



City of Cambridge

Communication # 15

IN CITY COUNCIL

May 16, 1994

WHEREAS: The City Council has received a petition from Kennedy Lofts Association requesting an egress door that overswings the sidewalk at the premises numbered 129 Franklin Street; and

WHEREAS: Said egress door is on Brookline Street and has received approvals from the Community Development Department and the Inspectional Services Department, subject to a safety barrier; now therefore be it

ORDERED: That the City Council go on record approving the egress door at the premises numbered 129 Franklin Street, subject to a safety barrier; and be it further

ORDERED: That the petitioner shall file with the City Clerk a satisfactory bond in the sum of Ten Thousand Dollars (\$10,000) conditioned to save harmless the City of Cambridge from any and all liability.

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

Cambridge, July 10 1990

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

PRIOR TO APPROVAL OF THE CITY COUNCIL, EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED ~~SIGN~~ INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES. *Overswing of door onto sidewalk

The undersigned respectfully prays that Kennedy Lofts Associates be granted permit to erect a ~~sign~~^{door} of the following specifications in front of premises 129 Franklin Street (door egress is on Brookline Street)

Type: N/A
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: N/A - Egress door swings over sidewalk

Size: 3'-0" x 6'-8" door

Weight: N/A

How Erected: A: _____ B: _____
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom: flush with sidewalk Top: _____

Lawrence J. Sparrow
(Signature of Applicant)

129 Franklin Street, Cambridge, MA 02139
(Address)

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

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

* APPROVED: [Signature]
Building Inspector

5/2/94
Date

* Subject Safety barrier

RECEIVED BY
CITY CLERK
JULY -6 PM 2:10
CAMBRIDGE, MA.



CITY OF CAMBRIDGE

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

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

To Whom It May Concern:

As owner or agent of American Cleaning Co, Cambridge, Massachusetts,

I do hereby declare my disapproval _____ approval X of the installment of:
Overswing of egress door onto sidewalk

Canopy over the sidewalk entrance: N/A

Awnings over the windows: N/A

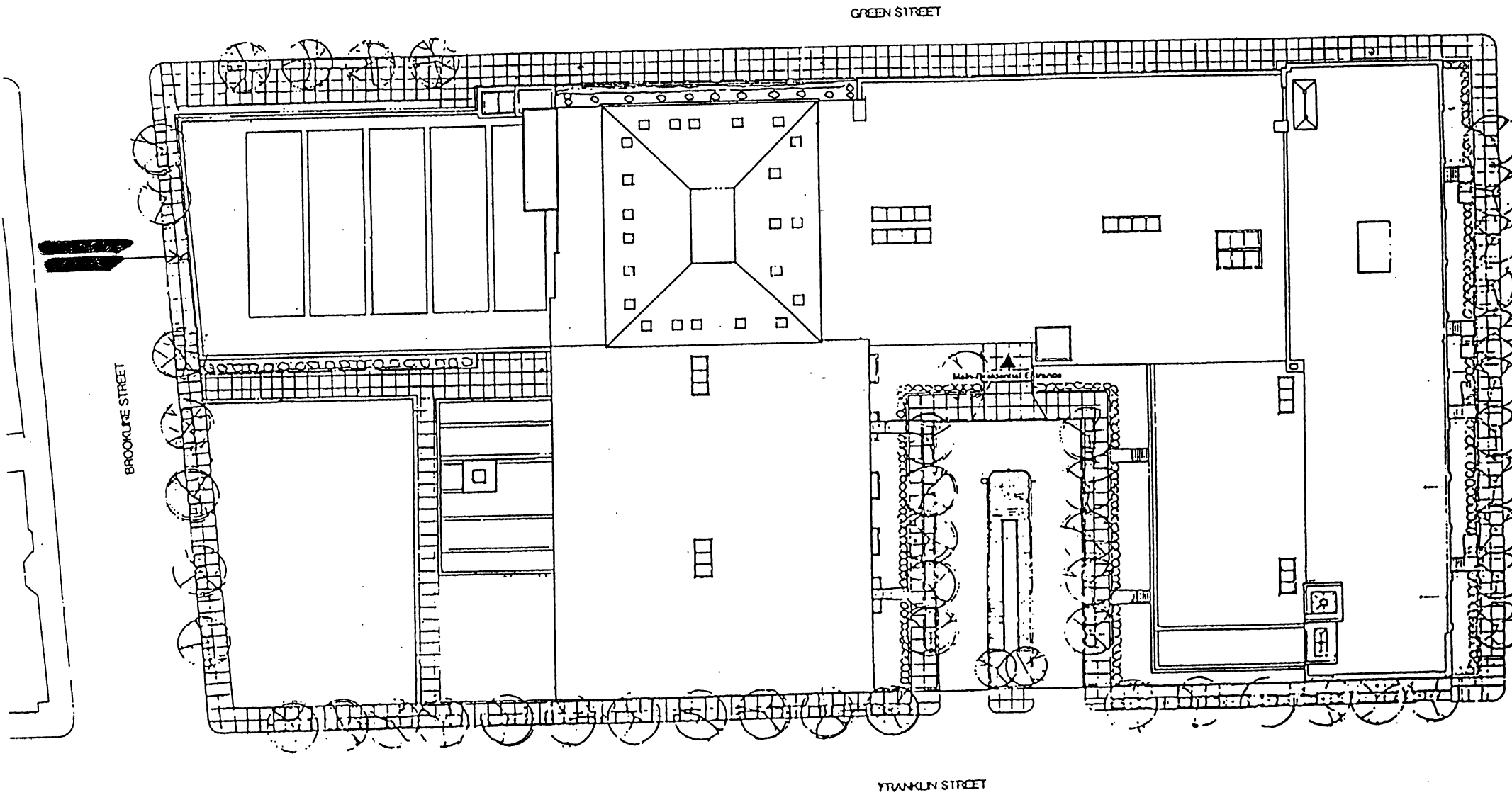
Projecting sign: N/A

of said property. 129 Franklin Street (door egress is on Brookline Street)

Signed: Robert K. Kamilian Date: June 20, 1990

Address: 40 Brookline Street Cambridge, MA

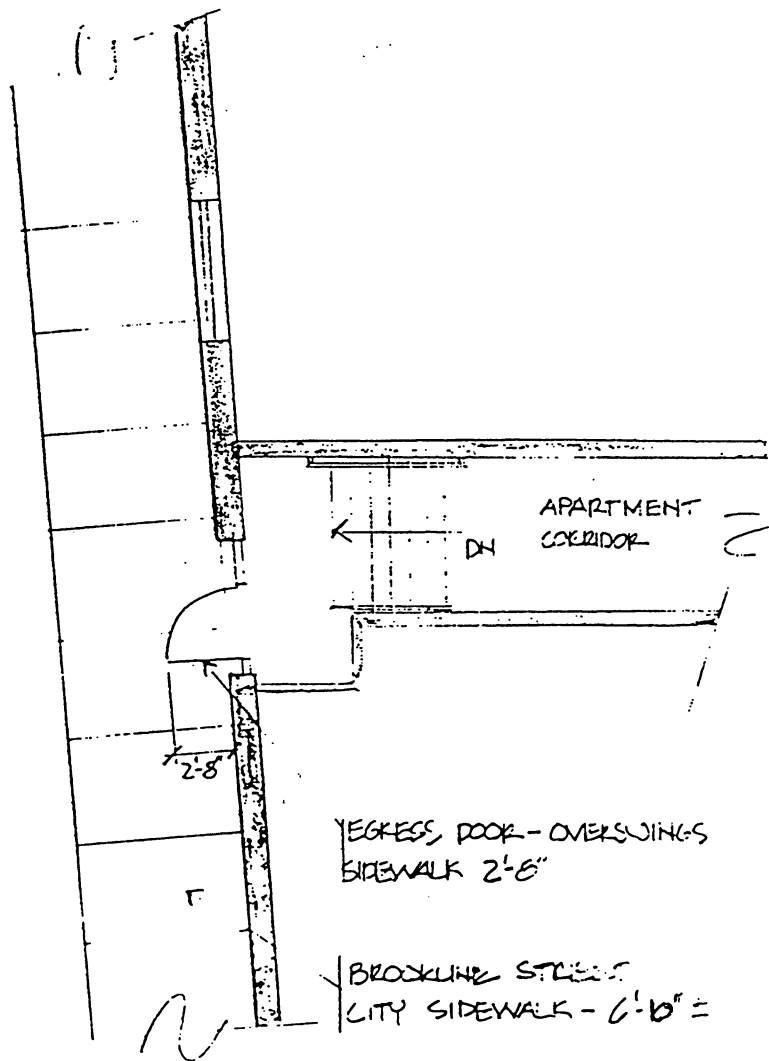
Reply is requested within seven (7) days of date of this letter.



KENNEDY BISCUIT LOFTS

University Park at MIT

BROOKLINE STREET



KENNEDY BISCUIT LOFTS
EGRESS DOOR



129 Franklin Street
Cambridge, MA 02139
(617) 494-4796

KENNEDY BISCUIT LOFTS

University Park at MIT

May 5, 1994

City Clerk's Office
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Kennedy Biscuit Lofts/ 129 Franklin Street

Gentlepersons:

Attached is a petition for approval of an egress door that overswings the City sidewalk at the Kennedy Biscuit Lofts. This petition was originally submitted July 10, 1990, however, I admittedly never followed up regarding the approval.

This historic mill was renovated in 1989 into 142 units of mixed-income housing and has been fully rented since 1990. We had a handicap access issue that prevented us from receiving a final occupancy permit. This access issue has since been resolved, but David Byrnes's of the Inspectional Services Department reminded me that he had not received approval of the egress door overswinging the City sidewalk.

The egress door in question is at the end of a short corridor and is not one of the egress doors from the main fire stairs. We have also alarmed the door so our tenants can not use this door for egress without setting off the alarm. The door has no hardware on the exterior, preventing it from being used as an entrance. The door placement was constrained on its location because of the existing configuration of the building.

*A joint venture for the historic renovation of the
F.A. Kennedy Steam Bakery into a mixed-income housing community.*

☐ Forest City Development
26 Landsdowne Street
Cambridge, MA 02139
(617) 225-0310

Marketed and Managed by:
Independent Managers Incorporated
(617) 442-6828

☐ Keen Development Corporation
Two University Road / Box 2589
Cambridge, MA 02238
(617) 661-9100

Re: Kennedy Biscuit Lofts/ 129 Franklin Street
May 5, 1994
Page Two

Enclosed is also the original petition as well as a comment letter from the Community Development Department. Please advise me if additional information is required or if you would like me to attend a hearing.

Sincerely,


Lawrence J. Sparrow
Project Manager

Enclosures:

DEVELOPMENT CONSULTATION PROCEDURE

CERTIFICATE OF COMPLIANCE

Small Project Review: ☒

Large Project Review: ☐

1. Applicant: Kennedy Lofts Associates 661-9100
(name) (telephone)

c/o Keen Development P.O. Box 2589 Cambridge
(address) 02238

2. Owner: Kennedy Lofts Associates

3. Area of Special Planning Concern:

Harvard Square
Overlay District

Parkway Overlay
District

Bus. B-1 or
Bus. B-2 district

4. Location of Project: 129 Franklin St.

5. Base Zoning District: CRPD

6. Type of Development:

(1) Construction of a new building: _____

(2) Construction of another new structure: _____

(3) Any exterior building alteration increasing gross floor area by 100 square feet or more: _____

or exterior building alteration increasing gross floor area by 1000 square feet or more in the Parkway Overlay district: _____

(4) Construction of five or more parking spaces, whether on grade or in a structure: _____

or construction of ten or more parking spaces in the Parkway Overlay District: _____

(5) Erection of a sign: _____

(6) Other exterior alteration facing a street (excluding those alterations exempt in subsection 11.42(6)): ☒

7. Brief Description of Project: Approval from City Council to allow door to swing out over sidewalk

8. Date complete materials submitted: 5/3/94

(over)

9. Materials Submitted:

- (1) Written description: _____
- (2) Graphic information:
- | | |
|-------------------------|---------------------|
| a. site plan _____ | c. floor plan _____ |
| b. cross sections _____ | d. elevations _____ |
| | e. other _____ |

10. Date of Consultation Session: 5/3/94

11. Community Development Staff Comments: _____

No comments

12. Other comments (when applicable): _____

The applicant has complied with the requirements of section 11.40 of the Zoning Ordinance by participating in the Development Consultation Procedure.

5/3/94
(Date)

Debra Barber
Community Development Department
Staff Person

Consent Communication # 15

4-57
Petition from Kennedy Lofts Associates
requesting permission to erect an egress
door that overswings the city sidewalk
at the premises numbered 129 Franklin
Street (door egress is on Brookline
Street).

In City Council,

May 16, 1994

Order adopted