

City of Cambridge

Applications & Petitions # 6

IN CITY COUNCIL

April 28, 2003

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 Davenport Building Limited Partnership to erect two signs at the premises numbered 25 First Street, Cambridge, Massachusetts.

Provided that, before erecting the above named signs the petitioner shall obtain a permit from the Inspectional Services Department and file with the City Clerk a bond in the sum of Four Thousand (\$4,000.00) dollars, conditioned to save harmless the City of Cambridge from all claims for damages arising from the installation, maintenance and use of said signs.

In City Council April 28, 2003

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury, City Clerk

Cambridge, 24 April 2003
19

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 Davenport Building Ltd. Partnership
c/o Paradigm Properties LLC be granted
permit to erect a sign of the following specifications in front of
premises 25 First St. Cambridge, MA

Type: Wall mounted, individual, stainless steel letters
(State whether Electric or otherwise and material used in construction)

Reading matter to go on sign: "25 First Street" (A)
"The Davenport" (B)

Size: (A) 0'-6" x 8'-6"
(B) 1'-6" x 38'-6"

Weight: NA

How Erected: A: 5" - "8" B: 15'-10" - "8"
(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 15'-10" Top 17'-4"

Mr. Donnelly
(Signature of Applicant)

31 Milk Street Boston MA 02109
(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:

Building Inspector

4/24/03
Date



CITY OF CAMBRIDGE

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

Robert R. Bersani

Commissioner

To Whom It May Concern:

As owner or agent of 21-29 Olis Street, Cambridge, Massachusetts
I do hereby declare my ~~disapproval~~ approval ☒ of the installment of:

Canopy over the sidewalk entrance: At 25 First Street as shown on the attached
Awnings over the windows: Plan A200. DATED 12/15/02 & STAMPED BY
CAROLYN HENDRIE, REGISTERED ARCHITECT

Projecting sign: At 25 First Street as shown on the attached Plan A200
of said property.

Signed: [Signature] Date: 01/13/03
Address: % BEACON CAPITAL PARTNERS, ONE FEDERAL STR. (FL. 26), BOSTON, MA. 02110
FOR ONE FIRST STREET
PROPERTY LLC

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



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SIGN CERTIFICATION FORM

BETH RUBENSTEIN

Assistant City Manager for
Community Development

COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN M. GLAZER

Deputy Director for
Community Development

Applicant: Paradigm Properties, LLC as designated
for the Owner Oavenport Building Limited
Partnership

Signature M. Damply

Telephone: 617-451-9800 x238 FAX: 617-451-1144

Location of Premises: 25 First Street

Zoning District: BA Overlay District: P.U.D. 4

Date Application Submitted: 4/24/03

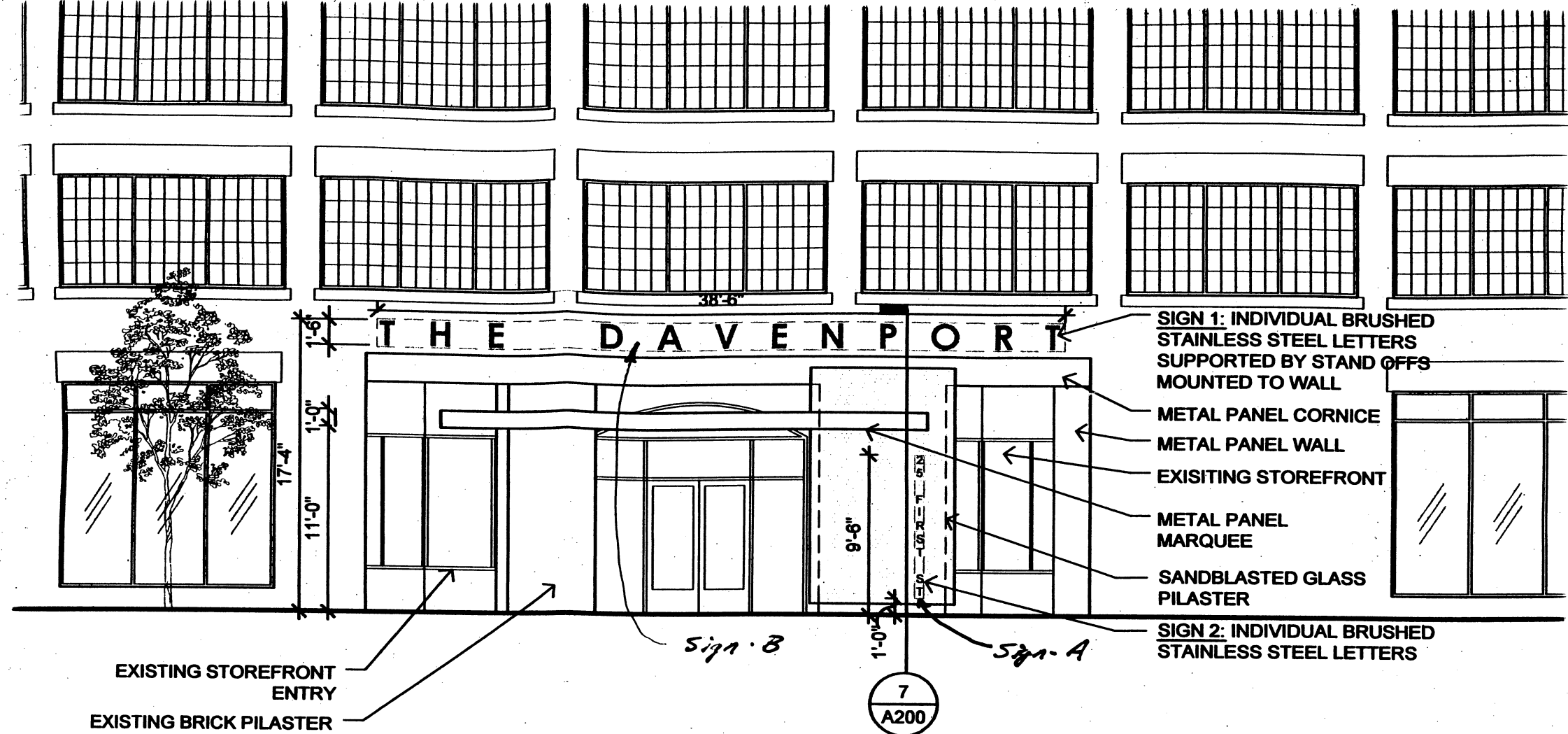
Sketch of Sign Enclosed: ☒ Yes ☐ No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!

Copies: ISD ☐ City Clerk* ☒ CDD ☐ Applicant ☐ Historical Com. ☐

*Any sign or portion of a sign extending more than six (6) inches into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.



Sign 11

Illumination: Natural i Internal External ✓

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

2. COMPLETE FOR ANY OTHER SIGN

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES ✓ NO

Sign requires a variance from the Board of Zoning Appeal: YES _____

Relevant sections: _____

COMMENTS: Exempt direct oral segn

Date: 4/9/03 CDD Representative 

sgn λ

Height (from ground to the top of the sign): ca 15

Length in feet of store front facing street: (a)_____. Area of signs allowed accessory to store:
outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on
the store front to remain (including any freestanding sign):_____. Area of additional signs
permitted:_____.

Length in feet of building facade facing street: (a) 200. Area of signs allowed accessory to the building facade: outside (1 x a) 200, behind windows (0.5 x a) 100. Area of all existing signs on the building facade to remain (including any freestanding sign): 90. Area of additional signs permitted: 110.

AREA: 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

COMMENTS: _____

Date: 4/24/03 CDD Representative

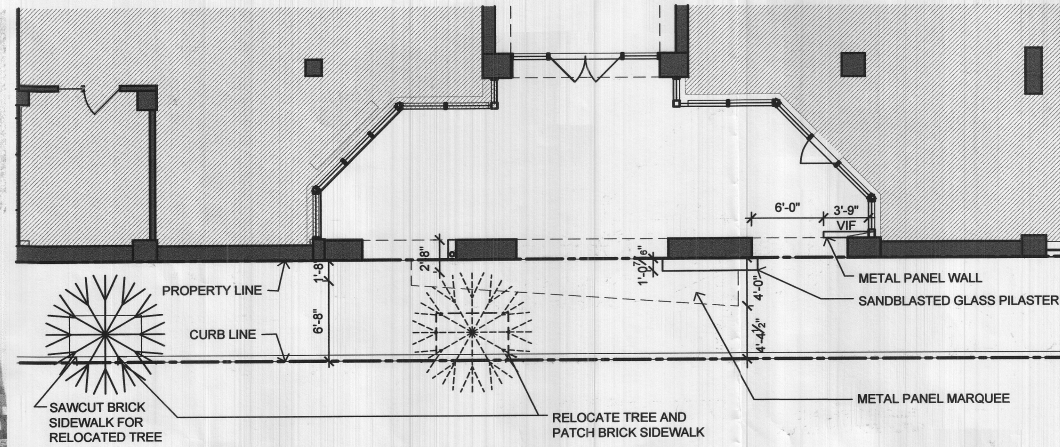
John Barker



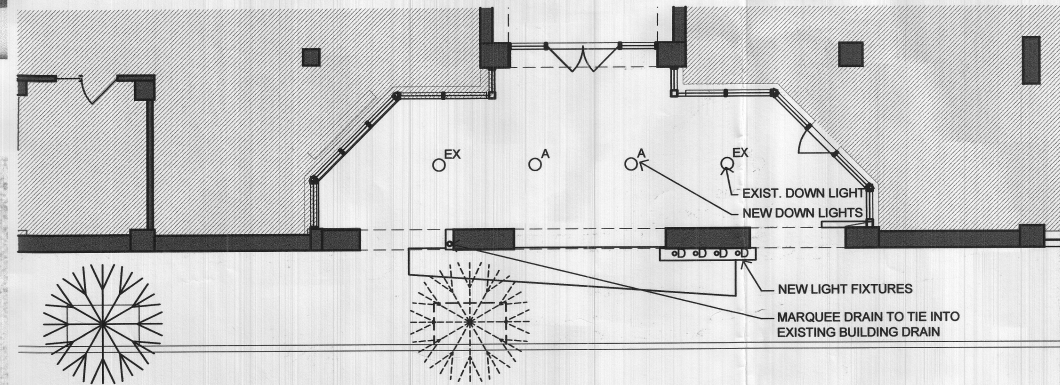
5 PROPOSED MARQUEE & SIGNAGE
SCALE: N/A



6 EXISTING CONDITIONS
SCALE: N/A



3 PARTIAL PLAN AT ENTRANCE
SCALE: 1/8" = 1'-0"



4 PARTIAL RCP AT ENTRANCE
SCALE: 1/8" = 1'-0"

Note: All new work complies with:
• 6th Edition of the Massachusetts State Building Code 780 CMR.
• Zoning Ordinance, City of Cambridge, Feb 25, 2002

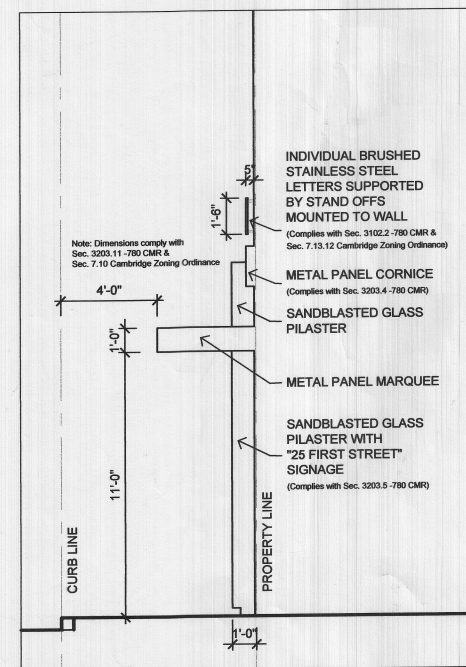
I. Massachusetts State Building Code Analysis 780 CMR 6th Edition

Chapter 31: Special Construction		
Section 3102.2 Definitions: Wall Sign:		
Sign 1: "The Davenport"	Required	Proposed
-distance between face of sign and face of building	15" max.	5"
Sign 2: "25 First Street"	Required	Proposed
-distance between face of sign and face of building	15" max.	12"
Chapter 32: Construction in the Public Right-of-way		
Section 3203.0 Permissible Street Projections		
Section 3203.4 Architectural Decoration		
-Ornamental cornice	Required	Proposed
	4" max.	4"
Section 3203.5 Ornamental Columns		
-Pilasters	Required	Proposed
	12" max.	12"
Section 3203.11 Marquees		
Section 3203.11.1 Projection and Clearance		
-Distance between curbline and marquee	Required	Proposed
	2'-0" min.	4'-4"
-Minimum height above ground	Required	Proposed
	10'-0" min.	11'-0"
Section 3203.11.2 Thickness		
-Thickness (Projection is less than 2/3 dist from property line to curb line.)	Required	Proposed
	9'-0" max.	1'-0"
Section 3203.11.4 Location Prohibited		
Does not interfere with means of egress or standpoint location		
Section 3203.11.5 Construction of Marquees		
-construction required: non-combustible	Required	Proposed
(proposed construction: structural steel members with light gauge metal framing supported from existing building.)	yes	complies

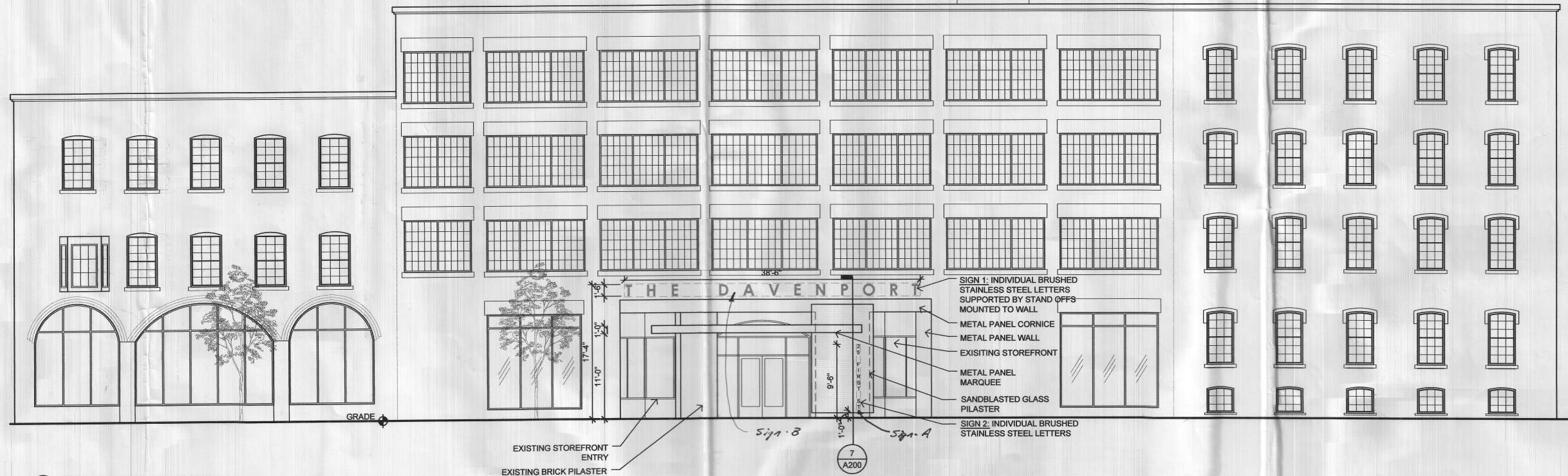
II. City of Cambridge Zoning Ordinance Summary

Section 7.10 Signs		
Section 7.16.22 All Business, Office and Industrial Districts		
-number of signs	Required	Proposed
	no limit	2
Sign 1: "The Davenport"		
Section 7.13.12		
-Projection of wall sign from building face	Required	Proposed
	12" max.	5"
Section 7.16.22		
-Area of sign	60 sf max.	60 sf
-Height of sign	20" max.	11"
-illumination	natural, internal, external, or indirect	natural
Sign 2: "25 First Street"		
Section 7.13.12		
-Projection of wall sign from building face	Required	Proposed
	12" max.	12"
Section 7.13.12		
-Area of sign	Required	Proposed
	60 sf max.	3 sf
-Height of sign	20"	9'-6"
-illumination	natural, internal, external, or indirect	natural, internal

1 BUILDING CODE & ZONING SUMMARY
SCALE: N/A



7 SECTION THRU CANOPY
SCALE: 1/4" = 1'-0"



2 MAIN ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT

bh+a

Bargmann Hendrie + Archetype, Inc.
316 Summer Street
Boston, MA 02210
617 350-0450 Tel
617 350-0215 Fax
www.bhplus.com

PROJECT NAME

The Davenport

25 First Street
Cambridge, MA 02142

CLIENT

Paradigm Properties

31 Milk Street
Boston, MA 02109
617 451.9800 Tel
617 451.1144 Fax
www.paradigmprop.com

PROJECT TEAM

REVISIONS

1	January 8, 2003
2	January 15, 2003
3	
4	
5	

DATE

DRAWING TITLE

Exterior Elevation & Partial Plan

DRAWING INFORMATION

January 27, 2003
DATE OF ISSUE

Issued for Construction
DESCRIPTION

as noted
SCALE

2405.11
PROJECT #

ldk
DRAWN BY

A-200.dvpt.dwg
FILE NAME

DRAWING NUMBER

A200

Copyright BH+A, Inc.

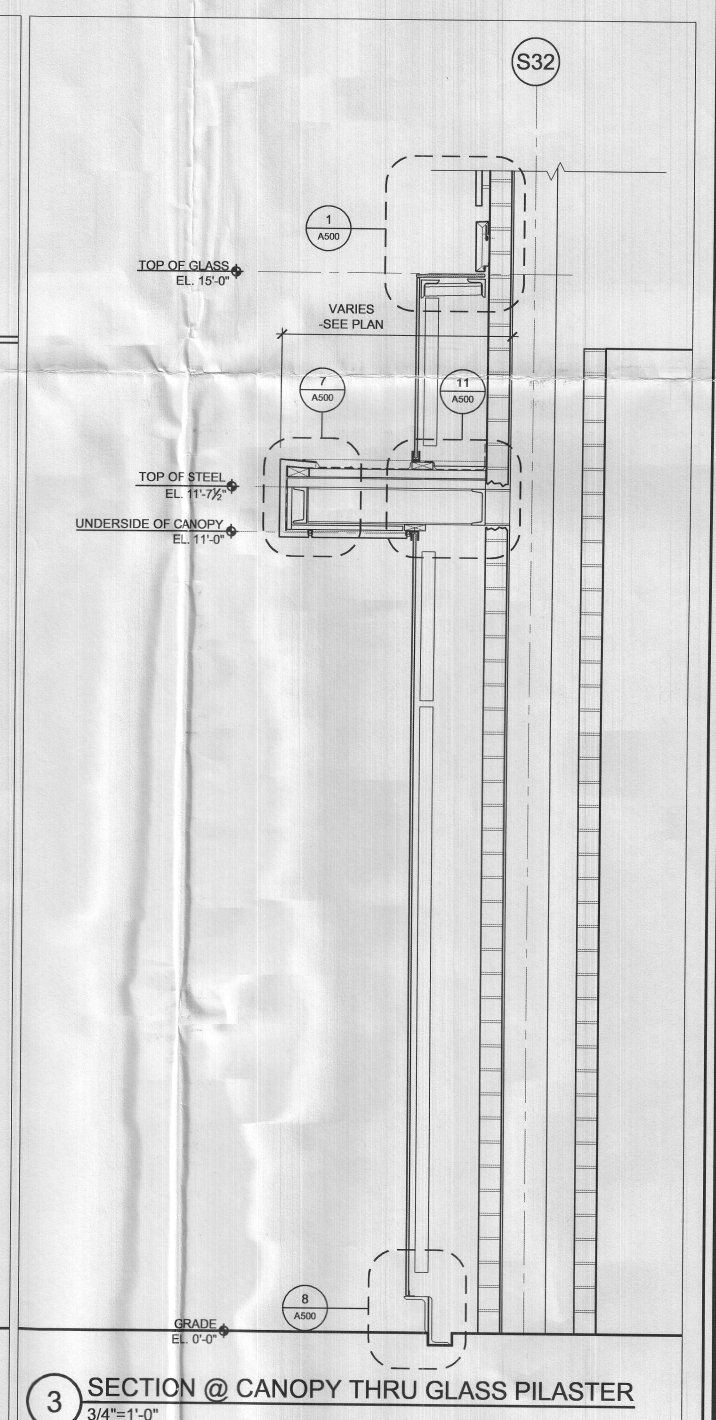
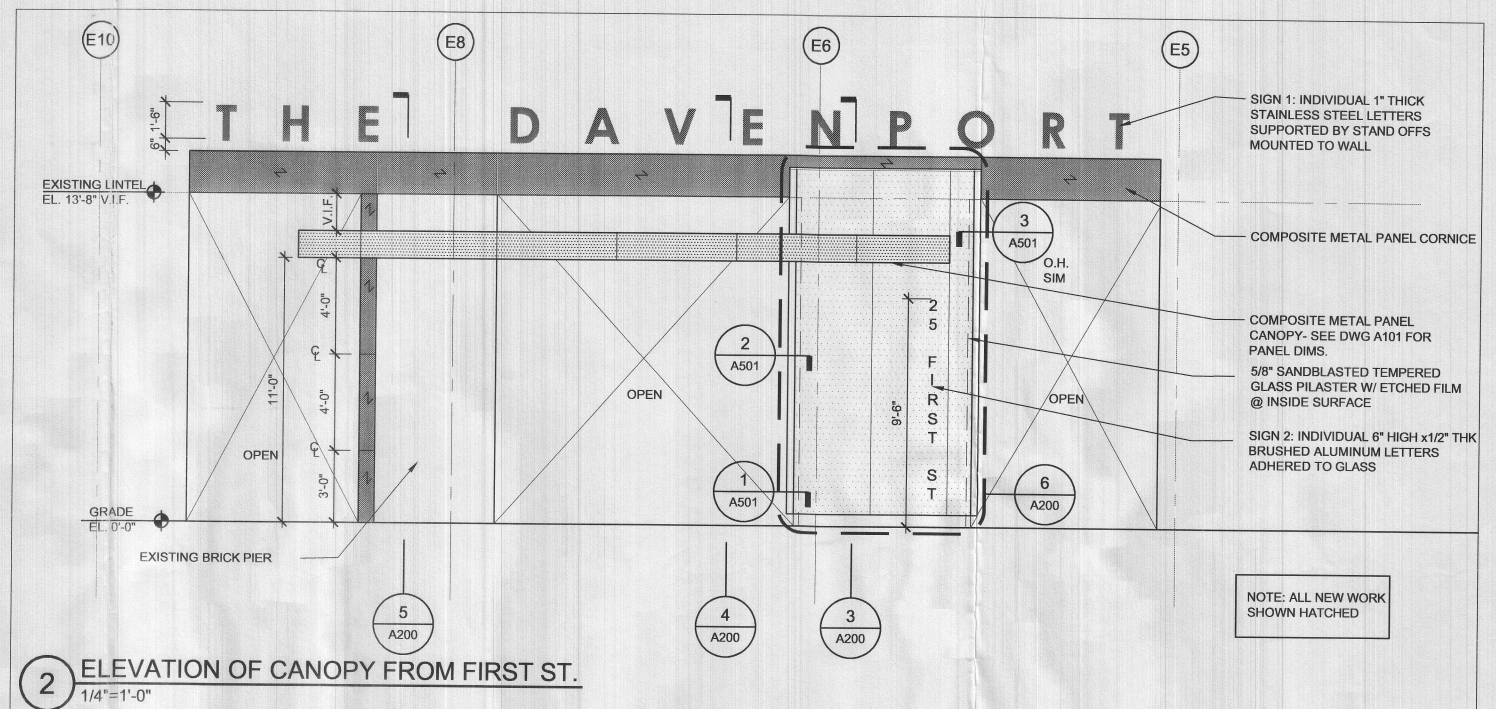
The Davenport New Canopy & Renovations to Lobby

First Street
Cambridge, MA 02142

paradigm properties

Milk Street
Boston, MA 02109
7.451.9800 Tel
7.451.1144 Fax
www.paradigmprop.com

Ger Hobeika Associates
Main Street
Tertown, MA 02472
924.5257 Tel
924.1481 Fax



VISIONS

DATE

Exterior Elevations & Canopy Sections

A200

PROJECT NAME

**The Davenport
New Canopy &
Renovations to
Lobby**25 First Street
Cambridge, MA 02142

CLIENT

**Paradigm
Properties**31 Milk Street
Boston, MA 02109
617.451.9800 Tel
617.451.1144 Fax
www.paradigmprop.com

PROJECT TEAM

Structural Engineer:

Roger Hobeika Associates
85 Main Street
Watertown, MA 02472
614.924.5257 Tel
617.924.1481 Fax

REVISIONS

1	
2	
3	
4	
5	

DATE

DRAWING TITLE

**Canopy
Plan &
Reflected
Ceiling Plan**

DRAWING INFORMATION

February 4, 2003
DATE OF ISSUEIssued for Construction
DESCRIPTION

1/2" = 1'-0"

SCALE

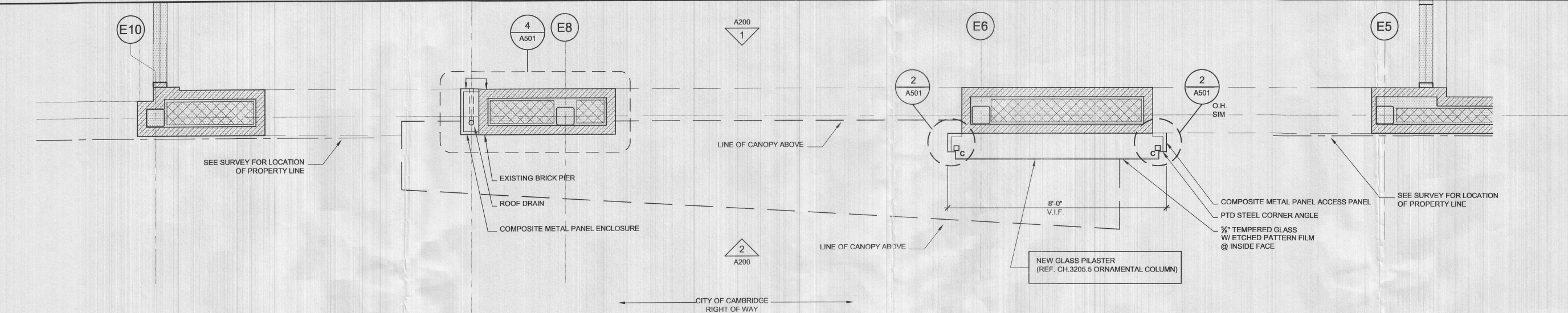
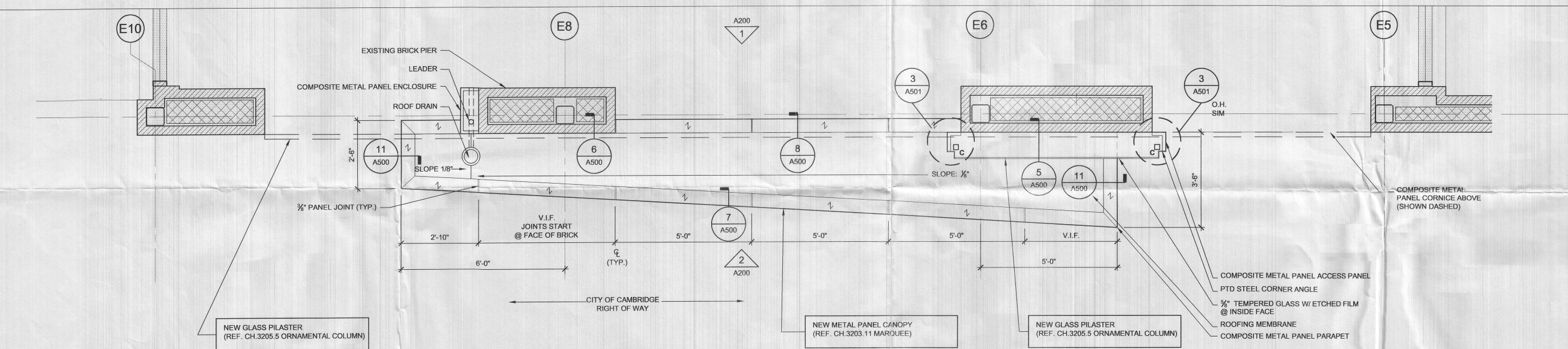
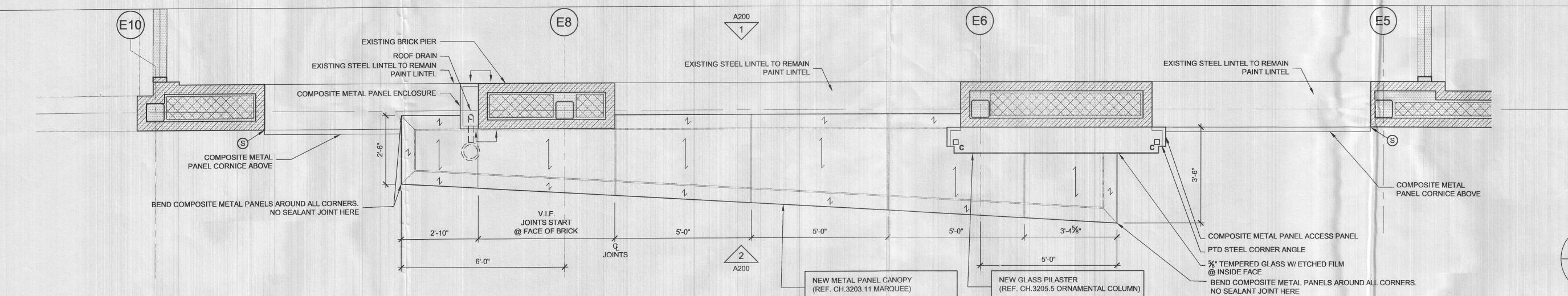
2405.11

PROJECT #

A100_chpt.dwg

FILE NAME

DRAWING NUMBER

A101**1 PLAN OF BUILDING ENTRY BELOW CANOPY****2 ROOF PLAN OF CANOPY****3 REFLECTED CEILING PLAN OF CANOPY**

6

**PERMANENT SIGN OR STRUCTURE THAT WILL OBSTRUCT THE PUBLIC WAY
MORE THAN SIX INCHES**

Cambridge, 24 April 2003

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

EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

The undersigned respectfully prays that Davenport Building Ltd. Partnership be granted permit to erect
% Paradigm Properties, LLC
a sign of the following specifications in front of premises located at 25 First Street

_____, and owned by Davenport Building
Ltd. Partnership

Type of sign: Wall mounted individual, stainless steel letters
(State whether electric or otherwise and material used in construction)

Reading matter to go on sign: "25 First Street" - A
"The Davenport" - B

Size: (A) - 0'-6" x 8'-6"
(B) - 1'-6" x 38'-6"
Weight: (A) - 8.62 lbs./letter = 4.5 lbs.
(B) - 3 lbs./letter = 36 lbs.

Public Way
Obstruction:

(A) - 1/2"
A: (B) - 5"
(A: Give exact distance sign
is to extend over sidewalk.)

(A) - 1'-0"
B: (B) - 15'-10"
(B: Also exact distance from bottom
of sign to sidewalk.)

Height Above Grade: Bottom 15'-10" Top 17'-4"

APPLICANT HEREBY STATES THAT INFORMATION IS TRUE TO THE BEST OF HIS/HER KNOWLEDGE AND UNDERSTANDING. UNDER PAINS AND PENALTY OF PERJURY.

[Signature]
(Signature)

31 Milk Street, Boston MA 617 451 9800 x 238
(Address) (Telephone Number)

NOTICE - REGULATIONS

Section 12.08.010 Municipal Code
Section 1212.0 State Building Code

Encroachments onto Streets
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 as to Building Code [Signature]
(Building Inspector)

4/24/03
(Date)

Approved as to Zoning Ordinances _____

H-55

Application and Petition #6

An application was received from Davenport Building Limited Partnership, requesting permission for two signs at the premises numbered 25 First Street. Approval has been received from Inspectional Services, Community Development Department and abutters.

In City Council April 28, 2003

ORDER ADOPTED.