



City of Cambridge

Communication No. 7

IN CITY COUNCIL

November 18, 1985

ORDERED:

That, in accordance with the provisions of an ordinance relative to placing and maintaining signs, the Commissioner of Public Works be and hereby is authorized to grant a permit to Arch Horst d/b/a Black River Design for the erection of a sign at 1640 Massachusetts Avenue, Cambridge.

Provided that, before erecting the above named sign, the petitioner shall obtain a permit from the Inspectional Services Department and file with the City Clerk a satisfactory bond in the sum of Two Thousand (\$2,000.) Dollars conditioned to save harmless the City of Cambridge from all claims for damages arising from the construction, maintenance and use of said sign.

In City Council November 18, 1985

Adopted by the affirmative vote of 8 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

Paul E. Healy
Paul E. Healy, City Clerk.



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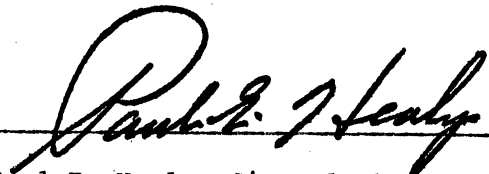
In City Council November 18, 1985

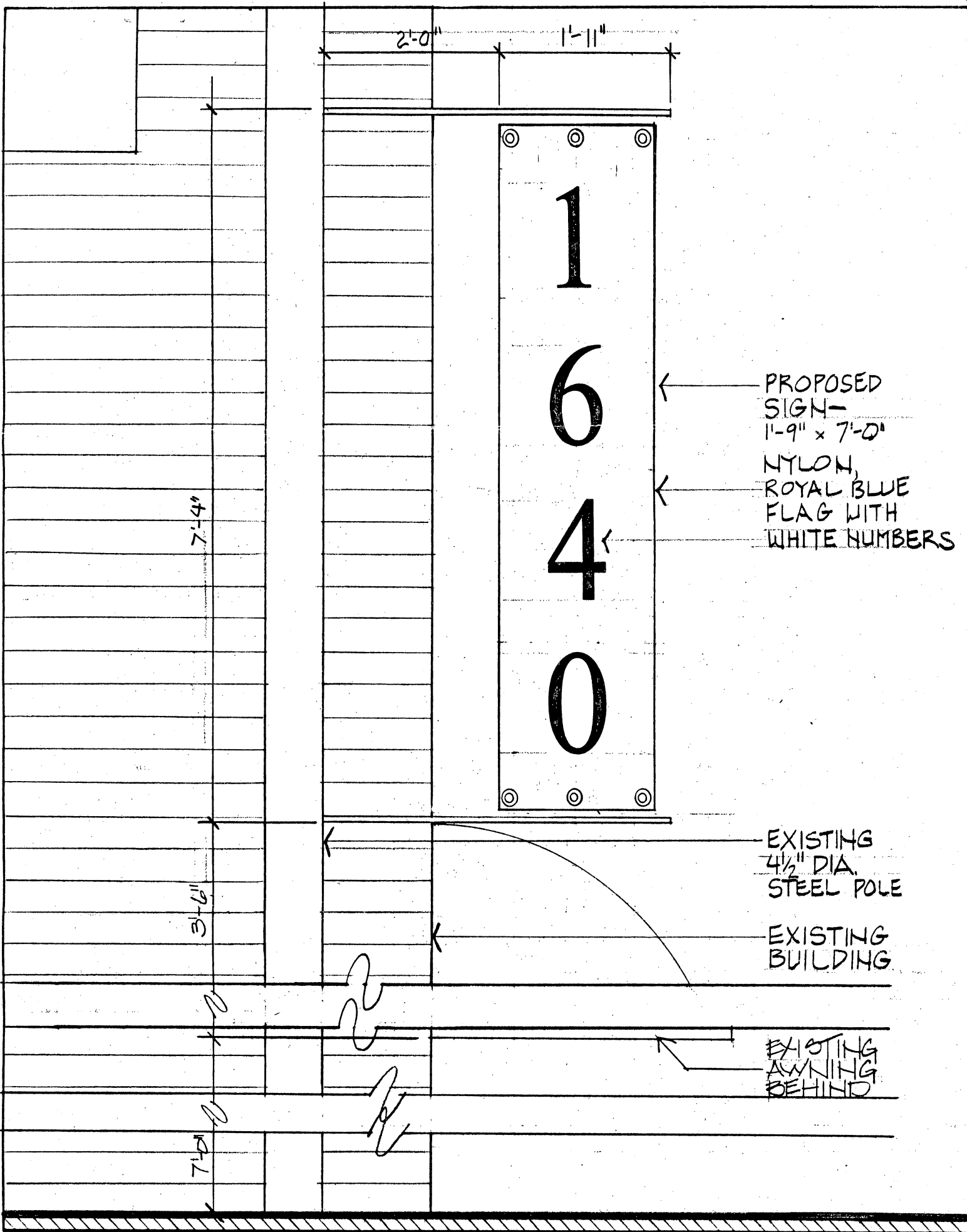
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Paul E. Healy, City Clerk.



ENTRANCE SIGN

SCALE: 3/4" = 1'-0"

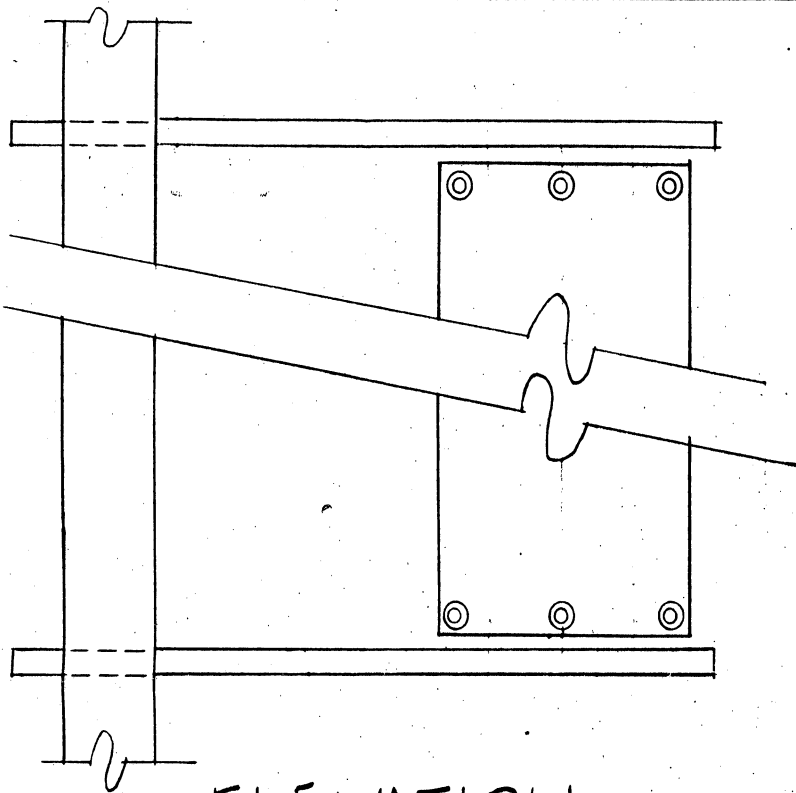
date:

by:

rev:

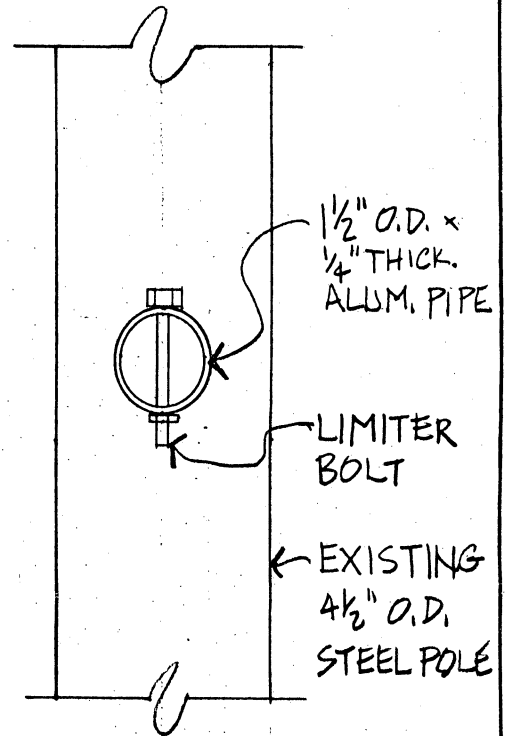
BLACK RIVER DESIGN
ARCHITECTS

1640 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02138
(617) 661 3007



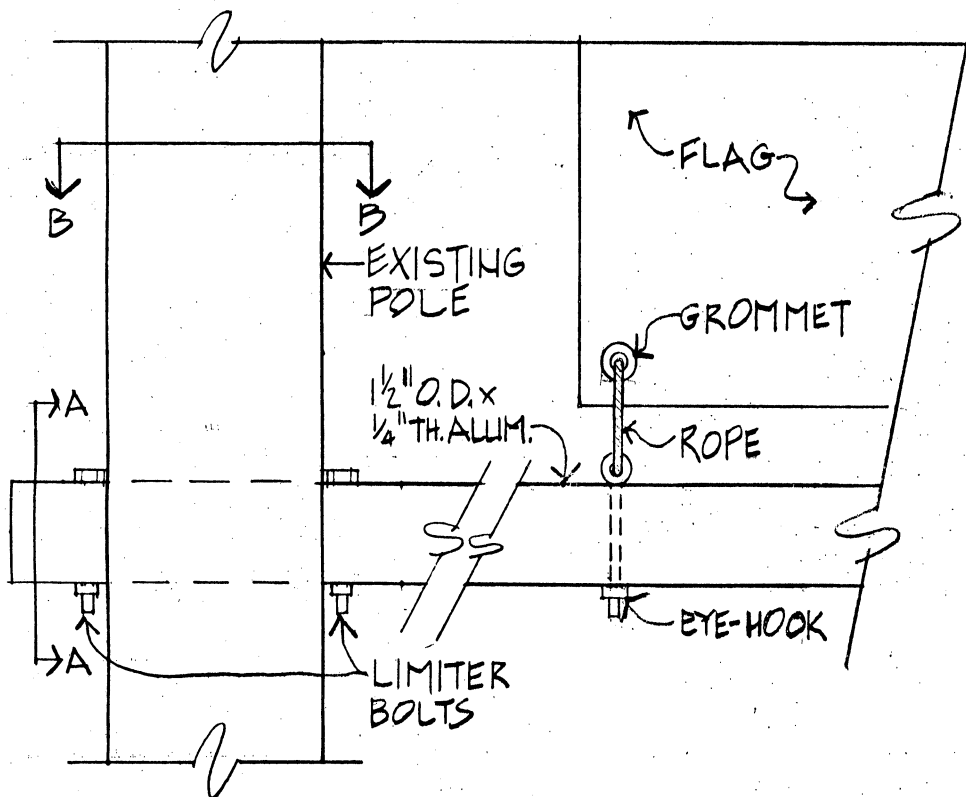
ELEVATION

SCALE: $\frac{3}{4}" = 1'-0"$



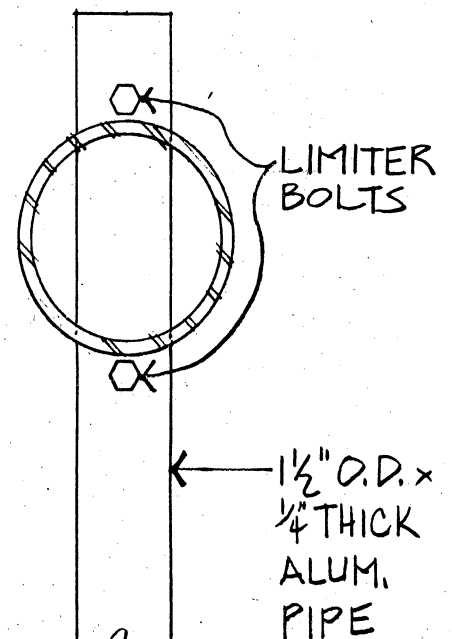
SIDE ELEV. A-A

SCALE: $3" = 1'-0"$



DETAIL

SCALE: $3" = 1'-0"$



PLAN B-B

SCALE: $3" = 1'-0"$

"BOLT DETAILS"

SCALE: AS NOTED

date:

by:

rev:

BLACK RIVER DESIGN
ARCHITECTS

1640 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02138
(617) 661 3007

Cambridge, November 1 1985

RECEIVED BY
OFFICE OF CITY CLERK
1985 NOV -6 PM 2:21
CAMBRIDGE, MA

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

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

The undersigned respectfully prays that he be granted permit to erect a sign of the following specifications in front of premises 1640 Massachusetts Avenue

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

Reading matter to go on sign: 1640

Size: 1'-11" x 7'-6"

Weight: 20 lbs

How Erected: A: 2'-8" B: 10'-6"
(A: Give exact distance sign is to extend from building over sidewalk.)
(B: Also exact distance from bottom of sign to sidewalk.)

Height Above Grade: Bottom 10'-6" Top 18'-0"

Arch Horst
(Signature of Applicant)

192 UPLAND RD
(Address)

CAMBRIDGE, MA 02140

NOTICE - REGULATIONS

SECTION 1412.0 STATE BUILDING CODE

PROJECTING SIGNS

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

APPROVED: [Signature]
Building Inspector

11/6/85
Date



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

RECEIVED BY
OFFICE OF CITY CLERK
NOV 9 11 17 AM '84
CAMBRIDGE, MASS.

Case No.: 5154

Location: 1640 Massachusetts Avenue
Middlesex County Registry of Deeds
Book 14755, Page 410

Residence B and C-2 Zones

Petitioner: Arch Horst

Petition: Variance: to allow a 12.25 square foot sign

Violations: Article 7.000, Section 7.12.2a of the Zoning Ordinance

Members of the Board: Hugh Adams Russell, Chairperson
Brendan Sullivan, F. L. Clauson
Melvin Gadd and Ann Marie Jarosiewicz

Petitioner Arch Horst was present at the hearing and explained that his office is located behind storefronts on Massachusetts and is hard to find because the addresses on Massachusetts Avenue are out of sequence and the building is not visible from the street.

Mr. Horst requested a variance from the requirements of the Zoning Ordinance to allow a 12.25 square foot free-standing sign at the unusually small frontage on Massachusetts Avenue. The proposed sign would be a 1 ft. 9 in. by 7 ft 0 in. royal blue nylon flag with white numbers (1640) extended from an existing steel pole.

The Cambridge Planning Board reviewed the petition and supported the variance. Owners of an abutting property at 5 Rutland Street wrote to the Board saying that they had no objection. No one opposed the petition.

The Board of Zoning Appeal made the following findings:

1. That the hardship is owing to the fact that a sign permitted under the Zoning Ordinance for such a small amount of frontage (3.49 feet) would be too small.
2. That it is the intent of the Ordinance to allow adequate signage to identify business uses.
3. That the proposed sign is an attractive sign and would not be detrimental to the area.

THEREFORE, the Board of Zoning Appeal by unanimous vote, granted the relief sought to allow a 12.25 square foot sign on premises known as 1640 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS, in accordance with plan submitted.

This decision does not relieve the petitioner in any way from the duty to comply with requirements of the Building Code or other applicable laws and regulations. The Board of Zoning Appeal is empowered to waive local zoning regulations only.



Hugh Adams Russell, Chairperson

ATTEST: A true and correct copy of decision filed
with the offices of the City Clerk and Planning Board
OR 11/9/84 by Eileen McHugh, Secretary.

01/04/85 03:12 TR 562 RE 1000

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ☒

Appeal has been filed and dismissed or denied ☐

Date: JAN 4 1985 Paul E. J. Leahy, City Clerk

MAIL TO: Black River Design
1640 Massachusetts Ave
Cambridge, MA 02138

RECEIVED & ENTERED
MIDDLESEX COUNTY
REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:
John F. Fargnoli
REGISTER

SIGN DESIGN REVIEW APPLICATION
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICANT: Alan Ness 661-3007
(name) (phone)

1640 Mass Avenue
Cambridge Ma 02138
(address) (Black River Design)

(signature, authorized representative)

PROPERTY OWNER: _____

LOCATION PREMISES: _____

ZONING DISTRICT: Resident C-2

AREA OF SPECIAL
PLANNING CONCERN:

Harvard Sq.
Overlay

Parkway
Overlay

Bus. B-1 or B-2

DATE APPLICATION SUBMITTED: _____

PLEASE NOTE:

ALL SIGNS MUST RECEIVE A BUILDING PERMIT FROM THE DEPARTMENT OF INSPECTIONAL SERVICES BEFORE INSTALLATION. COMMUNITY DEVELOPMENT DEPARTMENT ACTION DOES NOT CONSTITUTE ISSUANCE OF A BUILDING PERMIT OR CERTIFICATION THAT ALL OTHER BUILDING CODE OR OTHER REQUIREMENTS HAVE BEEN MET.

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

A. EXISTING CONDITIONS

1. Length of lot frontage abutting a street(s) 3.49

2. Length of frontage of ground floor establishment (where applicable) _____

3. Total area of signage permitted on a lot (2 x #1) 7

4. Total area of signage currently located on subject lot none

5. Existing Signs

<u>Name</u>	<u>Type</u>	<u>Area</u>	<u>Date of Bldg. Permit</u>
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none

6. Lot area (for lots in the Parkway Overlay District only) _____

C. COMMUNITY DEVELOPMENT DEPARTMENT DESIGN REVIEW DECISION - FOR USE BY
INSPECTIONAL SERVICES DEPARTMENT

1. Decision the proposed sign exceeds amount
of signage allowed on site. Would approve
the design but within the allowed
signage permitted.

2. Findings

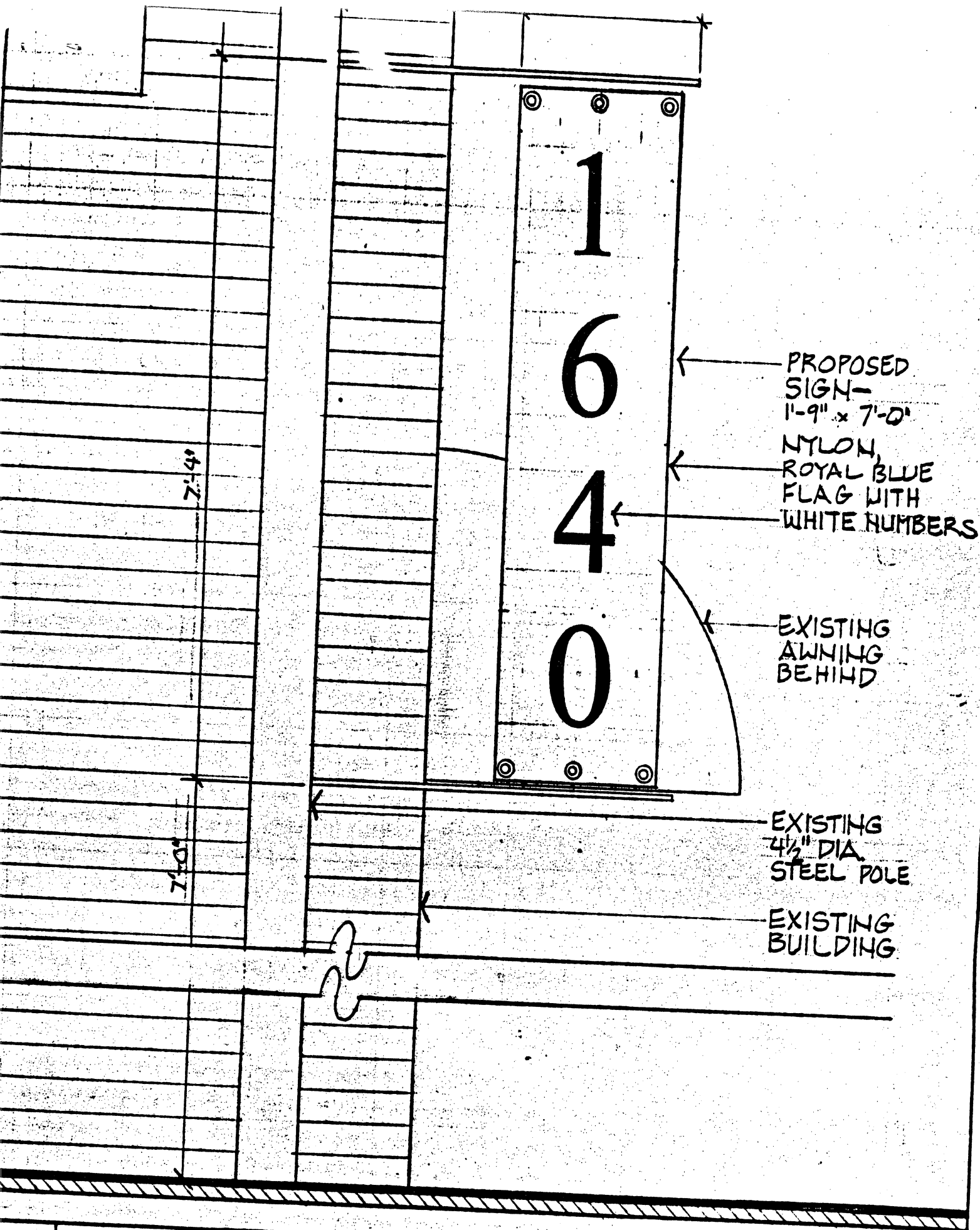
a. The proposed sign does not conform to the Decision of the CDD.
Sign requires action from the Board of Zoning Appeal:
Variance ☒ _____
Special Permit _____

b. The proposed sign conforms to the Decision of the CDD: _____

c. Sign does not require CDD design approval. _____

9 Aug. 84
(date)

Chaine C. Horne
Authorized signature for the
Community Development Department



ENTRANCE SIGN

SCALE: 3/4" = 1'-0"

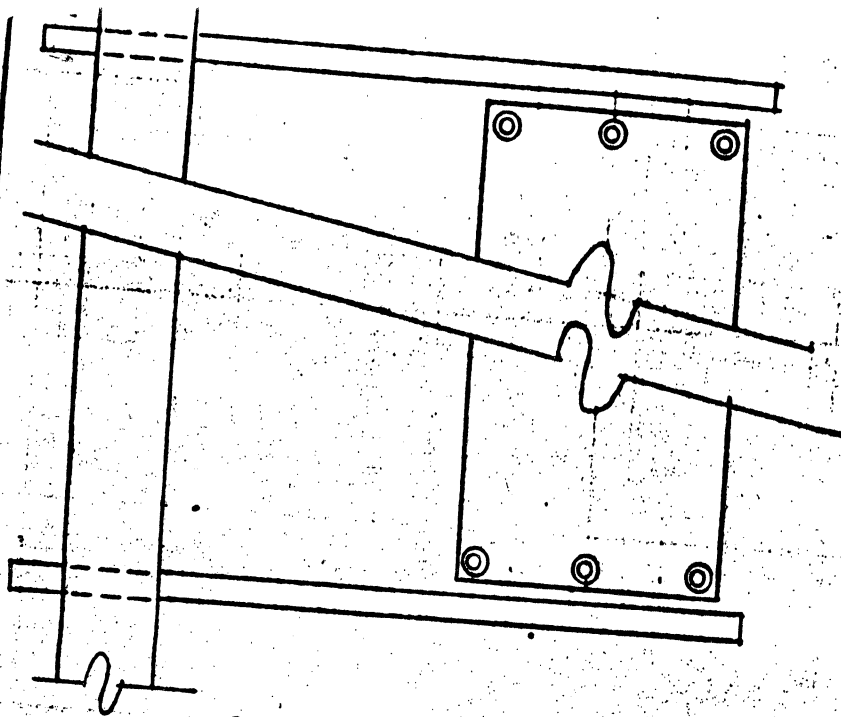
date:

by:

rev:

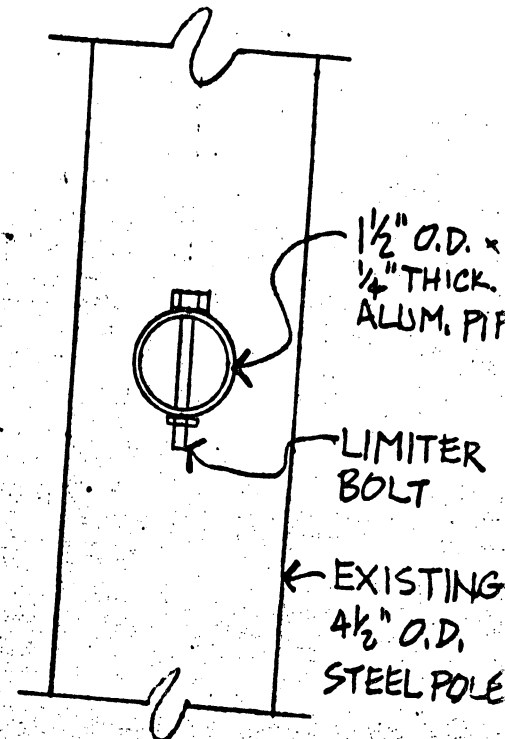
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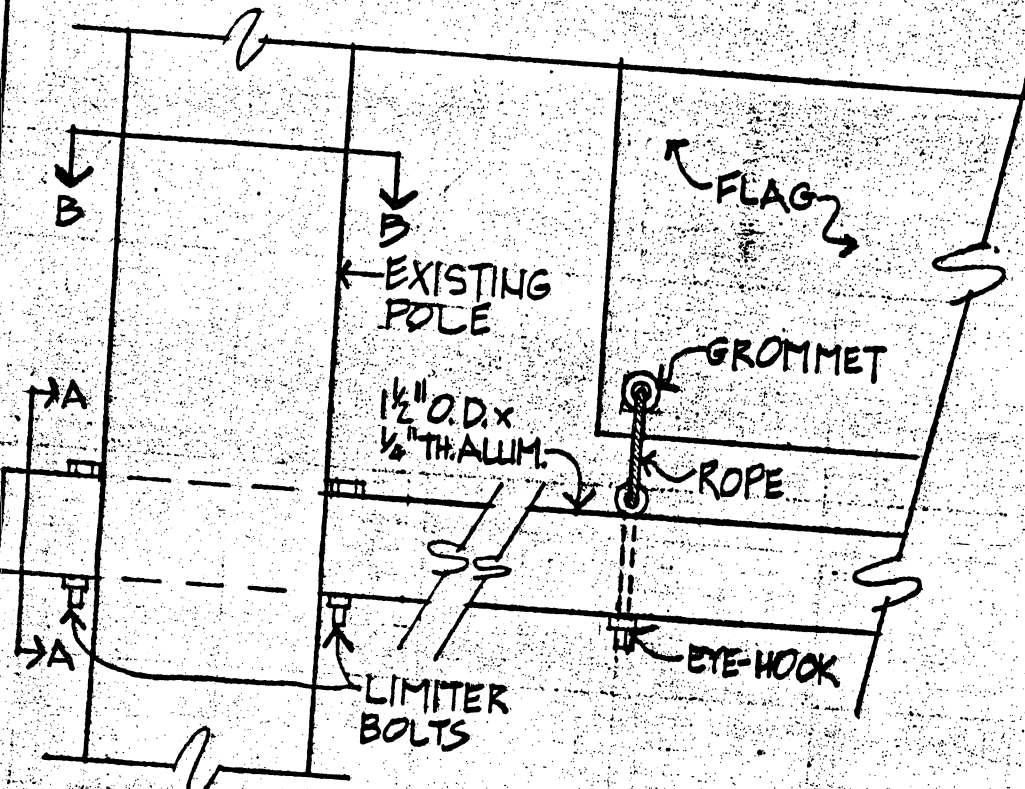
ELEVATION

SCALE: $\frac{3}{4}" = 1'-0"$



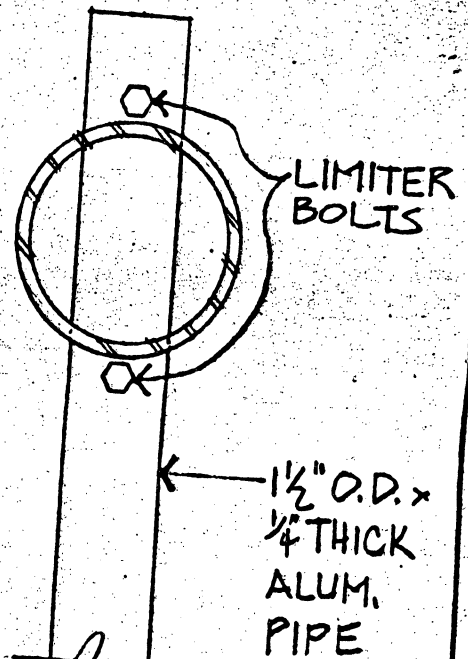
SIDE ELEV. A-A

SCALE: $3" = 1'-0"$



DETAIL

SCALE: $3" = 1'-0"$



PLAN B-B

SCALE: $3" = 1'-0"$

3

"BOLT DETAILS"

SCALE: AS NOTED

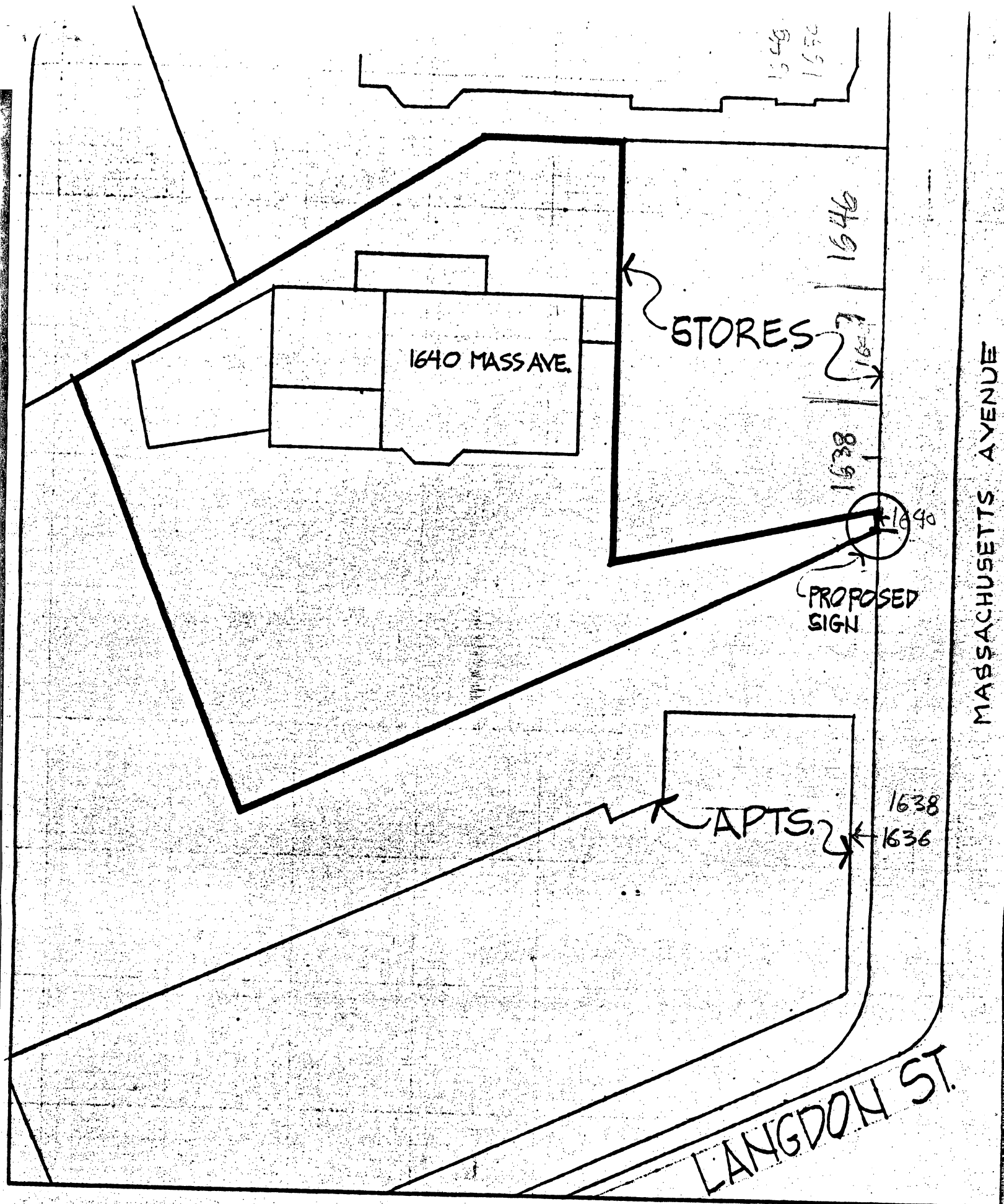
date:

by:

rev:

**BLACK RIVER DESIGN
ARCHITECTS**

1640 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02138
(617) 661 3007



1

SITE PLAN

SCALE: $\frac{1}{20}'' = 1'-0''$

date: 8.9.84

by: AN

rev:

**BLACK RIVER DESIGN
ARCHITECTS**

1640 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02138
(617) 661-3007



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 1642-1646A Mass. Ave.,, Cambridge, Massachusetts,
I do hereby declare my disapproval _____ approval ✓ of the installment of:

Canopy over the sidewalk entrance: _____

Awnings over the windows: _____

Projecting sign: FABRIC, FROM 10'-6" TO TOP OF PARAPET
of said property.

Signed: Melvin A. Levinson Trustee
Bernard D. Levinson Trust Date: 28 Oct 1985

Address: 194 Mill St. Newtonville, MA 02160

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



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 9 Rutland Street, Cambridge, Massachusetts,

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

Canopy over the sidewalk entrance: _____

Awnings over the windows: _____

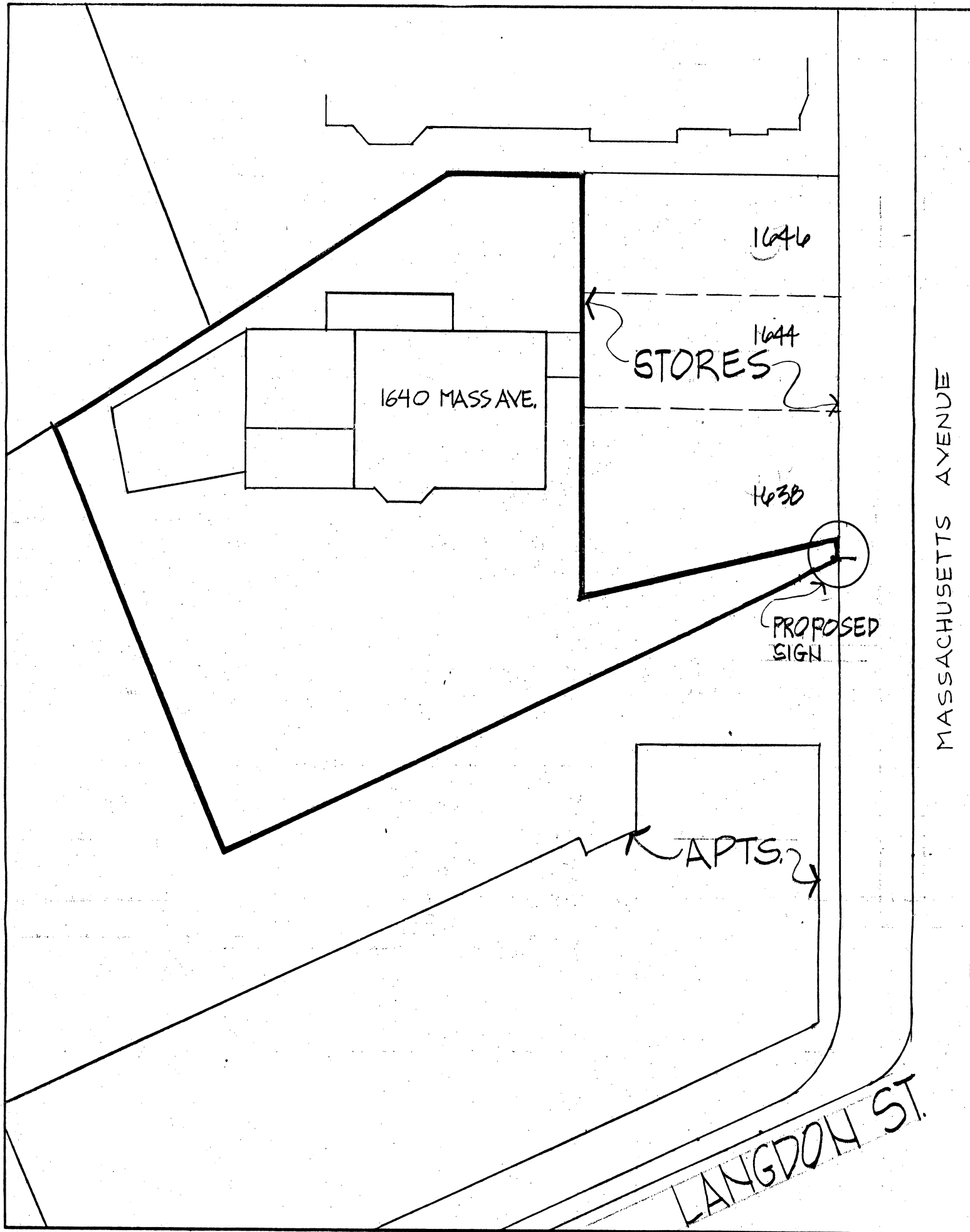
Projecting sign: Fabric, from 10'-6" to top of parapet

of said property.

Signed: Gordon Moore Date: 11/2/85

Address: 9 Rutland St
Cambridge, MA 02138

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



SITE PLAN
SCALE: 1/20" = 1'-0"

date: 8.9.84
by: AN
rev:

BLACK RIVER DESIGN
ARCHITECTS
1640 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02138
(617) 661 3007

7.

W-108

Sign petition - Arch Horst d/b/a Black River
Design - 1640 Massachusetts Avenue.

In City Council,

November 18, 1985

11/18/85

QW

Order Adopted

-S-