



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

October 31, 1983

Russell B. Higley, Esquire
City Solicitor
City Hall
Cambridge, MA

Dear Sir:

Enclosed you will find Final Publication Number 2217 and Final Publication Number 2218 the same being a rescission of a loan order in the amount of \$750,000 and a proposed loan order in the amount of \$750,000 for public school buildings where were adopted at the City Council meeting held on October 24, 1983.

Also enclosed is a proposed amendment to the General Ordinances in Chapter Two entitled "Administration" Article XVI entitled "Cambridge Historical Commission" which was passed to a second reading at the City Council meeting held on October 24, 1983.

Would you kindly indicate your approval or disapproval on the bottom of the enclosed and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Encs. Final Publication No. 2217
Final Publication No. 2218
First Publication No. 2219.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That the sum of Seven Hundred Fifty Thousand Dollars (\$750,000) be and hereby is rescinded from the Loan Order of March 16, 1981, in the total amount of Ten Million Two Hundred Seventy-Five Thousand Dollars (\$10,275,000) which was appropriated for the reconstruction, remodeling, rehabilitation and modernization of the Longfellow, Roberts and Webster Schools including architectural, engineering and legal fees and other costs incidental and necessarily related thereto.

In City Council October 24, 1983.

Adopted by a yeas and nays vote:- Yeas 8; Nays 0; Absent 1.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

In City Council October 24, 1983.

Adopted by the yeas and nays vote:- Yeas 8; Nays 0; Absent 1.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Three

AN ORDINANCE

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

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

That Chapter Two entitled "Administration", Article XVI entitled "Cambridge Historical Commission" is hereby amended by deleting the first two paragraphs of Section 2-147(k) and also by striking out paragraph 3 of Section 2-147(k) and substituting in place thereof a new paragraph 3 which reads as follows:

(3) Neighborhood Conservation District Commission.

Upon designation as provided in paragraph (4) 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 subsection which are applicable to the district under its administration.

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 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.

Also Section 2-147 (k) 4 is hereby amended by striking out paragraph 4 and substituting in place thereof a new paragraph 4 which reads as follows:

(4) Designations. 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 (a) 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 (b) 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.

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 subsection and the provisions of paragraph (5) that are to be applied in making any determination of the type referred to in paragraphs (7), (8), and (9) with respect to the designated landmark or within the designated neighborhood conservation district.

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.

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 less than forty-five nor more than sixty 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 the Cambridge Chronicle 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.

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

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 [5] - [9] of this subsection.

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.

- 4.1 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.

Also Section 2-147 (k) 5 is hereby amended by striking out paragraph 5 and substituting in place thereof a new paragraph 5 which reads as follows:

(5) Review Authority.

Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this paragraph, 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.

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.

(a) The application of exterior wall material in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element.

(b) 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.

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

(d) 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.

(e) Terraces, walks, driveways, sidewalks and similar structures substantially at grade level.

(f) Walls and fences.

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

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 paragraph, 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 subsection.

5.1 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 ordinance.

Passed to a second reading as amended at the City Council meeting held on October 24, 1983 and on or after November 7, 1983 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

In City Council October 24, 1983.

Adopted by the yea and nay vote:- Yeas 8; Nays 0; Absent 1.

ATTEST:- Paul E. Healy, City Clerk.

- Extension -

City of Cambridge

MASSACHUSETTS

In City Council

10/24/1983

Unfinished Business

5

Board Fence -

| | YEA | NAY | ABSENT | PRESENT |
|------------------------|-----|-----|--------|---------|
| Mr. Daniel J. Clinton | ✓ | | | |
| Mr. Thomas W. Danehy | ✓ | | | |
| Mr. Francis H. Duehay | ✓ | | | |
| Ms. Sandra Graham | | | ✓ | |
| Mr. Leonard J. Russell | ✓ | | | |
| Mr. David E. Sullivan | ✓ | | | |
| Mr. Walter J. Sullivan | ✓ | | | |
| Mr. Wylie | ✓ | | | |
| Mayor Vellucci | ✓ | | | |

8 0 1

EWTS
[Signature]
[Signature]



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

In City Council October 24, 1983.

Adopted by the yea and nay vote:- Yeas 8; Nays 0; Absent 1.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

In City Council October 24, 1983.

Adopted by the yeas and nays vote:- Yeas 8; Nays 0; Absent 1.

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

October 31, 1983

Russell B. Higley, Esquire
City Solicitor
City Hall
Cambridge, MA

Dear Sir:

Enclosed you will find First Publication Number 2215 and First Publication Number 2216 the same being a rescission of a loan order in the amount of \$750,000 and a proposed loan order in the amount of \$750,000 for public school buildings which were passed to a second reading at the City Council meeting held on October 3, 1983.

Would you kindly indicate your approval or disapproval on the bottom of the enclosed loan orders and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/d1

Encs. First Publication No. 2215
First Publication No. 2216.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That the sum of Seven Hundred Fifty Thousand Dollars (\$750,000) be and hereby is rescinded from the Loan Order of March 16, 1981, in the total amount of Ten Million Two Hundred Seventy-Five Thousand Dollars (\$10,275,000) which was appropriated for the reconstruction, remodeling, rehabilitation and modernization of the Longfellow, Roberts and Webster Schools including architectural, engineering and legal fees and other costs incidental and necessarily related thereto.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

IN CITY COUNCIL

October 3, 1983

ORDERED:

That \$750,000 is appropriated for reconstruction, remodeling, rehabilitation and modernization of and extraordinary repairs to public school buildings and public buildings, and that to raise this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$750,000 under G. L. c.44, §7(3A) or Chapter 645 of the Acts of 1948 as amended.

Passed to a second reading at the City Council meeting held on October 3, 1983 and on or after October 17, 1983 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council October 3, 1983

AGENDA ITEM NUMBER SIXTEEN
RE: PROPOSED LOAN ORDER IN THE AMOUNT OF \$750,000. FOR EXTRAORDINARY REPAIRS
TO PUBLIC SCHOOL BUILDINGS & PUBLIC BUILDINGS.

| | YEA | NAY | ABSENT | PRESENT |
|------------------------|-----|-----|--------|---------|
| Mr. Daniel J. Clinton | ✓ | | ⊙ ✓ | |
| Mr. Thomas W. Danehy | ✓ | | | |
| Mr. Francis H. Duehay | ✓ | | | |
| Ms. Sandra Graham | ✓ | | | |
| Mr. Leonard J. Russell | ✓ | | | |
| Mr. David E. Sullivan | ✓ | | | |
| Mr. Walter J. Sullivan | | | ✓ | |
| Mr. Wylie | ✓ | | | |
| Mayor Vellucci | ✓ | | | |

7
8 - 0 - 7



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

October 3, 1983

To the Honorable, the City Council:

Attached is a Loan Order in the amount of \$750,000 (the amount previously approved but rescinded for the Longfellow, Roberts, and Webster Schools). This amount is for extraordinary repairs to public school buildings and public buildings.

This sum will cover the following projects:

- 1.) Asbestos Removal Cambridge Rindge and Latin School
\$125,000 (50% Reimbursable and litigation has been started against contractor)
- 2.) Additional Asbestos Removal and Re-insulation at the Kennedy and Fitzgerald Schools
\$178,000 (50% Reimbursable)
- 3.) Window installation at King and Kennedy Schools
\$110,000 (Reimbursement will be applied for)
- 4.) Roof Repairs and replacements at Tobin, Harrington and Fitzgerald Schools
\$322,000 (Reimbursement will be applied for)
- 5.) Roof Repairs Public Works Garage
\$115,000 (Energy Conservation Reimbursement will be applied for)

The asbestos removal projects are State mandated. The window projects are votes of the School Committee. The repair of the Public Works garage is a necessity and will potentially alleviate the space problem when the City is forced to vacate the Sidney Street site.

Passage of this order is recommended.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Sixteen

F-288

Re: proposed loan order in the amount of
\$750,000. for extraordinary repairs to public
school buildings & public buildings.

In City Council,

October 3, 1983

10/3/
MV Approved
S-0-2
S-0-1