



City of Cambridge

Consent Communications 11 - 14

IN CITY COUNCIL

May 16, 1994

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates.

Harvard Real Estate, Inc.	24a Sacramento Street
William A. Dobb	68 Dana Street
Reuben N. Dottin, Jr.	161 Putnam Avenue
Robert Rogers, D.U. Corp., Board of Trustees	45 Dunster Street

In City Council May 16, 1994.
 Adopted by the affirmative vote of nine members.
 Attest:- D. Margaret Drury, City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury
 City Clerk



Harvard Real Estate, Inc.

Memorandum

To: Jon Lavash/File
From: Wanda Ervin
Subject: Property Located at 25 Sacramento Street
Date: 6 April, 1994

The following documents all occurrences pertaining to the property located at 25 Sacramento Street for the abutter's approval needed for the curb cut at 24A Sacramento Street:

- **January 13, 1994**

Initial letter sent to The Beverly Corporation requesting approval for the curb cut need to occur at 24 Sacramento Street. No response received

- **February 9, 1994**

Second letter sent to The Beverly Corporation requesting approval. The letter was return--Moved left no address. Unable to forward.

- **March, 1994**

Information was obtained that The Beverly Corporation had gone Chapter 7 and was now being handled by Trustee Paul Grella of Grella & Murphy. A letter was sent to him requesting his signature for the approval of the curb cut. His reply was that he did not have any authority to sign the documents and had no knowledge of who had taken over the property.

The Assessor's Office was contacted to obtain any information available. The information being held at the Assessor's Office was The Beverly Corporation. The Assessor stated that their records were ten (10) months behind and would not have any new information on the property until the fall of 1994. They suggested the Registry of Deeds.

The information being held at the Registry of Deeds is not current. It held information of the owner of the property previous to The Beverly Corporation (Juan J. Evereteze). The mortgage was held with Fleet Bank and paid off on 10/19/87.



Harvard Real Estate, Inc.
Construction & Service Management Office
8 Mount Auburn Street
Cambridge, Massachusetts 02138-6037
Telephone 617-495-1449 FAX 617-495-5158

January 13, 1994

The Beverly Corporation
92 Washington Street
Marblehead, MA 01945

RE: 25 Sacramento Street

Dear Madam or Sir:

To facilitate the construction of the new, enlarged Agassiz School, Harvard Real Estate, Inc. has agreed to move the house currently located at 26 Sacramento Street to a new location at 24a Sacramento Street. In order to accommodate the parking that has been approved by the neighborhood and the Zoning Board, it is necessary to construct a new driveway to the house at the new location. Although the Zoning Board and the Agassiz Neighborhood Council have approved the concept, all abutters to the property must also agree to the curb cut required for the new driveway. We would really appreciate your approval which you can indicate on the enclosed form. Please return the completed form in the enclosed self-addressed stamped envelope at your earliest convenience so that the City's construction of the new school will not be delayed.

If you have any questions, please do not hesitate to call me. Thank you for your time and cooperation in this matter.

Sincerely,

Jonathan Lavash
Project Manager

Enclosure

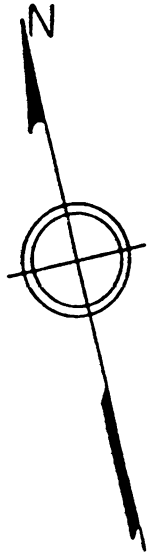
cc: Green, Iatridis, Levitan, Metzger, Oja, Scanlon

155

24a SACRAMENTO

ST.

150



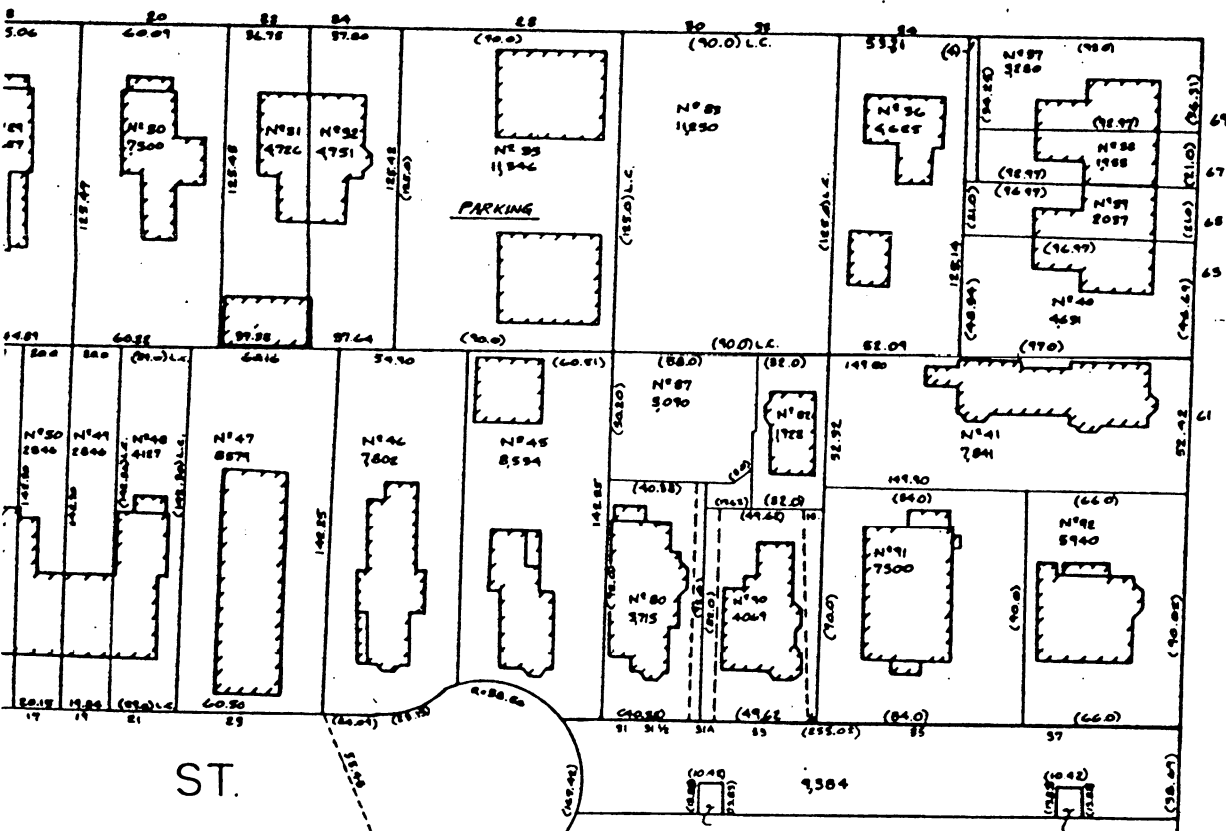
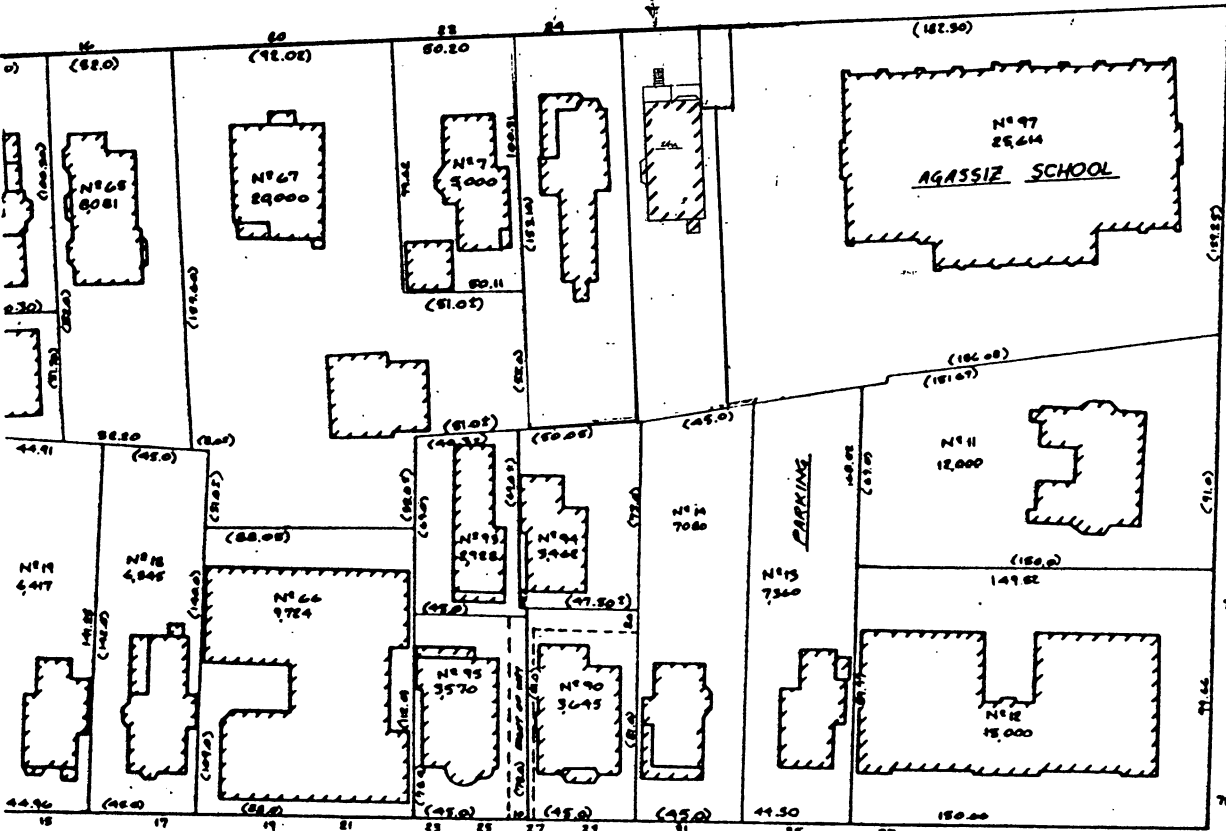
ST.

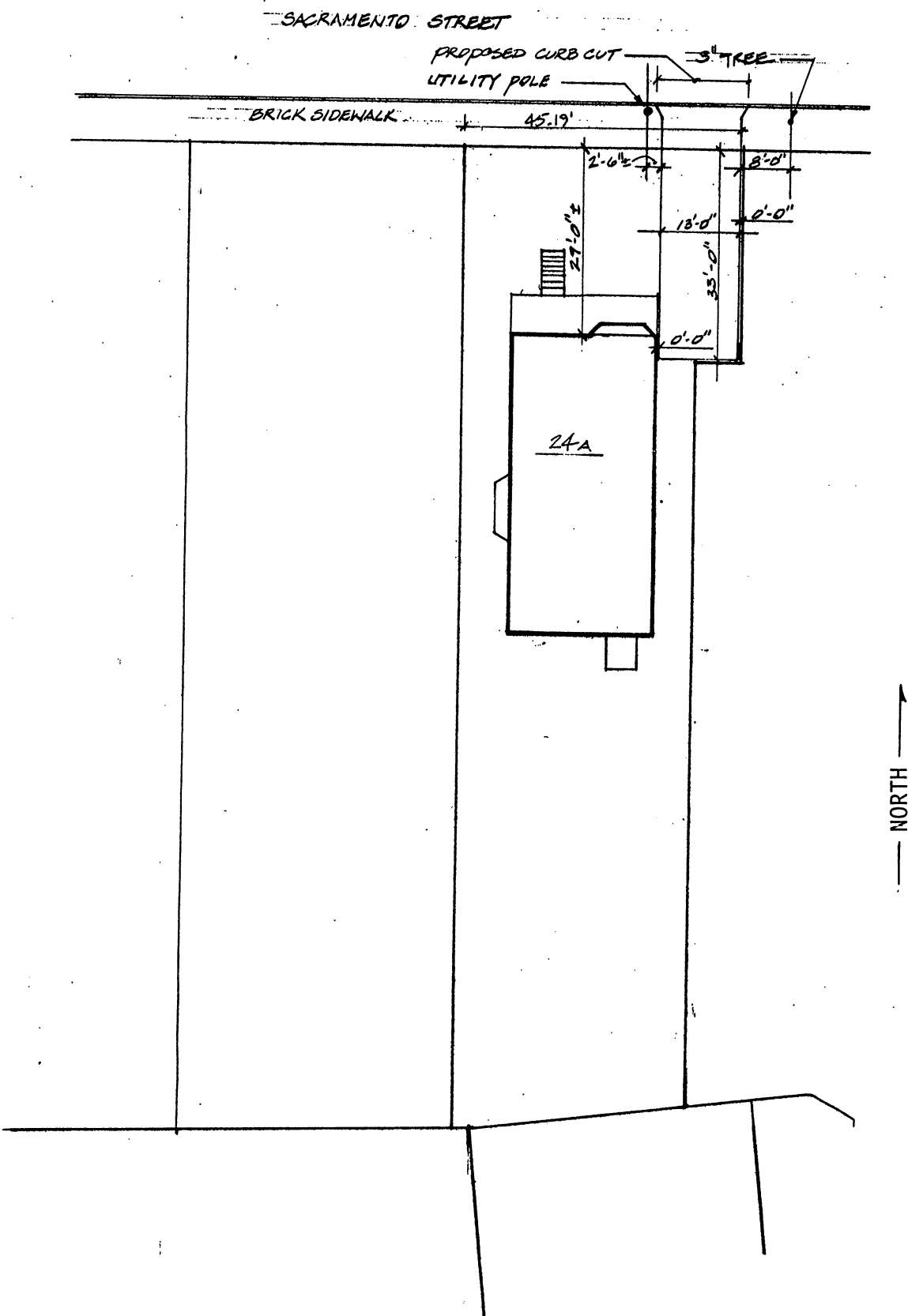
ST.

149

OXFORD

148

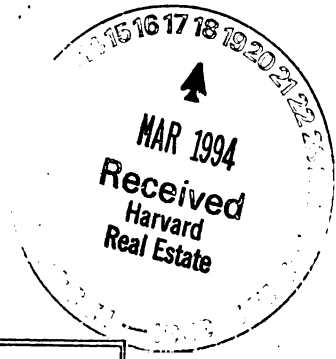




Attachment to:
Application for Driveway Cuts and Openings
for property at 24a Sacramento Street

25-98

CITY OF CAMBRIDGE



To Whom It May Concern:

As owner or agent of 23 Sacramento Street

Cambridge, Massachusetts, I do hereby declare

☐ approval
☐ disapproval

} sep
belon

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed:

Kenneth Wexler

Date:

March 1, 1994

Address:

23 Sacramento St, Cambridge

I never found a satisfactory
resolve of the question
of what kind of a
fence, planting, etc. will
be between the driveway
& the school. The original
idea is that the view of
the playground would be blocked
from my house. So I will wait
to approve until this is
satisfactorially resolved
Kenneth Wexler
Kenneth Wexler

59703

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 27 Wendell Street

Cambridge, Massachusetts, I do hereby declare

☒ approval☐ disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento StreetSigned: My [Signature]Date: 2 March 1994Address: 27 WENDELL ST

CITY OF CAMBRIDGE

A
FEB 1993
Received
Harvard
Real Estate

To Whom It May Concern:

As owner or agent of 31 Wendell Street

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed: Alexander Bryant Date: 2/14/94

Address: 31 Wendell St Cambridge MA 02138

Apologies for the delay. I have been
out of town. I remember signing an
earlier form but perhaps it did not
get mailed. ASB

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of Agassiz School



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed:

Robert W. Healy

Date:

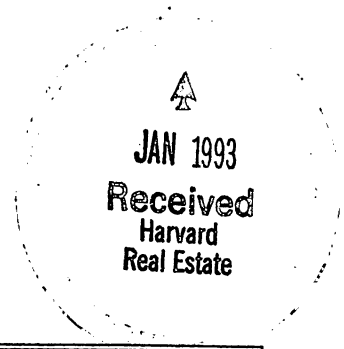
1/21/94

Address:

City Hall, 795 MASS. Ave., Cambridge, 02139

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE



To Whom It May Concern:

As owner or agent of 35 Wendell Street



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed:

[Handwritten signature]

Date:

1/17/94

Address:

35 Wendell St, Cambridge, MA 02138

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 24 Sacramento Street



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed:

Maura Scanlon

Date:

1/13/94

Maura Scanlon, Harvard Real Estate, Inc. For President & Fellows of Harvard College

Address: 1350 Massachusetts Avenue, Cambridge, MA 02138

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 25 Sacramento Street

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed: _____ Date: _____

Address: _____



Harvard Real Estate, Inc.

Construction & Service Management Office
8 Mount Auburn Street
Cambridge, Massachusetts 02138-6037
Telephone 617-495-1449 FAX 617-495-5158

February 9, 1994

The Beverly Corporation
92 Washington Street
Marblehead, MA 01945

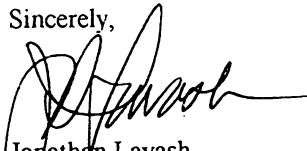
RE: 25 Sacramento Street

Dear Madam or Sir:

I recently sent a letter to you concerning our intention to move the house at 26 Sacramento Street to facilitate the construction of the new Agassiz School. As the letter further explained, a new curb cut is required to construct the driveway for the house at the new location. Since I have not yet heard your response, I would like to remind you that all abutters to the property must approve the curb cut. Could you please indicate your approval by signing the enclosed form and returning it in the self-addressed stamped envelope which I have enclosed.

If you have any questions, please do not hesitate to call me at 496-3489. We really appreciate your time and cooperation in this matter.

Sincerely,



Jonathan Lavash
Project Manager

Enclosure

cc: Metzger, Scanlon

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 25 Sacramento Street

☐

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed: _____

Date: _____

Address: _____



Harvard Real Estate, Inc.

Construction & Service Management Office
8 Mount Auburn Street
Cambridge, Massachusetts 02138-6037
Telephone 617-495-1449 FAX 617-495-5158

*Call these
people tell
them I
that abandoned
the property*

Grella & Murphy
1 Financial Center
43rd floor
Boston, MA 02111

Attn: Pam

RE: *25* Sacramento Street

Dear Pam,

Per our conversation, I am forwarding the abutter's form to be signed by Paul Grella. As I mentioned, our intention is to move the house at 26 Sacramento Street to facilitate the construction of the new Agassiz School. A new curb cut is required to construct the driveway for the house at its new location. The City of Cambridge requires approvals from all abutters to the property.

Once Mr. Grella has signed the form, please call me and I will have a cab pick up the envelope. If you have any questions, please do not hesitate to call me at 496-3496. Thank you in advance for your cooperation.

Sincerely,
HARVARD REAL ESTATE, INC.

Wanda L. Ervin

Wanda L. Ervin

GRELLA & MURPHY

COUNSELLORS AT LAW
ONE FINANCIAL CENTER
BOSTON, MASSACHUSETTS 02111

TELEPHONE (617) 348-8330
Facsimile (617) 348-3643



March 30, 1994

Wanda L. Ervin
Harvard Real Estate, Inc.
8 Mount Auburn Street
Cambridge, MA 02138-6037

RE: 2 5 Sacramento Street

Dear Ms. Ervin:

Please be advised that as Trustee, I do not have the authority to sign the enclosed documents you had forwarded to this office. Also, please be advised that I have no knowledge of who has taken the property over.

Thank you.

Very truly yours,

A handwritten signature in cursive script that reads 'Paul J. Grella'.

Paul J. Grella
Chapter 7 Trustee

PJG/pjc
Enclosures

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of 25 Sacramento Street

☐

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street Parking Facility located at 24a Sacramento Street

Signed: _____

Date: _____

Address: _____



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

April 26, 1994

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from William A. Doebele requesting a curb cut at the premises numbered 24a Sacramento Street, Cambridge, Massachusetts.

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations where said curb cut would be made for their approval, prior to action by the City Council. Please indicate by return mail your approval or disapproval of said petition within ten days from the receipt of this letter. I have enclosed a self-addressed stamped envelope to facilitate your reply.

Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Sincerely yours,

D. Margaret Drury
D. Margaret Drury
City Clerk

5/94

Name of Neighborhood Association: Agassiz Neighborhood Council

hereby ☒ approve ☐ disapprove of said driveway petition.

Comments: Tony Delaney, Agassiz Neighborhood Council

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved
 ☐ Application denied

Reason:

Signature:

Date: 4/14/94

Title:

Zoning BZA 6703

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved
 ☐ Application denied

Reason:

Signature:

Date: 4.21.94

Title:

Dep. Traffic Dir.

PART IV: HISTORICAL COMMISSION

☒ Application approved
 ☐ Application denied

Reason:

Signature:

Date:

Title:

SRD CHZ

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved
 ☐ Application denied

Reason:

Signature:

Date: 4/22/94

Title:

Supt of Street

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abutters.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abutter sheet for each of your abutters: back yard, one on either side and the abutter directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
 Inspectional Services Department
 831 Massachusetts Avenue
 Cambridge, MA 02139

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE: 01 / 05 / 94

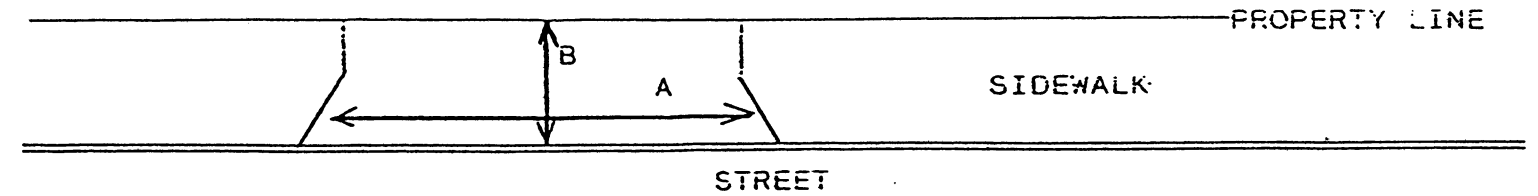
PART I:

Address of proposed curb cut or off-street parking facility:		24a Sacramento Street, Cambridge, MA	
Frontage:	45.19'	Block and lot:	Block# 156 Lot #24a
Setback (distance from building to sidewalk):		29'±	
Distance from proposed driveway to surrounding structures and property line:		driveway abuts building and property line	
Dimensions of proposed driveway:		13' wide x 33' long	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:			
utility pole 2'-6"± west, 3" tree 8' east			

- ☒ Plot plan is included
- ☒ Sketch of driveway with cost estimate is included
- ☒ All abutter's forms are included

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 13 \text{ FT. } \div 3 = 4.3 \text{ YARDS}$$

$$B = 6 \text{ FT. } \div 3 = 2.0 \text{ YARDS}$$

$$A \times B = 8.6 \text{ SQUARE YARDS}$$

COST ESTIMATE: (TO BE DONE BY OWNER)

BRICK: _____ SQUARE YARDS x \$70/SQUARE YARD = \$ _____

BRICK ON CONCRETE: _____ SQUARE YARDS x \$85/SQUARE YARD = \$ _____

CONCRETE: _____ SQUARE YARDS x \$40/SQUARE YARD = \$ _____

ASPHALT: _____ SQUARE FEET x 1 TON/40 SQUARE FEET x \$125/TON = \$ _____

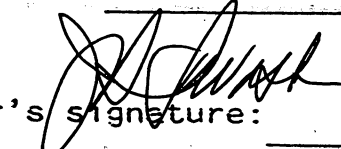
DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION: / /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Print name: Harvard Real Estate, Inc.

Telephone #: 495-1449

Owner's signature:  FOR PRESIDENT AND FELLOWS OF HARVARD COLLEGE Date: 1/7/94

Address: 1350 Massachusetts Avenue

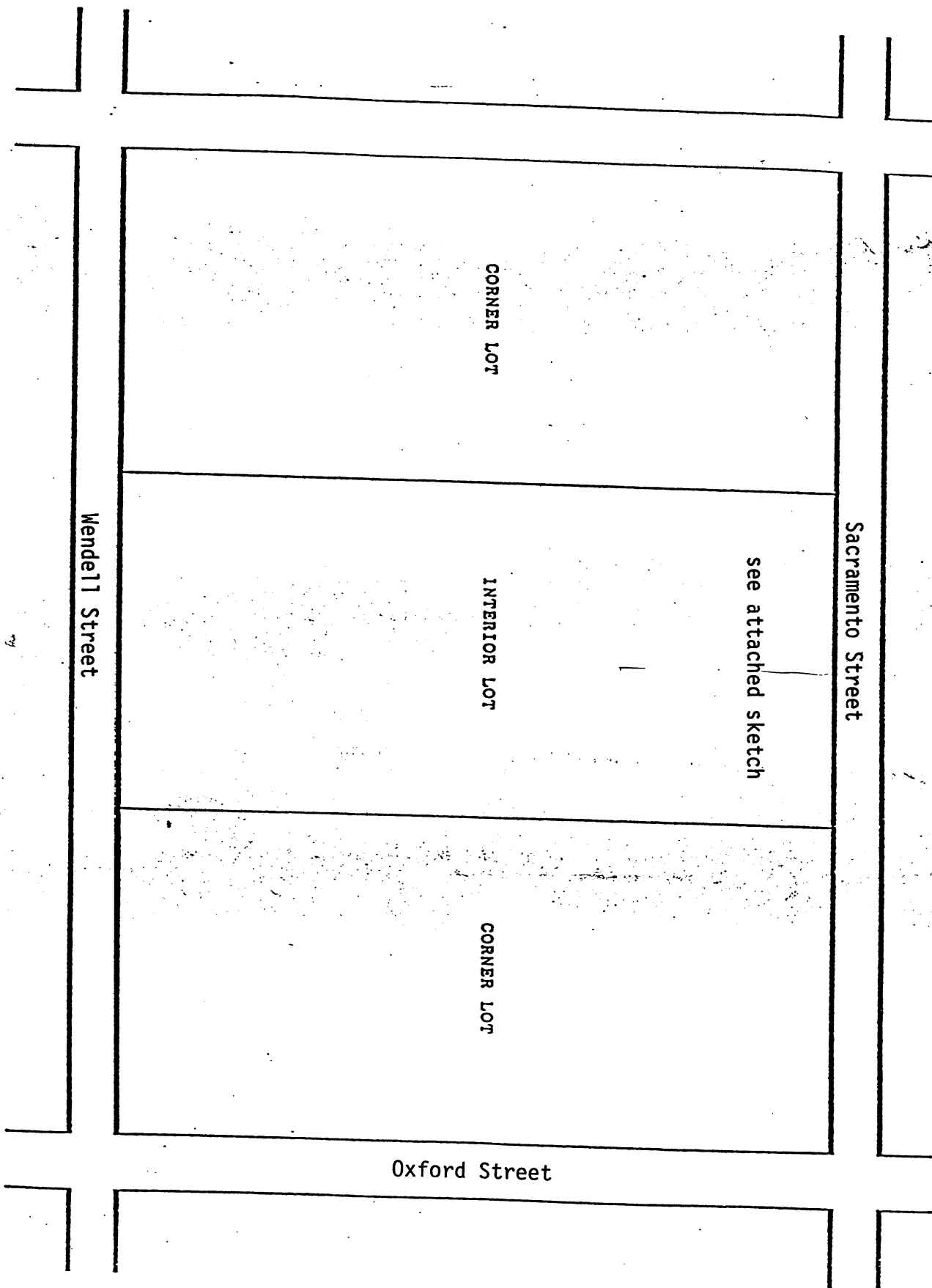
Cambridge, MA 02138

Funds Received: \$ _____

Check Number: _____

PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
IF SURE TO GIVE DIMENSIONS OF LOT.

DRAWING 1:



Consent Comm. # 11 H-61
Curb cut - Harvard Real Estate, Inc.
24a Sacramento Street.

In City Council,

May 16, 1994

Order adopted