

The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND SEVENTY-

AN ACT TO AUTHORIZE THE ESTABLISHMENT OF NEIGHBORHOOD CONSERVATION DISTRICTS AND PROTECTED LANDMARKS BY THE CITY OF CAMBRIDGE.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Purposes. The purpose of this Act is to preserve, conserve and protect the beauty and heritage of the City of Cambridge and to improve the quality of its environment through identification, conservation and maintenance of neighborhoods, areas, sites, buildings and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas, buildings, or structures; and by furthering these purposes to promote the public welfare by making the City a more attractive and desirable place in which to live and work. To achieve these purposes, the City of Cambridge is authorized to designate neighborhood conservation districts, landmarks and landmark protection areas to be administered by the Cambridge Historical Commission, a commission established under M.G.L. Chapter 40, Section 8D, and M.G.L. Chapter 40C.

NOTE. — Use ONE side of paper ONLY. DOUBLE SPACE. Insert additional leaves, if necessary.

House, No.

BILL

Section 2. Definitions. The following terms, when used whether or not capitalized in this Act, shall have the meanings set forth below, unless the context otherwise requires:

2.1 "Building" - any combination of materials forming a shelter for persons, animals, or property.

2.2 "Historical Commission" - The Cambridge Historical Commission.

2.3 "Demolition" - the act of pulling down, destroying, removing, or razing a building, or commencing the work of total or substantial destruction with the intent of completing the same.

2.4 "Exterior architectural features" - such portion of the exterior of a building or structure as is open to view from a public street, way, park, or body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, material and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

2.5 "Historic District" - an area so established under the authority of Chapter 40C.

2.6 "Landmark" - any property being or containing a place,

structure, building, fixture or object which has been designated in accordance with section five as

(a) importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the City or the Commonwealth, or

(b) which is 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 buildings.

2.7 "Landmark Protection Area" - any area designated by the commission in accordance with section five as an area

(a) contiguous to and constituting an essential part of the physical environment of any landmark, or

(b) which includes archaeological resources below the present surface, whose integrity is sufficiently intact that the area may be expected to yield information important in prehistory or history.

2.8 "Neighborhood Conservation District" - any area with distinctive character which has been designated in accordance with

section five as an area containing buildings, structures or man-made features which are of importance to the architectural, aesthetic, cultural, political, economic, or social history of Cambridge, and cause such area to constitute a distinctive section of the City.

2.9 "Neighborhood Conservation District Commission" or "District Commission" - a commission provided for by section four.

2.10 "Structure" - a combination of materials including a building, sign, fence, wall, terrace, walk, driveway, street, bridge, statue, monument, or other man-made feature.

Section 3. Historical Commissions and Historic District Commissions. No provision of this Act shall alter or diminish the duties and functions of the Cambridge Historical Commission as established under the authority of M.G.L. Chapter 40, Section 8D, and M.G.L. Chapter 40C, or any historic district presently administered by said commission, or restrict the establishment of any future historic district under Chapter 40C.

Section 4. Neighborhood Conservation District Commission. Upon designation as provided in Section 5 of any neighborhood conser-

vation district, and unless the designation provides that the historical commission itself shall exercise regulatory functions, the City Manager shall appoint a neighborhood conservation district commission to consist of four members and two alternates who are residents of such district or owners of property therein, and one member or alternate of the historical commission. The neighborhood conservation district commission shall act solely in the exercise of those regulatory functions described in this Act which pertains exclusively to the regulation of the district under its administration.

Any member or alternate of an historical commission may be appointed to a neighborhood conservation district commission for a term coterminous with that each holds on the historical commission. Members and alternates of a neighborhood conservation district commission who are not members of an historical commission shall by reason of experience or education have demonstrable knowledge and concern for conservation and enhancement 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. The neighborhood conservation district commission shall elect annually a chairman and vice-chairman from its own number. In the case of absence, inability to act, or unwillingness to act because of self-interest on the part of a member, his or her place shall be taken by an alternate member designated by the chairman, if available, otherwise by the vice-chairman if available, otherwise by a majority vote of the members and alternate members of the commission present. The neighborhood conservation district commission may designate a person not a member as secretary.

Section 5. Designations. Subject to the conditions hereinafter specified in this section, an historical commission by majority vote may recommend for designation any building or structure as a landmark, or may recommend for designation any area in the city as a neighborhood conservation district, and may recommend amendments to any such designation as herein provided upon a finding by the commission that the designation or amendment meets any of the criteria contained in section two of this Act.

An historical commission may recommend for designation any area in the City as a landmark protection area as herein provided upon a finding by the commission that the area to be designated is visually related to the landmark, but is not necessarily of sufficient historical, social, cultural, architectural or aesthetic significance to warrant designation as an historic district or neighborhood conservation district. In determining the

boundaries of a protection area, the historical commission shall consider the following elements:

(a) major views and vistas of and from the landmark, as determined by the topographical characteristics and the siting of existing buildings in the area;

(b) pattern of roads, paths, and alleys which determine the size and shape of land parcels and which control vehicular and non-vehicular movement to and from the landmark;

(c) contrasts between the scale or arrangement of the landmark, and the area under consideration for designation as a landmark protection area. In no case shall the landmark protection area extend more than twelve hundred feet from a boundary of the landmark.

Prior to the recommendation of designation or amendment of designation of any landmark, neighborhood conservation district, or landmark protection area, an investigation and report on the historical and architectural significance of the structures, sites or objects to be designated shall be made. The report shall recommend the boundaries of any proposed landmark, neighborhood conservation district or landmark protection area and shall recommend for incorporation in the ordinance designating each neighborhood conservation district, landmark, or landmark protection area general and/or specific standards and appropriate criteria consistent with the purposes of this Act and the provisions of section six which shall be applied in

making any determination under sections eight, nine, and ten, with respect to the designated landmark or within the designated neighborhood conservation district or landmark protection area.

In the case of a landmark or landmark protection area, 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 who have demonstrated interest in the district or area under consideration and who shall be appointed by the City Manager.

The City Manager, any ten registered voters of the City, or any commission member may petition the historical commission to initiate designation of a landmark, neighborhood conservation district, or landmark protection area or to recommend amendment or rescission of such a designation, and the commission shall within forty-five days following the filing of such petition hold a preliminary hearing on such petition with the petitioners 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 seven days notice of such public hearing by publication in a newspaper in general circulation in the City, and by mailing a copy of such advertisement to the owner of the proposed landmark and to every owner as appearing on the then most recent tax list of property abutting the proposed landmark or within the proposed neighborhood conservation district or landmark protection area as determined from the records of the assessing department, and to the City Manager, the planning board, the City Clerk, and any other person that may have filed a written request for such notice with the commission.

Prior to the public hearing, the commission shall transmit copies of the report to the City planning board and to the Massachusetts Historical Commission for their respective consideration and recommendations.

The recommendation of the Historical Commission with regard to any designation shall be transmitted to the City Manager with a copy of the approved designation report. Adoption of any designation or amendment or rescission of designation shall require a two-thirds vote of the City Council.

No designation, amendment, or rescission of designation shall become effective until a map setting forth the boundaries of the landmark, neighborhood conservation district, or landmark protection area, or change in the boundaries thereof, has been filed with the City Clerk and has been recorded with the

Registry of Deeds for the South District of Middlesex County.

Section 6. Review Authority. Except as the ordinance or bylaw establishing a designation may otherwise provide in accordance with this section, an historical commission or neighborhood conservation district commission shall review all construction, demolition, or alteration that affects the exterior architectural features visible from a public way of any building or structure that has been designated a landmark or that is located in a designated neighborhood conservation district or landmark protection area.

The ordinance designating a landmark, neighborhood conservation district, or landmark protection area, or any amendment thereof may provide that the authority of the historical commission or neighborhood conservation district commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district, in which event the buildings or structures or exterior architectural features so excluded may be constructed or altered without review by the commission:

(1) The type and texture of exterior wall material not installed in a manner that requires the removal or enclosure of any

cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element.

(2) 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.

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

(4) 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.

(5) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.

(6) Walls and fences, or either of them.

(7) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trelliswork, and similar appurtenances, or any one or more of them.

(8) The color of paint.

(9) The color of materials used on roofs.

(10) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or

other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

An historical commission or neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features, colors, or structures, including, without limitation, any of those enumerated in this section, if the provisions of the ordinance do not limit the authority of the historical commission or neighborhood conservation district commission with respect thereto, may be constructed or altered without review by a commission without causing substantial derogation from the intent and purposes of this chapter.

Section 7. Maintenance and repair, etc. Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature of a landmark or within a neighborhood conservation district or landmark preservation area which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable ordinance

Section 8. Certificates of appropriateness, non-applicability or hardship. Except as the ordinance may otherwise provide in accordance with section seven or section eight, no building or structure designated a landmark or within a neighborhood conservation district or landmark protection area shall be con-

structed or altered in any way that affects exterior architectural features unless the historical commission or neighborhood conservation district commission having jurisdiction shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration.

Any person who desires to obtain a certificate from an historical commission or neighborhood conservation district commission shall file with the commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application.

No building permit for alteration of an exterior architectural feature of a landmark or construction of a building or structure or for alteration of an exterior architectural feature within a neighborhood conservation district or landmark protection area, and no demolition permit for demolition or removal of a landmark or of a building or structure within a neighborhood conservation district or landmark protection area shall be issued by the City or any department thereof until the certificate required by this section has been issued by an historical commission or neighborhood conservation district commission.

Section 9. Factors to be considered by commissions. In passing upon matters before it, the historical commission or neighborhood conservation district commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures a commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and a commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or bylaw. A commission shall not consider interior arrangements or architectural features not subject to public view.

A commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the landmark neighborhood conservation district, or landmark protection area.

Section 10. Additional powers, functions and duties of commissions. An historical commission or neighborhood conservation district commission shall have the following additional powers, functions and duties with respect to designated landmarks, neighborhood conservation districts, or landmark protection areas, as the case may be:

(a) If a commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the landmark, neighborhood conservation district, or landmark protection area, the commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness the commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the commission, to be issued to the applicant, and the commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval, the commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the commission. If within fourteen days of the receipt of such a notice the applicant files a written modification of his application in conformity with the recommended changes of the commission, the commission shall cause a certificate of appropriateness to be issued to the applicant.

(b) In the case of a determination by a commission that an application for a certificate of appropriateness or for a certificate of non-applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the commission in accordance with the provisions of section six, the commission shall cause a certificate of non-applicability to be issued to the applicant.

(c) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the neighborhood conservation district, or landmark protection area generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter. If the commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or in the event of failure to make

a determination on an application within the time specified in section eleven, the commission shall cause a certificate of hardship to be issued to the applicant.

(d) Each certificate issued by the commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the commission to sign such certificates on its behalf.

(e) The commission shall keep a permanent record of its resolutions, transactions, and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this Act or of the ordinance or bylaw under which it is acting and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. A copy of every such bylaw and amendment thereof and every regulation and amendment thereof adopted pursuant to this section by a neighborhood conservation district commission shall first be submitted to the historical commission, and if approved by majority vote shall be filed in the office of the City Clerk; and no such regulation or amendment thereof shall become effective until it shall have been so approved and filed.

(f) The commission shall file with the City Clerk and with any department of the City having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it.

(g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances and a roster of certain colors of paint and roofing materials which will meet the requirements of a neighborhood conservation district, but no such

determination shall limit the right of an applicant to present other designs or colors to the commission for its approval.

(h) The commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes.

Section 11. Procedures for meetings and public hearings. Meetings of an historical commission or neighborhood conservation district commission to consider any matter authorized by this Act shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship.

A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission

determines that such application involves any such features which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

The commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as they appear on the most recent real estate tax list of the board of assessors, to the Planning Board, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the commission shall deem entitled to notice.

As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the ordinance or bylaw may provide, or within such further time as the applicant may allow in writing, the commission shall make a determination on the application. If the commission shall fail to make a determination within such period of time, the commission shall thereupon issue a certificate of hardship.

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the landmark, neighborhood conservation district or landmark protection areas, that it may be reviewed by the commission without public hearing on the application, provided, however, that if the commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.

Section 12. Appeals. Any applicant aggrieved by a determination under this Act of an historical commission or a neighborhood conservation district commission may, within twenty days after the filing of the notice of such determination with the City Clerk, appeal to the Superior Court for the South District of Middlesex County. The Court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence, or to exceed the authority of the commission, or may remand the case for further action by the commission or make such other decree as justice and equity

may require. The remedy provided by this section shall be exclusive, but the parties shall have all rights of appeal and exception. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs should not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that the appellant acted in bad faith or with malice in making the appeal to the Court.

Section 13. Enforcement. The Superior Court for the South District of Middlesex County shall have jurisdiction to enforce the provisions of this chapter and any ordinance enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the City Manager or of a commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

Whoever violates any of the provisions of this chapter shall be punished by a fine of not less than ten dollars nor more than five hundred dollars. Each day during any portion of which a violation continues to exist shall constitute a separate offense.

Section 14. Severability. The provisions of this chapter shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Cambridge Historical Commission
April 13, 1979

*To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.*

The undersigned, citizens of.....CAMBRIDGE....., **respectfully**
petition for the passage of the accompanying bill or resolve, and/or for legislation to authorize the
the establishment of neighborhood conservation districts and protected landmarks
by the City of Cambridge.

Petitioners are requested to sign names and addresses legibly.

City of Cambridge

MASSACHUSETTS

Agenda #10 Proposed Act authorizing the establishment of neighborhood conservation districts and protected landmarks by the City of Cambridge. In City Council April 30 197 9

	YEA	NAY	ABSENT	PRESENT
Mr. Crane				
Mr. Duehay				
Mr. Frisoli				
Ms. Graham				
Ms. Preusser				
Mr. Sullivan				
Mr. Vellucci				
Mr. Wylie				
Mayor Danehy				



Cambridge Historical Commission

City Hall Annex, 57 Inman Street, Cambridge, Massachusetts, 02139. 617/498-9040



Robert G. Neiley, *Chairman*; William B. King, *Vice Chairman*; Charles M. Sullivan, *Executive Director*.
Dwight H. Andrews; Arthur H. Brooks, Jr.; James F. Clapp, Jr.; Charles W. Eliot, 2d; Joseph G. Sakey; *Commission Members*.
John Lyons, Geneva T. Malenfant, Frances Pierce, *Alternates*.

April 26, 1979

To: The Honorable, The City Council

The Cambridge Historical Commission has drafted the enclosed bill, "An Act to Authorize the Establishment of Neighborhood Conservation Districts and Protected Landmarks by the City of Cambridge", to strengthen the ability of the City to deal with the problems of preserving neighborhoods and historic structures. Two earlier versions of this bill, one a general act applying to all cities and towns and the other a home rule bill, were approved by the City Council in December. The general act failed in the legislature, and because of revisions the home rule version will again be considered by the Council on April 30. The revised bill differs only in detail from that already approved.

The bill is designed to protect architecturally or historically important neighborhoods in instances when historic districts would be too restrictive. The bill would also enable designation of individual buildings as protected landmarks, and allow establishment of landmark protection areas to prevent inappropriate development of the immediate surroundings of landmarks. The neighborhood conservation district provisions authorize the historical commission, on its own or following petition by ten interested citizens, to recommend that the City Council establish districts in which new construction or the alteration or demolition of existing buildings would be regulated to protect neighborhood character. The legislation allows great flexibility in establishing regulations to govern districts, so that each designation ordinance can be drawn to meet local conditions. Districts can be administered either by the historical commission itself, or by a neighborhood conservation district commission composed of four residents and one member of the historical commission. Landmarks and landmark protection areas will be regulated by the historical commission.

Massachusetts precedents exist for every feature of this bill. The concepts of neighborhood conservation districts, landmarks, and landmark protection areas were drawn from M.G.L. Chapter 776, the act establishing the Boston Landmarks Commission, while the sections relating to the designation process and administrative procedures were drawn with almost no change from Chapter 40C, the Historic Districts Act.

It is important that this bill be strongly supported by the City Council, and I hope we can count on your support.

Yours,

A handwritten signature in black ink, appearing to read "C. Sullivan", written in a cursive style.

Charles M. Sullivan
Executive Director

8³⁰
PM
Hearing
MAY 7, 1979

An Act to Authorize the Establishment of Neighborhood Conservation
Districts and Protected Landmarks by the City of Cambridge

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*Drawn from M.G.L. Ch. 776, Boston Landmarks Commission Act

**Drawn from M.G.L. Ch. 40C, Historic Districts Act

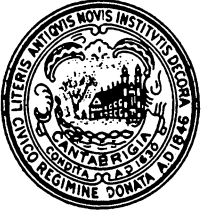
***Drawn from both Ch. 776 and Ch. 40C

Cambridge Historical Commission
April 13, 1979

Revisions to
April 13, 1979

AN ACT TO AUTHORIZE THE ESTABLISHMENT OF NEIGHBORHOOD
CONSERVATION DISTRICTS AND PROTECTED LANDMARKS
BY THE CITY OF CAMBRIDGE

Section I. Purposes. The purpose of this Act is to preserve, conserve and protect the beauty and heritage of the City of Cambridge and to improve the quality of its environment through identification, conservation, and maintenance of neighborhoods, areas, sites, buildings and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the City; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas, buildings, or structures; and by furthering these purposes to promote the public welfare by making the City a more attractive and desirable place in which to live and work. To achieve these purposes, the City of Cambridge is authorized to designate neighborhood conservation districts, landmarks, and landmark protection areas to be administered by the Cambridge Historical Commission, a commission established under M.G.L. Chapter 40, Section 8D, and M.G.L. Chapter 40C.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

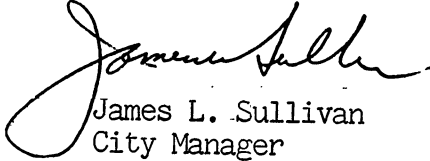
April 30, 1979

To the Honorable, the City Council:

I transmit herewith a self-explanatory communication from Charles M. Sullivan, Executive Director of the Cambridge Historical Commission, with a proposed Act authorizing the establishment of neighborhood conservation districts and protected landmarks by the City of Cambridge, which will strengthen the ability of the City to deal with the problems of preserving neighborhoods and historic structures.

Favorable action is requested.

Very truly yours,


James L. Sullivan
City Manager

JLS/b

CAL #4

Agenda #10

S-190A

Proposed act authorizing the establishment of neighborhood conservation districts and protected landmarks by the City of Cambridge.

In City Council,

April 30, 1979

TABLED - Hearing
May 7, 1979 11:30 PM
5/7/1979
TABLED FOR TWO
WEEKS ON MOTION
OF
COUNCILOR FRANK
AFTER
- Hearing -