--------------------|----------------------|
| Claire Corey       | 20 Avon Hill Street  |
| Angelica Sawyer    | 14 Avon Place        |
| David Griesinger   | 23 Bellevue Avenue   |
| Harriet Griesinger | 23 Bellevue Avenue   |
| Darrel Razdow      | 26 Washington Avenue |
| Mary Jane Kornacki | 103 Avon Hill Street |
| Michael Meltsner   | 74 Avon Hill Street  |
| Dexter Eames       | 6 Avon Place         |
| Howard Medwed      | 58 Washington Avenue |

February 26, 1998 -- Peabody School, 44 Linnaean Street -- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, Heli Meltsner, Jennifer Jones, Jo  
Solet, Allen Razdow, James Freeman

Members of the Public Present: Fred Cohn, Claire Corey, Harriet Griesinger, Barbara Norfleet

Staff Present: Sally Zimmerman, Charles Sullivan, Sarah Burks

March 12, 1998 --- Peabody School, 44 Linnaean Street --- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, Heli Meltsner, Jennifer Jones, Jo Solet, James Freeman, James Sperling

Members of the Public Present: Fred Cohn, Harriet Griesinger, Barbara Norfleet, Sally Cook, Michael Meltsner

Staff Present: Sally Zimmerman, Sarah Burks

March 26, 1998 --- Peabody School, 44 Linnaean Street --- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, Heli Meltsner, James Sperling

Members of the Public Present: Fred Cohn, Harriet Griesinger, Barbara Norfleet, Darrel Razdow

Staff Present: Sally Zimmerman, Sarah Burks

March 30, 1998 --- 21 Bates Street --- 7:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, James Sperling

Staff Present: Sally Zimmerman, Sarah Burks

Members of the Public Present:

|                  |                      |
|------------------|----------------------|
| Emanuel Maxwell  | 24 Bates Street      |
| Catherine Henn   | 6 Walnut Avenue      |
| John Henn        | 6 Walnut Avenue      |
| Bob Crocker      | 46 Avon Hill Street  |
| Ruth Crocker     | 46 Avon Hill Street  |
| Chuck Weed       | 109 Avon Hill Street |
| Louise Weed      | 109 Avon Hill Street |
| Eleanor Campbell | 17 Bates Street      |
| Lee Campbell     | 17 Bates Street      |

March 31, 1998 --- Peabody School, 44 Linnaean Street --- 7:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, Allen Razdow, Heli Meltsner

Staff Present: Sally Zimmerman, Sarah Burks

Members of the Public Present:

|                 |                      |
|-----------------|----------------------|
| Nadine Rodwin   | 15 Arlington Street  |
| Ann Philips     | 14 Arlington Street  |
| Howard Medwed   | 58 Washington Avenue |
| Tom Hout        | 32 Bates Street      |
| Angelica Sawyer | 14 Avon Place        |

|                      |                         |
|----------------------|-------------------------|
| Claire Corey         | 20 Avon Hill Street     |
| Joy Pratt            | 2 Gray Gardens East     |
| Ann Austin           | 47, 48 Avon Hill Street |
| Robert Fein          | 39 Linnaean Street      |
| Mary Rowe            | 39 Linnaean Street      |
| Darrel Razdow        | 26 Washington Avenue    |
| Donald Wexler        | 24 Arlington Street     |
| Jule Ellen Mendelson | 24 Arlington Street     |

April 1, 1998 --- 25 Hillside Avenue --- 7:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, Jo Solet, James Freeman

Staff Present: Sally Zimmerman

Members of the Public Present:

|                  |                      |
|------------------|----------------------|
| Charles Rathbone | 57 Avon Hill Street  |
| Anne Wyman       | 72 Raymond Street    |
| Dean Johnson     | 30 Agassiz Street    |
| Roz Halle        | 10 Arlington Street  |
| Virginia Burns   | 7 Humboldt Street    |
| Sally Cook       | 4 Humboldt Street    |
| Peter Cook       | 4 Humboldt Street    |
| Nancy Peters     | 75 Washington Avenue |
| Martha Stasa     | 30 Bellevue Avenue   |
| Teresa Neighbor  | 102 Avon Hill Street |
| Dexter Eames     | 6 Avon Place         |
| Bill Harris      | 8 Arlington Street   |
| Peter Elias      | 102 Raymond Street   |
| David Peters     | 75 Washington Avenue |
| Ann Freeman      | 25 Hillside Avenue   |

April 2, 1998 ---74 Avon Hill Street --- 7:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, Heli Meltsner

Staff Present: Sally Zimmerman

Members of the Public Present:

|                    |                      |
|--------------------|----------------------|
| Andrea Wilder      | 12 Arlington Street  |
| Greg Lombardi      | 37 Linnaean Street   |
| Jack Silversin     | 103 Avon Hill Street |
| Ann Philips        | 14 Arlington Street  |
| Mary Jane Kornacki | 103 Avon Hill Street |
| Nan Waldstein      | 144 Upland Road      |
| Bernice Buresh     | 140 Upland Road      |

|                    |                      |
|--------------------|----------------------|
| Harriet Griesinger | 23 Bellevue Avenue   |
| Brenda Stembach    | 63 Washington Avenue |
| John Hurwitch      | 82 Avon Hill Street  |
| Ellen Keniston     | 63 Washington Avenue |
| Karin Weller       | 12 Humboldt Street   |
| Robin Wells        | 117 Avon Hill Street |

April 9, 1998 --- Peabody School, 44 Linnaean Street --- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, James Freeman

Members of the Public Present: Andrea Wilder, Claire Corey

Staff Present: Sally Zimmerman, Sarah Burks

Informational Meeting--April 23, 1998--Peabody School, 44 Linnaean Street--7:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, James Freeman, Allen Razdow, Jo Solet, Heli Meltsner, James Sperling

Members of the Public Present: Darrel Razdow, Andrea Wilder, Roz Halle, Claire Corey, Stephen Fitzsimmons, Sue Leland, Howard Medwed, Cliff Moller, Tatsuo Masuta, Christopher Shannon, Alan Fein, Joan Esch, Ann Austin, Jeanne Smith, Peter Cook, Sally Cook, Jill Ruge

Staff Present: Sally Zimmerman, Sarah Burks

May 7, 1998 --- Peabody School, 44 Linnaean Street --- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, James Sperling, Heli Meltsner

Staff Present: Sally Zimmerman

Members of the Public Present: Harriet Griesinger, Fred Cohn, Claire Corey

May 21, 1998 --- Peabody School, 44 Linnaean Street --- 5:30 p.m.

Committee Members Present: Anthony C. Platt, Chair, James Freeman, Jo Solet, Heli Meltsner

Staff Present: Sally Zimmerman

Members of the Public Present: Claire Corey

# Appendix 5

## Results of Postcard Poll (as of May 21, 1998)

|                              |                               |
|------------------------------|-------------------------------|
| In favor of NCD              | 107 (86.3% of returned votes) |
| Opposed to NCD               | 14 (11.3% of returned votes)  |
| No vote (but returned card)  | 3 (2.4% of returned votes)    |
| Total postcards returned     | 124                           |
| Total number of cards mailed | 290 (approximately)           |



## Cambridge Historical Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139. Telephone 617/349-4683  
Fax 617/349-6165, TTY 617/349-6112, E-mail HistComm@ci.Cambridge.ma.us



William B. King, *Chair*, Allison M. Crump, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
M. Wyllis Bibbins, Suzanne R. Green, Helen F. Moulton, Robert G. Neiley, Jo M. Solet, *Members*  
Jennifer Jones, Anthony C. Platt, *Alternates*

June 5, 1998

To: the Honorable, the City Council

From: Charles Sullivan, Executive Director, Cambridge Historical  
Commission

Re: Avon Hill Neighborhood Conservation District Study

On June 4, 1998, the Historical Commission voted unanimously to accept the report of the Avon Hill Neighborhood Conservation District Study Committee with the additional text submitted to the committee by Howard Medwed, subject to the review and approval of said text by the City's Law Department.

The amended report recommending the establishment of a neighborhood conservation district in the Avon Hill neighborhood is hereby forwarded for consideration by the City Council.

CITY OF CAMBRIDGE, MASSACHUSETTS

**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 3, 1998

To: The Cambridge Historical Commission

From: The Planning Board

RE: Avon Hill Neighborhood Conservation District

The Planning Board reviewed the submitted report on the creation of the Conservation District and commented on the district and how the district was created.

The Board made the following motion:

The Avon Hill Conservation District is the type of regulation that will help ensure that neighborhood's stability and the Growth Policy goals that can not be achieve through zoning alone. Therefore, the Board strongly supports this set of regulations that have been developed for this neighborhood. The Planning Board would encourage future public outreach for comments on the District.



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William B. King, *Chair*, Allison M. Crump, *Vice Chair*, Charles M. Sullivan, *Executive Director*  
M. Wyllis Bibbins, Suzanne R. Green, Helen F. Moulton, Robert G. Neiley, Jo M. Solet, *Members*  
Jennifer Jones, Anthony C. Platt, *Alternates*

June 9, 1998

To: The Honorable, the City Council  
From: Charles Sullivan, Executive Director, Cambridge Historical Commission  
Re: Avon Hill Neighborhood Conservation District Final Study Report

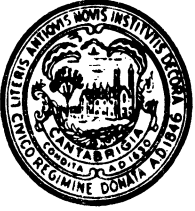
I am forwarding to you the attached Final Study Report for the proposed Avon Hill Neighborhood Conservation District along with the unanimous vote of the Cambridge Historical Commission recommending your favorable consideration of its enactment. In so voting, the Commission found Avon Hill to be of architectural, aesthetic, cultural, and social significance to the city and to constitute a distinctive neighborhood with a distinctive character worthy of designation as a neighborhood conservation district.

The Study Report culminates a process of discussion and analysis that took place over a year and a half and involved a substantial commitment of time and energy by a number of property owners in the neighborhood. Over a third of the property owners in the study area responded to a poll seeking their response to the proposal; 86% indicated they were in favor.

Concern has been raised recently over a proposed affordable housing project at 11 Walnut Avenue/80 Upland Road. The neighborhood conservation district proposal would not affect the development of affordable housing on Avon Hill any differently than other uses. The proposed order authorizing an Avon Hill Neighborhood Conservation District considers only the architectural appropriateness of an alteration or addition, not its use. Chapter 2.78 of the Cambridge City Code and Chapter 40C of the Massachusetts General Laws, both of which underpin the proposed order, prohibit consideration of any other aspect of a project.

I refer you to the Executive Summary contained in the report, to the report itself, and to the proposed order in Section VI for further background on the nature of the proposed conservation district and the reasons underlying the proposal. The city's two existing conservation districts (Half Crown, 1984, and Mid Cambridge, 1985, 1992) have demonstrated the benefits of a consensus-based dialogue on managing change and protecting character in our neighborhoods. The Avon Hill Neighborhood Conservation District offers a valuable opportunity to extend those benefits to more of the city's residents.

attachments: Historical Commission vote  
Avon Hill Neighborhood Conservation District Final Study Report



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300  
FAX. 349-4307



5.

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

June 15, 1998

To The Honorable, The City Council:

Please find attached for your consideration the Final Study Report for the Avon Hill  
Neighborhood Conservation District.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mec  
Attachment

Consent Agenda #5

437-5

Relative to the Final Study  
Report for the Avon Hill Neigh-  
borhood Conservation District.

In City Council June 15, 1998

**ORDER ADOPTED**

7-1-1.