CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Michael Rosenberg
Assistant City Manager for Community Development

Date June 5, 1986

From Joseph E. Connarton
Acting City Clerk

Reference

Subject
Ordinance Number 1031 - Harvard Square Overlay District

Attached for your review is the recently enacted ordinance relative to the "Harvard Square Overlay District".

As you know, this is a comprehensive document which was amended by the City Council prior to ordination. I have attempted to insert each amendment as adopted in its sequential order as well as substantive form. However, I would appreciate your review of this document prior to this office certification to the full text.

Thank you for your cooperation in this matter.

c.c. Mayor
City Councillors.

ORDINANCE NO. 1031

Final Publication No. 2310. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, which reads as follows:

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, Community Development Department, July 1, 1986, in addition to the requirements of Sections 10.30 (Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.533 National Register and Contributing Buildings

For the purposes of this Section 11.50 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Harvard Square Development Guideline, Community Development Department, July 1, 1986.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533(b) for the purposes of this Section 11.50 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.54 Detailed Provisions

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in the Harvard Square Overlay District.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for the Harvard Square Overlay District.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition, the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six months preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest these areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the Advisory Committee. Where the Committee makes recommendations with respect to the granting of special permits and/or variances, and the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations. **

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. To the extent possible, members in all categories shall be Cambridge residents. **

a. Two members having recognized qualifications as architect or landscape architect.

b. One member having recognized qualifications as real estate development or financing expert.

c. One member who operates a business within the Harvard Square Overlay District.

d. Two members owning commercial property within the Harvard Square Overlay District.

e. Five members representing residents of the five abutting Cambridge neighborhoods. **

f. One additional member to be appointed who would serve at large. **

g. One member representing an institution owning institutional property in the Harvard Square Overlay District.

2. Terms. Committee members shall be appointed for terms of <u>three</u> years each. Initial appointment shall however be staggered such that three members shall have terms of one year, <u>four</u> members shall have terms of two years, and three members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overly District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the building may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a base residential or office-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations; provided, however, that the following conditions are met or findings made:

a. For lots not fronting Massachusetts Avenue **

1. The general purposes of this Section 11.50 are met.

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will assist in the preservation, rehabilitation and/or restoration of a National Register or contributing building or important open space by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period that the special permit is in force and effect.

5. The proposed use will preserve, rehabilitate or restore the outward appearance of the structure or open space.

6. In its operation the use will not, in impact, be significantly different from the uses permitted in the base district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Harvard Square Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

10. The retail does not take the place of a residential or dormitory use. **

11. The following uses listed in Section 4.35 are however specifically prohibited:

    4.35e (Lunchroom, restaurant, cafeteria);

    4.35f (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

    4.35g (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

    4.35j (Mortuary, undertaking or funeral establishment);

    4.35l (Veternary establishment, kennel, pet shop);

    4.35m (Sales place for new and used cars);

    4.35o (Fast Order Food Establishment);

    4.35p (Massage establishment)

b. For lots fronting Massachusetts Avenue **

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is from Massachusetts Avenue.

3. Where the use is to be located in an existing structure, the preservation objectives identified in 11.543 a (3) and (4) shall be advanced if the building is identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application, nor is the use to be located in a base residential district. **

5. the uses in Subsection 11.543 a(11) above are specifically prohibited. **

6. The retail does not take the place of a residential or dormitory use. **

The conditions and required findings mentioned in this section 11.543 are not severable, and if a court declares any such condition or required finding invalid, then this section 11.543 shall cease to operate in its entirety, and no additional special permits shall be issued under its authority. **

11.544 Parking and Loading requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a non-profit organization;

c. Extension throughout the Harvard Square Overlay District of the surface improvements installed by the MBTA as part of the Red Line subway extension (brick sidewalks, light posts, street furniture, etc.)

The Harvard Square Advisory Committee shall receive and make comments on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

(5) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.545 Building Setbacks

Maintenance of the Harvard Square Overlay District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overly District shall be exempt from the yard requirements as specified in Section 5.30, (except where such yard abuts a lot, but not a public way outside the Overlay District) if the following conditions are met:

a. The building existed as of December 15, 1985 or a building permit had been issued by that date, or

b. For any new building in any Business, Office or Residence C-3 base zoning district, for which a building permit is issued after December 15, 1985, the Planning Board issues a Special Permit exempting the building from the yard requirements provided:

   1. The design of the new structure shall be in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

   2. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

   3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to terminate or preclude its designation or demolished prior to the application.

**



CELEBRATING—American Repertory Theatre actress Diane D'Aquila portrayed Emily Parsons, founder of Mount Auburn Hospital, in a special rededication ceremony for Mount Auburn Hospital. The hospital, which marks its 100th anniversary this year, hosts a community picnic on Sunday, June 8, from 12 noon to 6 pm at Harvard Stadium.

Painting funds offered in N. Cambridge

If you have owned an older house in North Cambridge (Neighborhood 11 and part of Neighborhood 9), an area which extends on both sides of Massachusetts and Rindge avenues from Porter Square to Arlington, for at least one year, and have an income which qualifies as low or moderate under the City of Cambridge's Home Improvement Guidelines (see below), you may be eligible for a 50 percent grant to paint your house this summer.

Using funds provided by the North Cambridge Stabilization Committee, the Cambridge Historical Commission will grant $750 or 50 percent of the total project cost, whichever is greater, towards preparing and painting the houses of eligible homeowners. In addition to this financial support, the commission will provide technical assistance in choosing a reliable contractor, advise on proper preparation and execution, and help select paint colors.

The program gives priority to wood-frame structures with original clapboards or shingles. However, houses with artificial siding which only need the trim painted are eligible for a straight 50 percent grant.

The North Cambridge housepainting assistance program is now in its fifth year. The program has helped more than 65 homeowners in past years with this serious maintenance responsibility. This year, in an effort to reach more homeowners, the program's guidelines have increased the amount of grant funds available to do necessary exterior carpentry work from 20 percent to 50 percent of a homeowner's total grant. Therefore, homeowners who need carpentry work done before painting are encouraged to apply to the program.

Also this year, houses located on the northern side of Neighborhood 9 in the vicinity of Walden Street and Richdale Avenue are eligible for funds from this program.

For further information about the eligibility requirements of houses in Neighborhood 9 or carpentry and painting grants, call Nancy Doonan or Debra Reynolds at the Cambridge Historical Commission, 498-9040, or drop by the commission's office on the second floor of the City Hall Annex, 57 Inman St.

Income Limits

Family Size	Income Maximum
1 person	$18,100
2 persons	$20,700
3 persons	$23,250
4 persons	$25,850
5 persons	$27,450

Cantabs

Joel Goldberg, son of Hiam and Miriam Goldberg, has been elected Co-chairman of the Student Faculty Committee at Buckingham Browne and Nichols School, Cambridge.

A member of the class of 1987, he was elected by the Upper School student body and will serve as Co-chairman of his class Executive Committee and as Co-president of the school.

0-17

ORDINANCE NO. 1031
Final Publication No. 2310.
First publication in the Chronicle May 8, 1986.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Six
AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge **by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District"** as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

In City Council June 2, 1986.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

ATTEST:- Robert W. Healy, City Manager.
Joseph E. Connarton, Acting City Clerk.

Note: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton, Acting City Clerk.



(C)June 5

Obituaries

Leslie Read

Leslie C. Read, 83, a Needham resident who was very active in Cambridge real estate and community organizations, died May 31 in St. Elizabeth's Hospital in Brighton after a brief illness.

A retired Boston real estate broker, he was vice president of of the Niles Co., Inc., and was vice president of the Cambridgeport Savings Bank. He was also a president of the Middlesex Apartment Owners Association, the New England Chapter of Certified Property Managers and served as a director of the Boston Real Estate Board, the Institute of Real Estate Management and the Rental Housing Association.

He was a director of the United Fund, the Red Cross, The Family Society and the Salvation Army, all of Cambridge, and was a member of the Wianno Club, the Osterville Men's Club and the North Hill Men's Club.

He leaves his wife, Ethel (Head) Read, his son, Peter Cushing Read of Boston, and two grandchildren, Kurt Cushing Read and Debra Lewis Read.

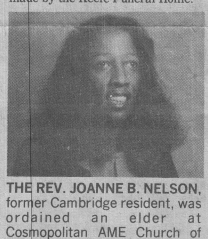
A memorial service was held at the Congregational Church of Needham followed by interment in Needham Cemetery. Arrangements were made by the Douglas Funeral Home.

Henry Falcone

Henry E. Falcone, 73, a lumberyard handler for the Friend Lumber Co. in Medford and a resident of Cambridge for many years, died June 1 in his North Chelmsford home after a brief illness. He was a member of the Teamsters Union, the North Cambridge Knights of Columbus Council 269 and the Medford Sons of Italy.

He was the husband of Josephine Falcone, the father of Matthew Falcone and Frances Berube and the brother of Josephine Falcone and Mildred Bose. He also leaves 12 grandchildren and 6 great grandchildren.

A funeral Mass was said at St. John's Church followed by interment in Cambridge Catholic Cemetery. In lieu of flowers, donations can be made in his memory to the American Cancer Society. Arrangements were made by the Keefe Funeral Home.



THE REV. JOANNE B. NELSON, former Cambridge resident, was ordained an elder at Cosmopolitan AME Church of Atlanta, GA., this week. She is the daughter of Mrs. Winifred E. Wilds, sister of Yvonee and Artell Wilds of Cambridge. A former member of St. Paul AME Church in Cambridge, she is associated pastor of St. Philips AME Church in Atlanta and will attend Georgia State University in the fall.



APRILLE JOY ERICSSON received her bachelor of science degree in aeronautical engineering from MIT this week. She is the daughter of Henry and Corrinne Breedy Ericsson, granddaughter of Mr. and Mrs. Ralph Breedy, great granddaughter of Charles and Jeswene Hinckson and great grandniece of William Day.

LICENSE COMMISSION

Notice is hereby given that **From the Night Kitchen, Inc.**, by **Mitizi Kaitz, Manager**, has applied for a common victualler's license to be exercised on the 1st floor at 23 East Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 15 persons. Said license if granted would be exercised from 8 a.m. to 3 p.m. on weekdays. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, June 10, 1986 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Pasillo
Thomas V. Scott
License Commission

(C)June5

William Reardon

William J. Reardon, 76, a retired employee of the First National Stores and resident of Cambridge for many years, died May 23 in Mt. Auburn Hospital. He was a member of the American Legion Post 377 and the Teamsters Union 269. He was also an Army veteran of World War II.

He leaves his sister, Catherine Connolly; his niece, Catherine Cary; his nephew, Edward Connolly; and his friend, Pauline Scott.

A funeral Mass was celebrated in St. John's Church followed by interment in Cambridge Catholic Cemetery. Arrangements were made by the Daniel F. O'Brien Funeral Home.

Richard Ferguson

Richard J. "Pat" Ferguson, 57, a lifelong resident of Cambridge and employee of the U.S. Post Office, died May 30 in Brockton Veteran's Hospital. He was an Army veteran of the Korean Conflict.

He was the husband of Margaret (Lynch) Ferguson, the son of Paris (Darvishian) and the late John Ferguson and was the father of Richard, William, John, Robert, James, Richard J. and Patrick, Patricia, Donna, Kathleen and Rosemary Tabbi. he also leaves his brothers, James, Robert and Paul Ferguson, and his sisters Marie O'Brien, Rose Edgerley, Margaret Baranauskas and Helen Boyajian.

A funeral Mass was celebrated in St. Mary's Church followed by interment in Veteran's Cemetery, Cambridge. Arrangements were made by the Daniel F. O'Brien Funeral Home.

Mario Mitrano

Mario Mitrano, 69, a retired employee of the New England Provision Co., died May 29 in Cambridge Hospital.

He was the husband of the late Antonetta (Magliozzi) and the father of Mario Jr. of Somerville and Salvatore and Rose Marie Mitrano of East Cambridge.

A funeral Mass was said in St. Francis of Assisi Church followed by interment in Holy Cross Cemetery, Malden. Arrangements were made by the Anthony F. Cota and Son Funeral Home.

Dorothy Gil

Dorothy (Peters) Gil, 74, a homemaker and resident of Cambridge for most of her life, died May 28 in Cambridge Hospital after a short illness.

She was the wife of the late Antone Gil, the mother of Dorothy Lowry, Robert Gil, Francis Gil, Claire DiGiambattista and Elaine Parent and she was the sister of Mary DiSessa, the late Helen Nicastro and Theresa Keene. She also leaves 17 grandchildren and 5 great grandchildren.

A funeral Mass was said in St. Joseph's Church, Somerville, followed by interment in Cambridge Cemetery. Arrangements were made by the Donovan-Aufiero Funeral Home.

Helen McKenna

Helen E. (Callahan) McKenna, 80, a homemaker and lifelong resident of Cambridge, died May 29 in her home after a long illness.

She leaves her husband, Joseph G. McKenna, her daughter, Audry Lynch of California, five grandchildren and one great granddaughter.

A funeral Mass was celebrated in St. Peter's Church followed by interment in Mt. Auburn Cemetery. Donations may be made to the Bishop Reiley Memorial Fund, 31 Buckingham St., Cambridge, 02138. Arrangements were made by the Hickey Funeral Home.

Mary Murphy

Mary M. (Canniff) Murphy, 82, a homemaker and lifelong resident of Cambridge, died May 26 in Virginia after a long illness.

She was the wife of the late Joseph P. Murphy and the mother of Philip J. Murphy of Virginia. She also leaves her sister, Anne Canniff of Boston and four grandchildren.

A funeral Mass was celebrated in St. Peter's Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Hickey Funeral Home.

OFFICE OF THE SCHOOL COMMITTEE
456 Broadway
Cambridge, Ma. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike St., Cambridge, Ma. 02141, until Wednesday, June 18, 1986 at 11:00 A.M. at which time they will be publicly opened and read for:

Frozen Foods & Groceries
Whole Milk
Paper & Plastics for Cafeteria
Photography Supplies
Home Economic Supplies
Special Needs Bus Transportation

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Friday, May 30, 1986.

Attention is called to requirements for equal opportunity employment on part of vendors. The Department encourages participation in this bid of minority and women owned businesses.

Robert S. Peterkin
Superintendent of Schools

(C)May29, June5

Mollie Cohen

Mollie (Freedman) Cohen, 85, a retired salesperson for R.H. Whites and the Harvard Coop, died May 27 in Boston's University Hospital. She was a member of the Ladies' Auxiliary of Sancta Maria Hospital and Beth Shalom of Cambridge.

She was the wife of the late Bennett Cohen, the mother of Shirley and Morris Sloane of Belmont, Stan and Barbara Cohen of Maine and the sister of Haskell Freedman of Newton, Rose Sandler of Cambridge, Esta Burroughs of Connecticut and the late Goldie White. She also leaves nine grandchildren and two great grandchildren.

A service was held at Beth El Temple Center in Belmont followed by interment in Ashkenaz Cemetery, Everett. Arrangements were made by the Schlossberg-Goldman Chapel.

Christine Shields

Christine T. (Whalen) Shields, 73, a retired employee of the New England Telephone and Telegraph Co. and lifelong resident of Cambridge, died suddenly May 27 in her home. She was a member of the New England Telephone and Telegraph Pioneers.

She was the wife of the late Edward J. Shields, the mother of Edward J. of Boston and the sister of Mae Frazier of Arlington, Etta Nadeau of North Andover, Alice McCarthy of Arlington, Virginia DeMoldau of Florida, Frederick Whalen of Waltham, Francis and William, both of Arlington, James of Maine and the late Barbara Morgan, Charlotte Murphy and Jack and Walter Whalen.

A funeral Mass was said in St. Mary's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Hickey Funeral Home.

Joseph Poto

Joseph N. Poto, 70, a meat cutter for the Stop and Shop Company, died suddenly May 19 in Mt. Auburn Hospital. Born in Boston, he was a resident of Cambridge for many years.

He was the husband of Josephine M. (Capobianco), the father of Capt. Joseph S. Poto of the Florida Air National Guard and was the brother of Edward of Winthrop, Victor of New York, Alfred, Remo and Marie Giardano, all of Italy, and was the twin brother of the late Ovidio Poto of East Boston.

A funeral Mass was said in Sacred Heart Church folowed by interment in Cambridge Cemetery. Donations can be made to the Sacred Heart Church in his memory. Arrangements were made by the Hickey Funeral Home.

Gertrude O'Reilly

E. Gertrude O'Reilly, 84, a retired school teacher for the city of Boston and lifelong resident of Cambridge, died May 26 in Sancta Maria Hospital after a short illness.

She was the daughter of the late Patrick J. and Louise (Whealen) O'Reily and the sister of Mary F. O'Reilly of Cambridge and the late Sarah L. Barrett, Francis J. O'Reilly, Margaret M. O'Reilly and Edmond W. O'Reilly. She is survived by many nieces and nephews and many grandnieces and grandnephews.

A funeral Mass was said in the Sacred Heart Church followed by interment in Cambridge Cemetery. Arrangements were made by the Hickey Funeral Home.

Catherine Crowley

Catherine (O'Mahney) Crowley, 99, born in Ireland and a resident of Cambridge for many years, died May 26 in Harvard Manor Nursing Home after a short illness.

A homemaker, she was also a member of the Ancient Order of Hibernians, Division 3, the M.C.O.F. and the Ladies' Sodality.

She was the wife of the late Daniel J. Crowley and the mother of Louise Sughrue of Cambridge, James Crowley of Arlington and the late Daniel "Lenny" Crowley of the Boston Police Dept.

A funeral Mass was said in St. Peter's Church followed by interment in Holy Cross Cemetery, Malden. Arrangements were made by the Hickey Funeral Home.

Lillian Graham

Lillian F. (Harvey) Graham, 89, a homemaker and lifelong resident of Cambridge, died May 31 in Dennis after a long illness.

She was the wife of the late Francis Graham and the mother of Margaret Mahoney of South Chatham and Francis J. Graham of Georgia.

A funeral Mass was said in St. Peter's Church followed by interment in St. Paul's Cemetery in Arlington. Arrangements were made by the Donahue Funeral Home.

Anthony Carvello

Anthony P. Carvello, 64, a lifelong resident of Cambridge and a Code Enforcement Officer for Inspectional Service for the City of Cambridge, died May 26 in Mt. Auburn Hospital after a brief illness. He was also the past president of Warren Pals in Cambridge.

He was the husband of the late Margaret (Shinkwin), the father of Pasquale, Julie, Anthony and James Carvello, all of Cambridge, and the brother of Civita Ugetti, Joseph Ugetti, Anna Carvello, Frank Carvello, Jennie Carvello and the late Samuel Carvello and Mary Moretti. He is survived by his granddaughter, Chanel Carvello.

A funeral Mass was celebrated in St. Francis Church followed by interment in Cambridge Cemetery. Arrangements were made by the DeVito Funeral Home.

Warren Myette

Warren C. Myette, 54, a painter and a lifelong resident of Cambridge, died May 30 in Cambridge Hospital after a brief illness.

He was the brother of Marie Corlin and John and Donald Myette. He also leaves many nieces and nephews.

A funeral Mass was said in the Blessed Sacrament Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Rose Reardon

Rose A. (McQueeney) Reardon, 93, a retired employee of the Government Service Administration, died May 29 in Mt. Auburn Hospital after a brief illness. She had been a resident of Cambridge for most of her life.

She was the wife of the late Thomas J. Reardon, the mother of Daniel J. Reardon, a retired Cambridge police officer, was the grandmother of four and the great grandmother of eight.

A funeral Mass was celebrated in St. Mary's Church followed by interment in St. Paul's Cemetery. Arrangements were made by the John C. Burns Funeral Home.

Pasqualina DePace

Pasqualina (DiSpena) DePace, 77, born in Italy and a resident of Cambridge for 32 years, died May 30 in Middlesex County Hospital in Waltham after a long illness.

She was the wife of the late Rocco and the mother of Thomas DePace of Medford, Tony and Pasqualino DePace, both of Waltham, Elenora Scalzo of Lexington and the late Nicola DePace. She was the sister of Salvatore DiSpena of Medford and Anna Romano of the North End of Boston, the grandmother of 15 and the great grandmother of five.

A funeral Mass was said in St. Bernard's Church, West Newton, followed by interment in St. Patrick's Cemetery, Watertown. Arrangements were made by the Magni Funeral Home.

City Supercamp registration continues

The City's Department of Human Service Programs is continuing to accept registrations for this summer's Supercamp.

In its third year of operation, this year's camp will house 50 5 to 8 year-olds at each of three sites, (the King, Peabody, and Maynard Schools). Camp activities will focus on nature in the city, and the cultural diversity of the community, and will include arts and crafts, field trips, and swimming lessons.

Of special interest this year will be the "Mini-Camps" that have been specially designed for 9 to 13 year olds. These mini-camps will each take place for two weeks at the Cambridge Rindge and Latin School. The activities planned include bicycling (day trips, safety, maintenance, and repair), dance (indoors, outdoors, and the creation of a performance piece, all with live music), and boating (canoe trips, visits to USS Constitution, Georges Island, and participation in the Community Rowing program). In addition the older children will receive swimming instruction, and will participate in the "Wet Wild, and Wonderful" Friday beach trips with the whole camp.

Tuition for the 9 to 13 year old program will be $45 per week, and the camp day will last from 8:30 am to 3 pm. For 5 to 8 year olds, the tuition will be $55 per week, and the camp day will last from 8 am to 5:30 pm.

Children may be registered for one, two, or three two-week sessions. Supercamp will attempt to meet the needs of those requiring financial assistance by offering a $10 reduction for each additional child in a family, and through significant Scholarship aid for those who qualify. Those families concerned about the cost of camp are encouraged to apply for a scholarship.

For more information, call the Supercamp Hotline at 498-9038.

Restaurants

Quiet, good taste at Brandywine's

By Deidre Sullivan
Staff Writer

Brandywine, located in the Sheraton Commander just outside of Harvard Square, offers a comfortable setting, unpretentious service and well-prepared continental dishes. A new chef is changing the menu, and some specialties are no longer available. It will be interesting to see if the revised menu lives up to the restaurant's promise.

The atmosphere is one of casual elegance. Mirrors on the walls and fresh flowers on the tables add visual appeal. The restaurant's division into sections reduces noise, allowing for quiet conversation. Recessed lighting, muted pink tones and soft jazz background music create an opportunity for intimate dining.

The meal began in a promising way, with a basket of warm, buttery miniature croissants and whipped butter. From a varied selection of hot and cold appetizers we chose baked artichoke hearts ($4.75) and the soup of the day ($2.50). The four artichoke hearts, stuffed with seafood and breadcrumbs, were exquisite in a succulent, creamy yellow sauce.

The lemon chicken mint soup was less successful. It boasted a rich, flavorful broth with chunks of carrot, onion and celery, but the chicken was a bit stringy and the mint difficult to detect. Oysters, though listed on the menu, were not available.

A Brandywine salad ($3) was a generous serving of the expected iceberg lettuce, tomatoes, cucumbers and red onion. Winter greens, chopped bacon strips and cheddar cheese cubes in the seasonal salad ($3.50) made a stronger impression. A simple vinaigrette complemented the fresh greens in both salads; French, Italian and bleu cheese dressings are also offered.



(Staff photo by Carolyn Hine)

BRANDYWINE RESTAURANT ★★★1/2
16 Garden St., Cambridge, 354-1234.
Hours: 7aam to 11 pm
Credit cards: major cards accepted
Parking: free valet parking
Handicapped access: street-level access
Ratings: (★★★★★ exceptional, ★★★★ excellent, ★★★ good, ★★ fair, * poor) Grades reflect the reviewer's judgment of the establishment's food, service and atmosphere, based on one or more anonymous visits.

The more unusual root and squid salads were not available.

Entrees consisted of a wide selection of seafood, including lobster, as well as beef and chicken. The waiter explained the game has been dropped from the menu due to unpopularity. We enjoyed American rack of lamb ($17.95). The flavor of its accompanying sauce — Rhode Island Chardonnay, garlic goat cheese and rosemary — enhanced but didn't overwhelm the tender meat. Grilled salmon fillets ($16.50) retained a mild flavor from the apple and cherry wood grill. Though thick and pink, they were very slightly overcooked. Colorful succotash set off the dish. An attractive plate of snow peas, cherry tomatoes and new potatoes, steamed to proper crispness in a light butter sauce, enlivened each entree.

The wine list covers a range of imported and domestic labels and prices.

Desserts include Haagen Daz ice cream and sherbet. Parties of three or more may want to try the fresh fruit bowl. We savored the Russian chocolate cake, four layers of moist chocolate filled with a light chocolate mousse and a touch of raspberry jam, and topped with hard bittersweet chocolate. This cake produced instant chocolate euphoria.

Our waiter was friendly and knowledgeable. He refilled coffee without being asked and unearthed goblets instead of the usual wine glasses for nearby diners who requested them.

The restaurant also serves breakfast, lunch and Sunday brunch. A nearby lounge offers live piano entertainment.

Don't make reservations at Brandywine if you have to rush off to a movie or Celtics game, but consider it when you want to enjoy a leisurely evening.

Raichlen to give cooking demonstration

Master chef, instructor, and author Steven Raichlen of Cambridge will give a cooking demonstration at Reading International bookstore located at 43 Leonard St., Belmont Center, Saturday, on June 28 from 12 noon to 1 pm. Raichlen will also be autographing his new book "A Taste of the Moutains Cooking School Cookbook" published by Poseidon Press, new to the market this month.

Here is a chance to see a wizard at work. Playful and dynamic Raichlen will demonstrate summer gormet secrets you can bring to your tabletop. You can dip your imagination into the likes of Salmon Coulibac, Medley of Grilled Meats, Whipped Cream Swans...no matter if you are a novice or experienced cook.

Raichlen was born in Japan but didn't eat sushi until he was 20. He grew up on margarine and velveeta cheese but, baby, he's come a long way. The turning point was a fellowship he received to study medieval cooking throughout Europe. He visited wine cellars, cheese factories, and libraries filled with dusty old cookbooks. He is an alumnus of two world-famous cooking schools, the Cordon Bleu and La Varenne of Paris.

Re-Packaging his talents, Raichlen set up a unique cooking school in the White Mountains of New Hampshire. He is also the restaurant critic and food and wine editor for Boston Magazine and the wine and spirits columnist for Gentlemen's Quarterly.

Now at Reading International bookstore meet the man behind culinary adventure and taste "The Taste of the Moutains."

SCES menus

The SCES menu for the week of June 9 is: Monday: baked fish, wine sauce, whipped potato, sliced carrots, rye bread, chocolate pudding, fresh fruit. Tuesday: baked chicken with gravy, hot German potato salad, broccoli medley, cranberry sauce, whole wheat bread, chilled fruit or water packed fruit. Wednesday: juice, turkey Polynesian, herbed rice, crusty roll, pineapple coconut cake or bananas. Thursday: beef tips Marsala, rotini noodles, carrot raisin salad, white bread, chilled fruit or water packed fruit. Friday: stuffed pepper in meat sauce, mixed vegetables, rye bread, cherry Bavarian, or diet custard.

Boston vaudeville show to feature Somerville favorites

Somerville's physical comedian Tom "Murph" Murphy and clown and storyteller Michael Lane Trautman will be enteraining audiences at Faneuil Hall Marketplace at the fifth annual New England Vaudeville Festival on Saturday and Sunday, June 14-15. The ongoing tradition of new vaudeville will be celebrated with juggling, mime, music and magic for the first time in this historic Boston location.

The New England Vaudeville Festival was first held in Claremont, NH, founded by new vaudevillian Benny Reehl, and has since been hosted throughout New England.

The festivities during each day are from noon to 5 pm with performances on three outside stages at Faneuil Hall Marketplace. Two separate evening performances will be held each night at 7 pm and 8:30 pm in historic Faneuil Hall itself.

This free event is being sponsored by Ben & Jerry's Ice Cream and Faneuil Hall Marketplace

100 eateries join in designated driver push

The next time you sit down with your friends at a restaurant or bar in Massachusetts, before giving the server your order you may be asked to volunteer your services as a "designated driver."

Over 100 restaurants and bars in New England are joining with WBZ-TV4 and the Massachusetts Restaurant Association to launch the nation's first regional designated driver program. The project is the second one undertaken by WBZ-TV in an effort to find new ways to reduce drinking and driving.

Participating restaurants and bars will offer free non-alcoholic beverages to patrons who will not be drinking and are driving the members in their party home. These establishments range from family restaurants to local eateries, to night spots on the Cape, and are located throughout Massachusetts as well as a growing number in New Hampshire, Maine, Vermont and Rhode Island. The theme for the campaign is "I've Got the Key!"

The goal of the WBZ-TV/MRA-sponsored effort is to help reduce the number of people on the road who drink and drive. Last year, 222 people were killed in Massachusetts as a result of drinking-related auto accidents according to the Registry of Motor Vehicles.

At the campaign kick-off recently, Frank Barrett, chairman of MRA's alcohol awareness committee, said, "Our aim is to make it safe for people to get out and enjoy the benefits of the hospitality industry. We care about our customers' safety. This program will demonstrate that."

"We felt it was time to offer new ways to encourage people to play it safe while they're having fun," said WBZ-TV Vice President and General Manager John Spinola. "We hope that by offering to take turns being designated drivers, individuals will feel that they are simply showing friends and family they care. More and more of us realize that while someone at the table might not look or feel "drunk," facts show one's ability to drive can be impaired by just a few drinks."

Governor Dukakis stated at the kick-off that, "Often overlooked in our efforts to fight drunk driving through tough laws, police enforcement and education programs is the fact that one of the simplest ways to stop drunk driving is to have people take responsibility for themselves and their friends. The WBZ-TV4/MRA "I've Got the Key!" program will go far to encourage the kind of responsible decision making that can mean the difference between a happy ending to an evening on the town or one that ends in tragedy."

Throughout the summer, the designated driver campaign will reach the public through public service announcements on Channel 4 and related programming, as well as through posters, tent cards, buttons and other media.

The MRA is distributing a comprehensive information packet to restaurant and bar operators suggesting ways to reinforce the campaign on their premises through additional promotions and incentives to customers and employees.

The idea to develop a statewide designated driver program originated during discussions between WBZ-TV and the Center for Health Communication of the Harvard School of Public Health. The Center asked the station to consider organizing such an effort as a follow-up to its holiday lift certificate project during which 400,000 certificates for a free ride were distributed to the public to give to friends and family as a reminder not to drink and drive.

The "I've Got the Key!" campaign is supported by the Massachusetts Hotel and Motel Association, the American Automobile Association of Massachusetts, and the Harvard School of Public Health.

Additional restaurants and bars are expected to sign up for the designated driver program during the summer.

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Restaurants

'Good, healthy' Italian cooking

By David Wiegand
Managing editor

Fine Italian dining has returned to Harvard Square in the form of Vincent's, a moderately priced restaurant where the accent is, according to the restaurant's menu, on "Buona sana cucina" — "good healthy cooking."

Located on Mt. Auburn street, at the site formerly occupied by Ferdinand's, Vincent's offers a wide variety of Italian "classics," enlivened by creative preparation.

On a recent visit, we opted for Aragosta alla Gigliese ($8.50) for one of our antipasti selections. The dish features a chilled Maine lobster tail dusted with cracked pepper and olive oil. It was a light and tasty way to begin the meal, but the presentation was less inspired than the taste of the dish.

A veritable banquet was offered as our second antipasti selection, Mozzarella in Carrozza, ($4) featuring three slabs of the classic Italian cheese, breaded and fried, and served with a tomato anchovy mayonnaise. One could only complain about the quantity of fried mozzarella offered; this is a bit heavy to serve as an opener for a major Italian meal. On the other hand, the breading was light and the tomato anchovy mayonnaise, although a tad heavy on the anchovy, was otherwise delightfully piquant.

From this point, one can move along through the menu in a variety of directions. If you go on to the salad course, you may find the Anitra Piccata ($6.50) a bit disappointing. This is a cold salad of julienned roasted duck with a lemon mint dressing. The dish is a bit soggy with dressing, which all but overwhelms the delicate meat flavor.

A better option would be one of Vincent's freshly homemade pastas which highlight a variety of intermezzo dishes. Spaghetti alla Puttanesca ($8.50) featured olives, anchovies, capers and tomatoes tossed with the pasta. It's a common Italian dish whose name translates as "pasta whore-style."

The *piatti principali* section of the menu features chicken, veal, seafood and beef entrees ranging in price from $11.50 to $16.50.

We sampled the Gamberetti di Peperoni Rossi ($16.50) — sauteed shrimp with roasted sweet peppers and garlic — an excellent choice and a wonderful alternative to the usual scampi offerings.

We also tried the Saltimbocca ($16.50), which featured a generous, grilled veal chop lined with prosciutto and sage leaves. The flavor combination was slightly on the salty side, but the dish was pleasing overall.

By the time we finished our entree course, we had room for only one dessert, but chose well in a delicate fruit tort, featuring fresh berries on a light pastry creme and a properly flaky crust.

Given the generous entree and appetizer portions, you're more likely to opt for one of Vincent's several international coffees or an after dinner drink.

The wine list features generous variety at prices which are only moderately marked up.

The service at Vincent's is efficient and friendly, but the atmosphere still needs a little work. The dining room we were seated in was a bit crowded with tables and made somewhat oppressive by darkly dull wood paneling.

Located, as it were, on the back side of Harvard Square, and tucked into a small horseshoe of buildings on Mt. Auburn street, Vincent's may have to overcome visibility problems, but word of mouth alone by satisfied diners should ensure a healthy future for Vincent's.



VINCENT'S ★★★

121 Mt. Auburn St., Cambridge (Harvard Square), 491-9222.

Hours: Lunch, Monday through Saturday, 11:30 am to 2:30 pm; dinner, daily, 5:30 to 10:30 pm.
Parking: Several parking garages nearby; $3 validated parking at University Place garage.
Handicapped access: Six steps.
Credit cards: Major cards accepted.

Ratings: (★ ★ ★ ★ ★ exceptional, ★ ★ ★ ★ excellent, ★ ★ ★ good, ★ ★ fair, ★ poor) Grades reflect the reviewer's judgment of the establishment's food, service and atmosphere based on one or more anonymous visits.

Arena named 'Weekender' editor

William P. Dole, president of Dole Publishing, has announced that Joseph Arena of Cambridge is the new editor of the company's weekly lifestyle newspaper, "The Weekender."

Arena, 24, comes to the position after serving for a year and a half as a staff reporter for the "Somerville Journal."

As "Weekender" editor, Arena will also be responsible for writing and editing stories for the supplement section of the company's three Boston area community newspapers, the "Journal," the "Cambridge Chronicle" and the "Watertown Press."

Arena holds a bachelor of arts degree in history from Duke University. A New York native, he grew up in Jacksonville, FL.

"Joe is a talented writer whose specialty is writing about the kind of lifestyle subjects which 'The Weekender's' readers are interested in," said Dole Managing Editor David Wiegand. "With Joe at the helm, Dole Publishing will continue to make 'The Weekender' must reading for those who want to be in the know about what to do and where to go in the greater Boston area."



JOE ARENA

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ACTION, by Sam Shepard with additional text by Peter Handke, is being staged by Theatre S. in Somerville.

On stage

Plenty of action

By Joe Arena
Staff writer

"Tis the season for Sam Shepard, and the Iowa emigre company Theatre S. has resurrected one of the acclaimed playwright's obscure early plays as the core of a fully-realized minimalist production.

Theatre S., a hyperactive troupe labelled "a Crazy Eddie ad for intellectuals" by the Village Voice, has manipulated Shepard's "Action" into a smart and fast-paced experimental work. The fear and claustrophobia of the production make for a sharp contrast with the friendly Performance Place on Broadway in Somerville, the group's new home where the play is scheduled to run through August 24.

In "Action," director and designer Gary Duehr creates striking effects using just three white screens, percussive lighting, Hitchcockian crescendos and a cast of talented actors and actresses. The play runs sometimes like a image of and sometimes a harangue about American malaise, reflecting the group's primarily political concerns.

"Action" actually begins not with Shepard but with a monologue constructed from the poems of Peter Handke, whose streams of surreal images leave only a subliminal impression on the brain. David Miller, looking like a persecuted Peter Lorre, delivers the torrents of words on meat slicers and Cary Grant as if he were being tortured through a voodoo doll. He seems to be searching for some security in the words, as in the section containing lines like, "When I buy something then I am a customer; when I am wrapped up in something then I am a content..." But he gets wrapped up in the illogic of fear and ends up travelling in circles. When these words are suddenly choked out of Miller's voice, he appears to have a seizure.

The main section of the play concerns four people trapped together in a house, although the cause remains murky (is it because they are snowed in, or because they are paralyzed by fear of the unknown?) Like Lupe (Mari Jones), who can't find her place in the book she is reading, all four characters are lost and therefore, incapable of motion. Food is cooked and then remains uneaten. Characters are obscured by floating black curtains. Bursts of action are puncutated by ear-pierciung screams.

J. Thomas Grady and Stuart Bailey deserve particular mention for their comic turns on petrification. Grady, afraid to go upstairs and take a bath, finally determines to spend his life seated in a high chair, but then dislikes it.

In this, the production's center, Duehr brilliantly employs a literal translation of the medium of film to the stage, using lighting to frame tableaus, jump cutting, stopping the action dead like a broken projector and, to humorous effect, rotating the angle of view in mid-scene. The troupe itself explains in a release, "We hope the brutal fragmentation and silly ideas at Action's core are not so much surreal as a hyper-conscious sweep of what is wrong with America and Americans, why we can't move forward purposefully."

The whole production crashes into a strange, wordless, dance-like coda featuring spacy ambient sound and graceful movements that nevertheless suggest violence. The dancers assume a sexual androgyny. The section reprises earlier images of the future, but is a trifle repetitive and slow, particularly after the breathless rush of the earlier action.

With "Action," Theatre S. becomes the resident company of the Performance Place at 277 Broadway in the Elizabeth Peabody House. The rest of the company's season continues the pursuit of political topics. The schedule will include "Mr. Light," a "dance/theatre that compresses political happenings, scientific not and diary entries into a strang group biography;" "Guess What? Joe Asked for It and He Got It," adapted from four stories by Donald Barthelme; and "Marilyn Monroe vs. the Vampires," a "political farce" by the German sadist filmmaker Rainer Fassbinder.

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Issue date: September 4, 1986.

Call 628-6200 for more information today.

Obituaries

Thomas Murray

Thomas Murray, 66, the owner of Murray Auto Body and Cambridge Tow, died August 2 in New England Baptist Hospital in Boston after a short illness. A lifelong Cambridge resident, he was a World War II Navy veteran.

He was the husband of the late Anne Agnes (Cosgrave), the father of Ann Weixler, the grandfather of Heather and Kristin, and the brother of Una MacDonald, Theresa Dunn, Dorothy Collins, Rose Centola and the late Margaret Repucci, Robert, Edward and Anne.

A funeral Mass was celebrated in St. John's Church followed by interment in Cambridge Catholic Cemetery. Arrangements were made by the Keefe Funeral Home.

FIRST PUBLICATION NO. 2322.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Six
AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled **"The Zoning Ordinances of the city of Cambridge"** is hereby amended as follows:

1. Amend the text to create two new commercial zoning districts: BA-2 (1.0/1.75 FAR for business/housing with a 45' height limit) and BC-1 (2.0/3.0 FAR for business/housing with a 50' height limit);

2. Amend the text to create a new residential zoning district: Residence C2-B (1.75 FAR for housing with a 45' height limit);

3. Amend the text of the Business C zoning district (2.0/3.0 FAR) for commercial/residential including other changes to dimensional regulations under Article 5.000);

4. Amend the text to create a new Massachusetts Avenue Overlay District.

5. Amend the Zoning Map by rezoning various districts abutting Massachusetts Avenue from the Cambridge Common to Richard Avenue.

AREA	EXISTING ZONING DESIGNATION	PROPOSED ZONING DESIGNATION
1	Business A	Residence C-2A
2	Business A	Residence C-2
3	Business A	Business A-2
4	Residence B	Business A-2
5	Residence C-2	Residence C-1
6	Residence C-2	Residence C-2B
7	Business C	Business A-2
8	Business C	Residence B
9	Residence C-2	Business A-2
10	Business A	Business A-2
11	Business B	Business C-1
12	Business B	Residence B
13	Business A	Business C-1
14	Business A	Business A-2

Passed to a second reading at the City Council meeting held on August 4, 1986 and on or after August 18, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST: Joseph E. Connarton
Acting City Clerk.

(C)Aug.7

REPORT OF CONDITION

Consolidating domestic and foreign subsidiaries of the **Shawmut County Bank, N.A.** of Cambridge in the state of Massachusetts, at the close of business on June 30, 1986 published in response to call made by Comptroller of the Currency, under title 12, United States Code, Section 161. Charter Number 4771 Comptroller of the Currency First District.

Statement of Resources and Liabilities

ASSETS	Thousands of dollars
Cash and balances due from depository institutions:	
Noninterest-bearing balances and currency and coin	39,877
Interest-bearing balances	7,000
Securities	126,486
Federal funds sold and securities purchased under agreements to resell in domestic offices of the bank and of its Edge and Agreement subsidiaries, and in IBFs	0
Loans and lease financing receivables:	
Loans and leases, net of unearned income 302,305	
LESS: Allowance for loan and lease losses 3,699	
LESS: Allocated transfer risk reserve 0	
Loans and leases, net of unearned income, allowance, and reserve	298,606
Assets held in trading accounts	0
Premises and fixed assets (including capitalized leases)	8,406
Other real estate owned	0
Investments in unconsolidated subsidiaries and associated companies	0
Customers' liability to this bank on acceptances outstanding	80
Intangible assets	0
Other assets	6,966
Total assets	**487,421**

LIABILITIES	
Deposits:	
In domestic offices	423,668
Noninterest-bearing 123,306	
Interest-bearing 300,362	
In foreign offices, Edge and Agreement subsidiaries, and IBFs	0
Noninterest-bearing 0	
Interest-bearing 0	
Federal funds purchased and securities sold under agreements to repurchase in domestic offices of the bank and of its Edge and Agreement subsidiaries, and in IBFs	27,989
Demand notes issued to the U.S. Treasury	0
Other borrowed money	0
Mortgage indebtedness and obligations under capitalized leases	0
Bank's liability on acceptances executed and outstanding	80
Notes and debentures subordinated to deposits	0
Other liabilities	4,997
Total liabilities	**456,734**
Limited-life preferred stock	0

EQUITY CAPITAL	
Perpetual preferred stock	0
Common stock	5,433
Surplus	9,117
Undivided profits and capital reserves	16,137
Cumulative foreign currency translation adjustments	0
Total equity capital	30,687
Total liabilities, limited-life preferred stock, and equity capital	**487,421**

We, the undersigned directors, attest to the correctness of this statement of resources and liabilities. We declare that it has been examined by us, and to the best of our knowledge and belief has been prepared in conformance with the instructions and is true and correct.

Directors:
Gene Drolet
John Hall, II
Paul Lazzaro

I, James J. Barrett, Vice President of the above named bank do hereby declare that this Report of Condition is true and correct to the best of my knowledge and belief.

James J. Barrett
July 29, 1986

(C)Aug.7

ORDINANCE NO. 1036.
Final publication No. 2319.
First publication in the Chronicle on July 1, 1986.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Six
AN ORDINANCE

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

Chapter thirteen entitled "Offenses" is hereby amended by adding after Section 13-15 a new section 13-15A entitled "Certain handgun transactions prohibited," which reads as follows:

Section 13-15A. Certain handguns transactions prohibited.

(a) **Findings.** The City Council finds and declares that:

(1) Handguns play a major role in the commission of homicide, aggravated assault, armed robbery, and accidental injury and death.

(2) Handguns should therefore not be readily available within the city of Cambridge.

(3) In order to promote and protect the public health, safety, and welfare, to preserve peace and good order, and to maintain the internal police of the city, it is necessary to regulate certain handgun transactions.

(b) **Definition.** As used in this section, "Handgun" means any firearm, as defined in section one hundred twenty-one of chapter one hundred forty of the General Laws, of which the length of barrel is less than ten inches.

(c) **Prohibition.** Any person who sells, rents or leases a handgun shall be punished by a fine of not more than three hundred dollars. Each such sale, rental or lease shall constitute a separate offense.

(d) **Exceptions.** This section shall not apply to:

(1) any person who holds a license to sell, rent or lease firearms from the Cambridge Chief of Police under section one hundred twenty-one of chapter one hundred forty of the General Laws, if the license was first issued on or before May 15, 1986; nor

(2) any person to whom any license mentioned in paragraph (1) is transferred; nor

(3) any person or circumstance mentioned in section one hundred twenty-eight A of said chapter one hundred forty.

In City Council August 4, 1986.

Passed to be ordained as amended by a yea and nay vote: Yeas 6; Nays 1; Absent 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

(C)Aug.7

CAMBRI

Richard Pyne

Richard D. Pyne, 62, a retired orderly at Boston City Hospital, died August 1 at Youville Hospital.

He leaves his mother, Margaret Pyne of Roslindale, and several brothers and sisters.

Private graveside services were said at Mt. Hope Cemetery.

John Cronin

John J. Cronin, 76, a retired salesman of maintenence supplies and a lifelong resident of Cambridge, died August 1 in Cambridge Hospital after a long illness.

A World War II Marine Corps veteran, he was a member of the Shutt Detatchment Marine Corps League, the Cambridge Lodge of Elks and the Watertown Division 14 A.O.H.

He was the husband of Abigail S. (Doyle), the father of Marjorie O'Keefe of Tewksbury, Maureen Cardullo of Chelmsford, James P. Cronin and Eileen Gallison of Billerica and John J. Jr. of Weymouth, and the brother of Theresa Calabrese, Margaret Cronin and Katherine Lynch. He also leaves 18 grandchildren.

A funeral Mass was said in St. John's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Stanton Funeral Home.

Michael Perone

Michael Perone, 72, a retired employee of the U.S.D.A. Meat Inspection Division, died August 3 in Youville Hospital after a long illness. He was a World War II Army veteran.

He was the husband of Susan (Grassia), the son of the late Angelo and Catherine (Ciampi), the brother of Fanny Muscatel of Somerville, Thomas Perroni of Watertown, Joseph Perroni of Cambridge and the late John Perroni and Angelina Ciampi. He also leaves many nieces and nephews.

A funeral Mass was celebrated in St. Francis Church followed by interment in Cambridge Cemetery. Arrangements were made by the Donovan-Aufiero Funeral Home.

Maria DosSantos

Maria (Pacheo) DosSantos, 85, a homemaker and longtime resident of Cambridge, died August 1 in Mt. Auburn Hospital.

She was the wife of the late Alvaro, the mother of Maria Ricardo and the late Agnelo DosSantos, the mother-in-law of Manuel "Rex" Ricardo and the grandmother of Paul and Victor Santos. She also leaves four great grandchildren.

A funeral Mass was said in St. Anthony's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Gerard Burrell

Gerard W. Burrell, a retired construction worker and a lifelong resident of Cambridge, died July 30 in Boston City Hospital after a lengthy illness.

He was the husband of Anna (Plowden), the father of Shandal, Arlette Watkins, Jerry Burrell and Vincent Burrell, the son of Anne Burrell and the brother of Sandra Thomas and Stanley Burrell. He also leaves his uncle Walter Thurston and many other relatives and friends.

A service was held at the A.J. Spears Funeral Home, followed by interment in Cambridge Cemetery.

Paul Gately

Paul M. Gately, 43, the chief security and training officer for Veterans Administration medical centers on the Eastern Seaboard, died suddenly August 1 in Mount Auburn Hospital.

A lifelong resident of Cambridge, he was a graduate of Rindge Technical High School, Boston College and Boston University, where he earned a master's degree in education.

He was a teen center director and outreach director for the Cambridge Youth Resources Bureau during the 1960s. He was also s former consultant to the US Department of Health, Education and Welfare and was national coordinator for the International Year of the Child.

He was the husband of Anne L. (Condon), the father of Katie and Paul M. Jr., the brother of James of Medford, Patricia Ferolito of Waltham, Jane Ellen Rossi of Watertown and Thomas of Waltham, and the nephew of Jane A. Gately of Somerville.

A funeral Mass was celebrated in Our Lady of Pity Church. Arrangements were made by the Griffin Funeral Home.

Joseph Ianelli

Joseph G. Ianelli, 69, a former teacher at Rindge Technical High School and founder of Mt. Auburn Electric Co. of Cambridge, died July 31 at his Watertown home after a long illness.

He was a member of the board of directors of the Metropolitan Bank and Trust Co. of Melrose and was also a life member of V.F.W. 8818, Mt. Auburn Post, the Watertown Elks and the D.A.V. of Cambridge. He was a Navy veteran of World War II.

He was the husband of Arlene (Orsini) Ianelli, the father of Joseph J. of Cambridge and Richard J. of Watertown, the father-in-law of Nina Ianelli of Cambridge, the grandfather of Joseph Jr., Christine and Arlene Ianelli and the brother of Peter Iannelli, Ann Swanson, Theresa Marshall, Nicholas Iannelli, Eleanor Herosy, Dorothy Cellucci and the late John S. Iannelli.

A funeral Mass was said in Sacred Heart Church followed by interment in Cambridge Cemetery. Arrangements were made by the DeVito Funeral Home.

Joseph DeMilia

Joseph DeMilia, 97, a retired machinist with the Boston Albany Railroad and a resident of Cambridge for 80 years, died August 4 in Neville Manor Nursing Home. He was a member of the Holy Name Society of St. Peter's Church.

He was the husband of the late Maria (Toglia), the father of Jennie DiGregorio, Anna Cimorelli, Ganio, Pat, Michael and Anthony DeMelia, Mary LaFlamme and the late Lucy Cronin, Rose Carceo and PFC Louis J. DeMilia. He also leaves many grandchildren, great grandchilren and one great-great grandchild.

A funeral Mass was celebrated in St. Peter's Church followed by interment in Cambridge Cemetery. Arrangements were made by the DeVito Funeral Home.

Clarence Duffett

Clarence Duffett, 70, a retired operating engineer for Harvard University and a lifelong resident of Cambridge, died August 3 in Mt. Auburn Hospital after a long illness.

A World War II Navy veteran, he was a member of the V.F.W. Post 427, Washington, D.C.

He was the husband of Alice E. (Hunter), the father of the late Kendall H. Duffett, the brother of Edward of Arlington, Harold of Somerville, Anderson of Quincy, John of Stoughton, Alice Peterson of Brockton and Bessie Titchen of Watertown.

Services were held in the First Church Congregational followed by interment in Edson Cemetery, Lowell. Arrangements were made by the Watson Funeral Home.

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **86E0046**
PROBATE COURT

To **John B. Tegan** of Somerville, **Patricia A. Scanlon** of Burlington, **Glen M. Tegan** of Malden, **Maria C. Tegan** of Cambridge, all in the County of Middlesex, and **Joan Tegan Copeland** of New Marlborough in the County of Berkshire and to all other persons interested.

A petition as amended has been presented to said Court by **Robert F. Tegan, Jr.** of Scituate in the County of Plymouth representing that he hold as tenant in common One undivided Sixth part or share of certain land lying in Cambridge in said County and briefly described as follows:

Real estate bounded and described as follows:

Northeasterly by Green Street, Thirty-Two and 17/100 feet;

Southeasterly by land now or formerly of **Mary M. Corkery,** Ninety-Two and 29/100 feet;

Southwesterly by land now or formerly of **Margaret T. McCarthy,** Thirty-One and 57/100 feet; and

Northwesterly by Lot B as shown on plan hereinafter mentioned, Ninety-Two and 52/100 feet. Said Parcel is shown as Lot A on said Plan.

For title see Land Court Certificate No. 99153, Book 627, Page 3 at South Registry District of Middlesex County. Massachusetts setting forth that he desires that all of said land may be sold at private sale for not less than Two Hundred Thousand (200,000) dollars, and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of August 1986, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court. this 24th day of June 1986.

Paul J. Cavanaugh, Register.

(C)July31,Aug.7,14

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **86P3576R**
PROBATE COURT

To **Steven J. Davis,** also known as **Steven Davis** and **Steven Davis, Trustee of Steel Realty Trust** an absentee whose last known address was 3 Langdon Court, Cambridge, Massachusetts having property in the County of Middlesex, to the Treasurer and Receiver General of said Commonwealth, to all persons claiming an interest in the property hereinafter described and to all whom it may concern.

A petition has been presented to said Court, praying that **Harry R. Davis** of Nashua in the State of New Hampshire or some other suitable person, be appointed receiver of the property of said absentee, as follows: Residential Condominium Unit, Unit 21, 149 Milk Street-Westborough, Massachusetts-$77,000-Residental Condominium Unit, Unit 307, 50-56 Broadlawn Park, Newton Massachusetts-$77,000-Apartment Building, 6 Wigglesworth Street, Boston Massachusetts-$100,000-, Car-1980 Saab,Hudson, Massachusetts-$3,000-

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of August 1986, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court this third day of July 1986.

Paul J. Cavanaugh
Register.

(C)July17,24,Aug.7

ORDINANCE NO. 1037.
Final publication No. 2320.
First publication in the Chronicle on July 24, 1986.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Six
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" is hereby amended by inserting the following subsection at the end of Section 2-146 entitled **"Historic Districts Established":**

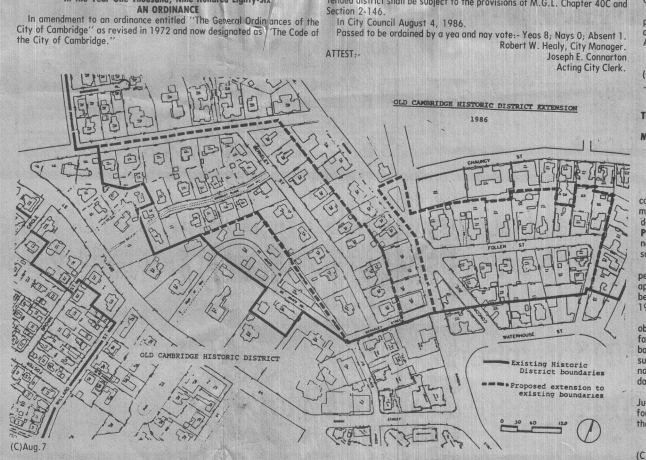
a. That Old Cambridge Historic District, established by vote of the City Council on December 13, 1976, is hereby extended pursuant to provisions of the Historic Districts Act, M.G.L. Ch. 40C, by the addition thereto of properties located on Arsenal Square, Berkeley Place, Berkeley Street, Concord Avenue, Craigie Street, and Follen Street, and portions of said streets bounded as shown on the map entitled "Old Cambridge Historic District Extension 1986" attached to and made a part of this ordinance. As so extended, the Old Cambridge Historic District remains in full effect and such extended district shall be subject to the provisions of M.G.L. Chapter 40C and Section 2-146.

In City Council August 4, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.



(C)Aug.7

ORDINANCE NO. 1038.
Final Publication No. 2321.
First publication in the Chronicle on July 4, 1986.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Six
AN ORDINANCE

In amendment to an ordinance formerly 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:

Chapter Thirteen, "Offenses," Article IV, "Offenses Against Public Peace," section 13-10, "Regulations for the Control of Noise," subsection V., "Prohibition of Non-Measured Noise Polluting Acts," is hereby amended by adding thereto the following new sub-sub-section V.A. (11), as follows:

11) Electronic bug-killing devices.

The use of an electronic bug-killing device between the hours of 11:00 p.m. and 8:00 a.m. if a written objection to such use by an abutter has been received by the City Clerk within one year.

In City Council August 4, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

(C)Aug.7

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate and Family Court**
No. 86P3454E
NOTICE OF
Appointment of Executor
Estate of **Anna Theresa MacLean**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Philip McGowan** of Cambridge in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on August 21, 1986.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambrige, the first day of July in the year of our Lord one thousand nine hundred and eighty-six.

Paul J. Cavanaugh
Register of Probate

(C)Aug.7

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division **Docket No. 86P3782E**
Estate of **Edythe R. H. MacLean**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Mary Frances Doyle** of Lynn in the County of Essex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on August 21, 1986.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-second day of July in the year of our Lord one thousand nine hundred and eighty-six.

Paul J. Cavanaugh
Register of Probate

(C)Aug.7

CAMBRIDGE HOUSING AUTHORITY
INVITATION FOR PROPOSALS

The Cambridge Housing Authority (CHA) invites developers to submit turnkey proposals for the **acquisition and new construction of 20 units of low income family housing in Cambridge, Massachusetts.** The CHA has not identified preselected sites. Funded by the U.S. Department of Housing and Urban Development, this work will be administered as a turnkey contract. The total developer's price cannot exceed $1,462,000. For proposals of less than 20 units, Total Developer's Price will be adjusted according to criteria set forth in Developer's Packet. A Developer's Packet which contains detailed project information and proposal submission requirements is available at the CHA, 485 Massachusetts Avenue, 2nd floor, Cambridge, MA (Office of Physical Planning and Construction) beginning on August 6, 1986. A $25.00 deposit is required (refundable within 30 days of CHA approval of the designated developer). Copies are available between the hours of 9:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM. Five copies of proposals must be submitted to the CHA no later than 4:00 PM on September 1, 1986. Proposals may be hand-delivered to the above address or sent certified mail to: Cambridge Housing Authority, 270 Green Street, Office of Physical Planning and Construction, Cambridge, Massachusetts 02139. A conference will be held for all interested developers to discuss the submission requirements in detail on August 21, 1986, 2:00 PM, at the CHA Office of Physical Planning and Construction, 485 Massachusetts Avenue, 2nd floor. Questions should be addressed in writing to Terry Lurie at the mailing address identified above.

(C)Aug.7

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 21, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Boarding of Stray Animals
Water Works Materials
Reel Assembly Vacuum Kits
Nuclear Medicine Kits

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' " and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Aug.7,14

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division **Docket No. 86P 3831E**
NOTICE
Estate of **Rose V. Leger**
late of **Cambridge**
in the County of **Middlesex**

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Patricia M. Hughes** of Darien in the State of Connecticut be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on August 21, 1986.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-fourth day of July in the year of our Lord one thousand nine hundred and eighty-six.

Paul J. Cavanaugh
Register of Probate

(C)Aug.7

School budget

Continued from page 1

The budget, amended by motions of committee members, was approved by a unanimous vote of the seven school committee members March 26.

Among the items saved from the budget ax were two of four teaching positions slated for elimination at the Fitzgerald School. At a public hearing two weeks ago, Fitzgerald principal Richard Calnan told committee members that four teaching cuts "would be a body blow to the morale of the Fitzgerald staff."

Among the new and expanded program items that survived the budget process were a guidance counselor for the pilot school program; additional funds for occupational education equipment; an extra $39,000 for athletic equipment; a program and budget auditor assigned to the school committee; and a teacher intern in the superintendent's office.

Peterkin stretched the budget in part by finding funding from sources other than the general fund budget — the budget approved last week — for some new and expanded program items. In addition, to the general fund budget, grant money is available from the state to help carry out the desegregation plan and the school improvement act passed by the legislature last year.

Of the $2 million in new and expanded programs initially recommended by Peterkin, approximately $300,000 worth of items were eliminated from the general fund budget and instead will be funded through the grant budgets. Among those: the proposed Amigos program, which is an English-Spanish bilingual immersion program, and the position of director of computer education.

Start-up funds for a cable television curriculum and additional plant maintenance money were among the new and expanded programs initially recommended but which fell victim to the budget balancing process. The additional plant maintenance funding, cut from $91,491 to $8,000, would have restored the general maintenance budget to its funding level in 1982-83.

The Teacher Advisory Program, which had appeared to be in danger of going unfunded, did receive funding, saved perhaps by two favorable last-minute reports on the program submitted to the committee.

More money?

Peterkin said he is hopeful that the city manager will make more funds available to the schools because "the numbers continue to get better," in terms of state finances. "We know now that the state surplus is double what we all thought it would be. If in fact some of that money is fed back to the cities and towns, it will enable the city manager to give some to the schools."

Peterkin also noted that the city, which has a $9 million "free cash" surplus, is in a strong fiscal position.

Healy, however, said it would take "a miracle" for him to give the schools any more money. "I have treated the school department fairly in comparison with demands from all the other departments," Healy said, noting that the schools had received 50 percent of the increase in state aid and would receive $500,000 from the city's new hotel/motel tax.

Healy also pointed out that the current school budget was funded in part through two "one-time, non-recurring" funding sources — $300,000 from federal revenue sharing funds, which have been eliminated for the new fiscal year, and nearly $400,000 from the debt stabilization fund.

Healy said the free cash also should not be used for anything but one-time capital improvement projects. He compared the free cash to an employee's bonus: if the employee gets used to living on the extra money that comes in one week, "he'd need that bonus every week."

According to Healy, one-time expenses in the school department to be funded in part by the free cash will be: Morse, King and Haggerty School roof repairs; Harrington School renovations; and repair work at the War Memorial.

Budget process

"Overwhelming," is a word that pops up regularly in school committee members' descriptions of the budget process.

Faced with a 500-page budget document, scores of budget hearings, not to mention $52 million to oversee, the committee seems willing to put its money where its mouth is to make the process a little bit more manageable: for the next fiscal year the committee funded a $30,000 position for a budget/program auditor to be assigned to the school committee.

In proposing the position, committee Member Jane Sullivan said the committee needed someone "to do an audit of the budget." Sullivan said she was concerned about policy issues that are decided by budget votes without being thoroughly considered by the committee, such as positions created on a temporary basis one year, but then carried over into the next year's budget.

Committee Member Alfred Fantini said the auditor could be both a financial and a program auditor. He cited the favorable reports on the Teacher Advisory Program as an example of something that could have been handled better by an outside party. Noting that it was "an in-house staff doing in-house reports," Fantini said, "I would have been very surprised if those reports said it wasn't working."

He said that for the most part, the budget reflects administrative thought because the public and school committee budget roles do not come into play until the end. Fantini said an auditor could "look at things objectively" and more effectively represent school committee concerns in the budget process.

Supporting the auditor idea, committee Member Sara Garcia said she would "feel more comfortable with the budget" if the committee could spend a lot of time this year looking at the budget in a more systematic way, "to see the philosophy behind everything that's put in the budget."



FOR QUALITY—The Cambridge Council, Boy Scouts of America, recently presented National Quality Unit Awards to the adult leadership of three council Explorer Units. The awards were presented to those Explorer units that achieved objectives in membership, training, program, and activities. Presenting the awards were Kenneth J. Simmons (left) and William Cornin (right) of the commissioner staff. Recipients of the awards were (left to right): Edward Pigulski of Post 1713; Francis Burns of Post 2100; and Paul Doherty of Post 229.

Arts center

Continued from page 1

our budget back to what we think is a reasonable operating facility."

At the council meeting, City Councilor Alfred Vellucci piggybacked his own political agenda onto the Graham proposal and asked that the motion be amended to include $25,000 to the Dante Center.

"I believe the rich and the elite have control of the arts in the city," said Vellucci, who said that city money spent on the annual river festival benefits the "yuppie element" and persons from towns such as Weston and Dover.

Fixing his gaze at city Councilor Alice Wolf, Vellucci asked rhetorically "I hope you're not going elite," and then added, "We're just asking for the crumbs that fall off the table."

Graham later added "I agree with Al...we always try to provide entertainment to those people who can't afford it rather than put those people in the arts arena."

Director Margot Emery of the Dante Alighieri talked of her building's need for the money. "It is a struggle for us to put on the cultural programming we would like to because of the high cost of the building."

Meanwhile City Councilor David Sullivan — who along with Alice Wolf asked that his vote be changed positive to refer the matter to the finance committee — objected to the policy this week.

"I have a question about the legality of the city appropiating tax money to a private corporation," he said, adding, "I'm also troubled that individual members of the city council are choosing their favorite institutions for charity."

"I have some favorite charities too," Sullivan said. "I suppose I could have tacked them on as well to this amendment."

When asked of other instances where the city appropiates money to non-profit corporations, City Manager Robert Healy said this week, "I think we do that in other instances. We contract with RCCC (Riverside Cambridgeport Community Corporation), with Homeowners Rehab, Just-a-Start... It is essentially a passage of city funds. There is a precedent for that."

Yet Healy also said later that he would have to discuss the legal aspects of the situation with the city solicitor. "There's no sense in racking my brain to see if there's any fund balances before we know if it can be done," he said. "Let's tackle the legal issue before the appropriations issue."

—TOM EHRENFELD

Salary search

Continued from page 1

Healy said it would take "a miracle" for the schools to be given any more money from the overall city budget.

In addition to the money in the general fund budget designated for salary increases, there may be some staff development money made available by the passage last year of the state's school improvement act. That money, which School Superintendent Robert Peterkin estimated at $360,000, can be used either as straight salary increases or other areas of staff development.

CTA president Susan Noonan-Forster warned the committee last December when it was considering 5 percent raises for the two assistant superintendents, what those raises might mean for contract negotiations.

"I hope you understand that that five percent is going to be translated into a much higher percentage relative to what we will be expecting for the teachers who do the job of teaching the children," she said.

The committee subsequently voted for 3 percent raises for the assistant superintendents, effective September 1, 1986. In January 1985, the assistant superintendents received 18 percent raises retroactive to July 1, 1984.

Healy, who is not involved in negotiations with school employees, said the only city-wide policy on salary increases "is to treat every unit equitably." He said any other city policy would be an unfair bargaining practice. He added, however, that he does maintain discussions with the school department about increases granted other city unions.

With the exception of police and fire, all other non-school city unions are either negotiating now or will be this summer. The most recent contract agreement, for police and fire, calls for a 3 percent pay raise July 1 and a 2 percent increase January 1, 1987.

Fantini said that an issue related to salaries "that has to be dealt with" is the prospect of the 42 tenured teachers currently on leaves of absence returning in the fall. "That's a million dollars right there. It's fair to say that there are no guarantees to renewing non-tenured teachers."

Pete Wilson, assistant manager of personnel operations for the school department, said a goal of his department is to balance the number of teachers returning from leaves with the number preparing for leaves, while keeping in mind any new positions created.

Last year, the school department rehired all the non-tenured teachers who sought re-employment.

Of the approximately 850 teachers and administrators, 71 do not have tenure.

—VICKI WHITE

10 Mt. Auburn

Continued from page 1

Harvard-owned building were rent-controlled.

In December 1985, then executive director of the rent control board Roger Mervis said removal permits would not be needed to reconfigure the four units on the third floor of the building into three rent-controlled units. In January, Mervis "signed off" on the building permits, indicating that there were no outstanding rent control issues blocking the permits.

In a letter to Sally Zeckhauser, president of Harvard Real Estate, Mervis wrote: "The recongifuration of the third floor space to provide for three larger controlled rental units and the renovation of this space consistent with Ordinance 966 is a reasonable and appropriate response to the board's decision."

Turk, however, said that Harvard has "clearly been in violation of the full-occupancy ordinance" since more than 120 days have elapsed since the units were deemed to be covered by rent control. "Three units that are clearly habitable are not being rented and as a result are contributing to the city's housing shortage," he said.

"My fear most immediately is that they'll be able to end-run full-occupancy," he said.

Margaret Drury, who became executive director of the board in February, said she would not comment on the case "until I familiarize myself with it."

In order to remove a unit from rent control, the board must grant the owner a removal permit. The full-occupancy ordinance defines the vacancy of a unit for more than 120 days as removal from rent control, for which a permit must be granted.

Harvard intends to build 43 units of faculty and graduate student housing as well as retail space at the 8-10 Mount Auburn Street site, a project opposed by many residents in the area.

—VICKI WHITE

Open House set at Lesley-Ellis School

The Lesley-Ellis School has scheduled an Open House for Sunday, April 6, from 1 to 3 pm at 21 Notre Dame Ave . Rindge Avenue and Middlesex Street, North Cambridge. A slide and video presentation is scheduled to demonstrate the Lesley-Ellis educational program, and free parking and refreshments will be available.

Lesley-Ellis School, a private, full-time early childhood education center for ages 18 months through 5 years, is designed to provide a safe, supportive and challenging environment which emphasizes the individual child. Activities are planned to challenge cognitive growth and stimulate emotional, physical and social development.

Teachers attempt to facilitate and extend the individual child's learning efforts through child-directed activity areas.

For a brochure and more information about the Open House, contact Phillip Printz, director, at 576-1366.

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The Atrium school admits students of any race, color, national and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national and ethnic origin in administration of its educational policies, admissions policies, scholarship and loan programs, and athletic and other school administered programs.

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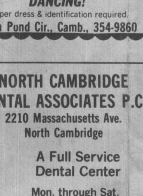

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Obituaries

Mary Beck

Mary E. Beck, 74, a retired employee of the Necco Candy Company, died March 27 at Sancta Maria Hospital after a short illness. She was a lifelong resident of Cambridge.

She was the daughter of the late William J. and Mary E. (Cooper); sister of Sr. M. Edith Beck, Sisters of Mercy of Windham, N.H. and the late Joseph and Rose Beck.

A funeral Ma

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She was the daughter of the late William J. and Mary E. (Cooper); sister of Sr. M. Edith Beck, Sisters of Mercy of Windham, N.H. and the late Joseph and Rose Beck.

A funeral Mass was said at St. Peter's Church followed by interment in Cambridge Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

In lieu of flowers, donations in her memory may be made to the Bishop Riley Memorial Fund, 31 Buckingham St., Cambridge.

Edward Fitzpatrick

Edward J. Fitzpatrick, 82, a lifelong resident of Cambridge, died March 27 at the Veterans' Administration Hospital in Jamaica Plain after a short illness.

He was a retired bus driver for Greyhound and an army veteran of World War II.

He was the brother of Mary R. Fitzpatrick of Cambridge, Loretta G. Brady of Manomet and Dorothy A. Gunzelmann of Maine. He is also survived by nieces and nephews.

A funeral Mass was said at St. Peter's Church followed by interment in Holy Cross Cemetery in Malden. Arrangements were made by the William T. Hickey and Son Funeral Home.

Harriet Doherty

Harriet S. (Riley) Doherty, 84, a homemaker and lifelong resident of Cambridge, died March 30 at home after a short illness. She was a member of St. Peter's Ladies Sodality.

She was the wife of the late John J. Doherty; mother of Alida M. Daley of Cambridge, William X. Doherty of Watertown, Richard P. of Dorchester and Paul X. of Cambridge; sister-in-law of Sr. Rita Frances, C.S.J. of Framingham; aunt of Frances Holian of Belmont. She is also survived by 12 grandchildren and 21 great grandchildren.

A funeral Mass was said at St. Peter's Church followed by interment in Cambridge Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

In lieu of flowers, donations in her memory may be made to the Bishop Riley Memorial Fund, 31 Buckingham St., Cambridge.

Doris Doherty

Doris J. (Morrison) Doherty, 77, formerly a lifelong resident of Cambridge, died suddenly March 28 at Cardinal Cushing Hosital in Brockton. She was a homemaker and resident of Belmont.

She was the wife of Joseph L. Doherty; mother of Susan E. Murphy of Raynham, Peter S. of Arlington and Stephen J. Doherty of Plymouth. She is also survived by three grandchildren.

A funeral Mass was said at St Peter's Church followed by interment in Belmont Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

Elizabeth Donahue

Elizabeth H. (Rooney) Donahue, 83, a retired employee for the Raytheon Company, died March 30 at the Winthrop House in Medford after a long illness. Born in Waltham, she was a resident of Medford and formerly of Cambridge.

She was the wife of the late John F. Donahue; mother of Eileen Vaughn of Medford; sister of Madeline McColgan of Medford, Louise O'Brien of Somerville, Viola Webster of Waltham, William Rooney of Cambridge and Francis Rooney of Stoughton. She is also survived by two grandchildren.

A funeral Mass was said at St. Peter's Church followed by interment in Holy Cross Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

Bernard Scully

Bernard P. Scully, 81, a retired worker for the Watertown Arsenal, died suddenly March 24 at home. He was a lifelong resident of Cambridge.

He was the brother of William, Francis and the late John, Daniel, George, James, and Mary Scully.

A blessing was said in the Church of the Sacred Heart followed by interment in Cambridge Cemetery. Arrangements were made by the Donovan-Aufiero Funeral Home.

Mary Marquis

Mary (Cotter) Marquis, 80, a homemaker and lifelong resident of Cambridge, died March 26 at Mount Auburn Hospital after a short illness. She was a member of the Veterans of Foreign Wars Post no. 7353 Auxiliary in North Cambridge.

She was the mother of David, John, Richard, Robert, Thomas, Dorothy Eyre, Virginia Clifford and Joan Bibeau. She also leaves 38 grandchildren and 24 great grandchildren.

A Blessing was said and a proburial Mass was celebrated at St. John's Church. Interment was in Cambridge Catholic Cemetery. Arrangements were made by the Keefe Funeral Home.

Helen Egner

Helen F. (Silva) Egner, 66, a homemaker and lifelong resident of Cambridge, died March 25 at Cambridge Hospital after a long illness.

She was a member of the Miller's River Apartments Recreation Committee, the founder of Neighborhood Family Care Center, and member of Model Cities, C.E.O.C.

A funeral Mass was said at St. Anthony's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

In lieu of flowers, donations in her memory may be made to the Hospice of Cambridge, 35 Bigelow St., Cambridge 02139.

Edmund Scarfo

Edmund G. "Sonny" Scarfo, 56, a tailor and resident of Cambridge for most of his life, died March 25 at Massachusetts General Hospital after a brief illness. Born in East Boston, he was a Navy veteran.

He was the husband of Vincenzia (Leccese); father of Remo, Virginia Yeanacopolis, and Cheryl Hanlin, all of Cambridge; brother of Virginia Hogan of Winthrop, Remo Scarfo of East Boston and Patricia Finn of Meddleboro; grandfather of Edmund and Mark Scarfo, and Danielle Yeanacopolis.

A Blessing of Christian Burial was said in St. Francis of Assisi Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Vincent J. Mazzarella Funeral Home.

In lieu of flowers, donations in his memory may be made to the American Cancer Society, Massachusetts Division, 247 Commonwealth Ave., Boston.

Eliza Edgecomb

Eliza Edgecomb, died March 27.

She was the daughter of the late John and Charlotte (Stickley) Edgecomb.

Funeral services were held at St. Peter's Episcopal Church followed by interment in Ridgelawn Cemetery in Watertown.

In lieu of flowers, donations in her memory may be made to New England Deaconess Hospital, 185 Pilgrim Rd., Boston. 02215.

Philip Caples

Philip L. Caples, 97, a retired auctioneer, died March 28 at Cambridge Hospital after a short illness. He was a resident of Cambridge for most of his life.

He was the husband of the late Gertrude (Connolly).

A funeral Mass was said at St. Clement's Church followed by interment in Holy Cross Cemetery in Malden. Arrangements were made by the George L. Doherty Funeral Home.

James Sullivan

James H. Sullivan, 71, a retired lieutenant for the Cambridge Fire Department, died March 28 at Mount Auburn Hospital after a long illness. Born in Cambridge, he was a resident of Belmont.

He was the husband of Cornelia M. (Murphy); father of Joan C. Smith of Roanoke, Va., Ann F. Provost of South Hadley and James H. Jr. of Blandford, Ma.; brother of Thomas J. of Lexington, Edna K. Skelley of Belmont and the late Evelyn Fucillo, William E. Sullivan and Edith M. Shanahan. He is also survived by nine grandchildren and a great-grandson.

A funeral Mass was said at St. Luke's Church in Belmont followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Stanton Funeral Home.

William Tracey

William J. Tracey, 76, a resident of Cambridge for 35 years, died March 30 at Youville Hospital after a long illness.

Born in Newton, he was a retired truck driver for Everett Brothers in Watertown.

He was the husband of the late Lottie J. (Blevins); stepfather of Helen J. Marchant of Watertown, Dorothy O'Loughlin of Somerville and the late Albert Harrington; brother of Ann Diozzi of Arlington.

A funeral Mass was said at St. Patrick's Church in Watertown followed by interment in Cambridge Cemetery. Arrangements were made by the Donald J. MacDonald and Son Funeral Home.

Gladys Sullivan

Gladys (Gould) Sullivan, 61, a retired clerk at Cambridge City Hospital, died March 29 at Sancta Maria Hospital after a long illness. She was a lifelong resident of Cambridge.

She was the mother of Edward, Robert, Paul, Lawrence, and John; sister of Joseph, Lawrence, William, Henry, Albert, Robert, Lillian Gould and Evelyn Choriton. She is also survived by 12 grandchildren.

A funeral Mass was said at St. John's Church followed by interment in the family lot at Cambridge Cemetery. Arrangements were made by the Keefe Funeral Home.

Armelle Theriault

Armelle (Moulton) Theriault, 82, a retired machine operator for the Carr Fastener Company, died March 29 at Sancta Maria Hospital after a long illness. She was born in France.

She was the wife of the late Nelson; mother of Lorraine M. Lavin, The Rev. A. Francis Theriault, S.V.D. and Marie A. Cyr; sister of Marie Feeley. She is also survived by eight grandchildren and six great grandchildren.

A funeral Mass was said at Our Lady of Pity Church. Arrangements were made by the Keefe Funeral Home.

In lieu of flowers, donations in her memory may be made to Divine Word Missionaries.

Aubrey Croft

Aubrey Croft, 89, a retired warehouse man and resident of Cambridge, died March 27 at the Bayside Nursing Home in South Boston after a long illness.

He was the husband of the late Marjorie L. (Ritcey); father of Vernon A. Croft of West Valley City, Utah, Elliot L. Croft of Norwood, and Rodney B. Croft of Lewiston, Me. He is also survived by seven grandchildren and two great grandchildren.

Funeral services were held in the Brown and Son Funeral Home followed by interment in Belmont Cemetery.

Robert Mahoney

Robert F. Mahoney, 68, a resident of Cambridge for 60 years, died March 31 at Brigham and Women's Hospital in Boston after a short illness.

Born in Boston, he was an employee for the building and grounds department at Harvard University. He was active in the Cambridge Boy Scouts for 35 years, was head usher for Our Lady of Pity Church for 30 years, and was past president of the Vincent DePaul Society.

He was the husband of Beatrice (Boudreau); father of Robert Jr., Carol Ann DeSilva, Mary Ellen Pavidis, Richard, Joseph, Kevin and the late Philip; brother of Walter, Alice Marques, and the late Mildred Spezzaferro. He is also survived by eight grandchildren.

A funeral Mass was said at Our Lady of Pity Church followed by interment in Cambridge Catholic Cemetery. Arrangements were made by the Keefe Funeral Home.

Delia Powers

Delia Bridget Powers, 25, died suddenly March 25 at Mount Auburn Hospital. She was a switchboard operator and lifelong resident of Cambridge.

She was the mother of Gina Doucette; daughter of Robert Powers and Sheila (Flanagan) Puntonio; sister of Robert Powers, Michael and Anthony Puntonio. She is also survived by several aunts and uncles.

A blessing was said in the Blessed Sacrament Church followed by interment in Cambridge Cemetery. Arrangements were made by the Faggas Funeral Home.

Teofilia Nartowt

Teofilia (Zakiewicz) Nartowt, 89, a homemaker and resident of Cambridge for many years, died March 28 at Holden Hospital after a long illness. She was born in Poland.

She was the wife of the late William and mother of Walter J. and Joseph J. Nartowt. She is also survived by five grandchildren and eight great grandchildren.

A funeral Mass was said at St. Hedwig's Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Szulewski and Son Funeral in Cambridge.

In lieu of flowers, donations may be made in her memory to St. Hedwig's Church.

Michael Sauk

Michael Sauk, 72, a resident of Tewksbury and formerly of Cambridge, died March 25 at St. John's Hospital in Lowell after a long illness. He was born in Poland.

He was the husband of Anastasia; father of Stanley and John and brother of Mary Borkowski. She is also survived by two grandsons, Ryan and Philips.

A blessing was said at St. Hedwig's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Szulewski and Son Funeral Home.

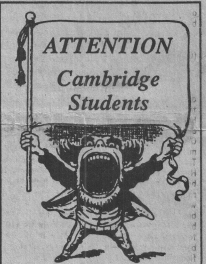
Catherine LaForge

Catherine B. (Kay) LaForge, 61, died March 30 at Crouse Irving Memorial Hospital in Syracuse, N.Y. after a long illness. Born in Cambridge, she was a resident of Rome, N.Y. and formerly a resident of Cambridge for many years.

She was a retired employee of Planned Parenthood and formerly worked for the New England Telephone Company. She was a member of St. Paul's Church in Rome, N.Y., a member of the Altar and Rosary Society, the Palm Twig, and the R.A.D.C. Civilian Wife's Club.

She was the wife of Edward F. LaForge; daughter of Julia Gallagher of Cambridge; mother of Michael P. LaForge of Sierra Vista, Ariz. and Patrick J. LaForge of Elicott, Md.; sister of Mrs. Leo (Mary) Longval of Dedham, Mrs. William (Margaret) Kelley of Cambridge, Mrs. W. Robert (Betty) Dyer of Rome and Francis J. Gallagher of Melrose.

Funeral will be held today at the Martin J. Nunn Funeral Home in Rome, N.Y. at 11:15 am. A funeral Mass will be said at St. Paul's Church in Rome at 12 noon. Interment will be in St. Peter's Cemetery in Rome.



The Cambridge Chronicle needs Cambridge students to deliver their community's news. Keep your family and neighbors informed with the best coverage of local issues. Delivering the Chronicle is more than just a job. It is part of a great institution, that of the free press.

Not only do you have a steady income each week, you also gain the chance to win cash bonuses and over 150 prizes in the 1986 carriers' contest. For more information, call 625-6300 or stop by the circulation office of the Chronicle, 149 Elm Street, Somerville, Tuesday-Friday 9 am to 5 pm or Saturday morning 9 am to 1:30 pm.

PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.

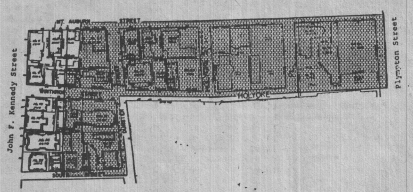
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, April 15, 1986 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a **petition by the Planning Board to amend the Zoning Map of the City of Cambridge in the vicinity of Mount Auburn Street, Plympton Street, Holyoke and South Streets as indicated on the accompanying map from Business B and Residence C-3 to Residence C-2.**

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh, Chairman.

Business B and Residence C-3 to Residence C-2



(C)Mar.27,Apr.3

PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.

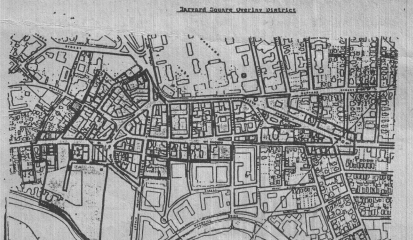
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, April 15, 1986 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled **"Harvard Square Overlay District"** as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the overlay Distric as defined on the Zoning Map would maintain the existing boundaries of the Overlay Disstrict with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh, Chairman.

Harvard Square Overlay District



(C)Mar.27,Apr.3

MICROFILM PROCESSOR CAMERA SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, New Superior Court House, E. Cambridge, Ma. until 1:00 P.M. Tuesday, April 15, 1986. Proposals will be opened for Microfilm Processor Camera Supplies for the South Middlesex Registry of Deeds, Cambridge, Ma. at 3:00 P.M. Tuesday, April 15, 1986 in the Commissioners Hearing Room, Superior Court House, E. Cambridge, Ma. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County Commissioners

(C)Apr.3



Hey kids! Win a great Mother's Day prize for your Mom!

Enter our Newspaper In Education Mother of the City Essay Contest and win:

A Mother's Day meal at the 99 Restaurant in Cambridge (up to $100 value) with the immediate family and a dozen roses from Coady Florist Shop in Cambridge.

Contest Rules:

1. Contest open to all school children in grades 1-4, one entry per student.
2. Write a short essay, not to exceed one page, answering this question: Why is your Mom the best Mom in town?
3. Each essay should be headed with student's name, grade, address, home phone number, and school name.
4. Send entries postmarked no later than *April 19, 1986* to: Dole Publishing, 145 Elm Street, P.O. Box 312, Somerville, MA 02144, Attn: Carol Weir, NIE Coordinator
5. Employees & immediate family are not eligible for contest.

Note: Entries will be judged by retired teachers from Cambridge on the basis of orginality of thought, clarity of expression, legibility, and punctuation and spelling appropriate to grade level.

Winning entries will be printed in the May 8 edition of the paper. Names of all participants and quotations from other entries will also appear.

You love your Mom - Put it in writing!

Giving kids a Head Start in life



FINISHING TOUCHES—Kelly Gaipo concentrates on artistic techniques at the Kennedy School Head Start site. (Staff photo by Carolyn Hine)

Continued from page 1

studies show that Head Start children achieve not only academic gains, but social and economic ones as well. When compared to other low-income children who did not attend a preschool program, Head Start graduates were far more likely to finish high school and go on to college or full-time jobs. They were far less likely to need special education services, to become pregnant during their teen years, or to slide into juvenile deliquency.

These well-publicized successes have led to a widespread acceptance of the program by liberals and conservatives alike. Praised by President Reagan, Head Start was one of the few social programs to escape being cut back substantially in the first term of his administration. Even so, the program's funding level fell far behind the pace of inflation during the Carter and early Reagan years; and now Head Start administrators are bracing themselves for a new wave of budget cuts, brought on by the recently passed Gramm-Rudman Deficit Reduction Act.

"Gramm" and "Rudman" are just a couple of strange-sounding words to four-year-old Sharay Howard, a student at the Jefferson Park Head Start Center. She is in class for four hours every weekday morning, keeping a yearly schedule which matches that of the Cambridge public schools. As one of the 252 children who participate in the program citywide, Sharay receives a comprehensive set of services: a full complement of health screenings, immunizations, and treatment whenever it is needed; a nutritionally balanced breakfast and lunch each day that the program is in session; and an educational curriculum that fosters the physical, social and intellectual development of each Head Start child. For Sharay, who lives with her mother and older sister at Jefferson Park in North Cambridge, a comparable set of services would be far beyond her family's reach if Head Start were not available.

Sharay's mother, Alice Howard, enrolled her two daughters in Head Start mostly to prepare them for school. But the program offers opportunities for parents as well. Last fall, Alice Howard was elected by the other parents from Sharay's classroom to represent them on the citywide Head Start Policy Council. In this capacity, she is involved in monthly deliberations on such matters as budget allocations and personnel decisions. In January she completed a Head Start-sponsored five-week course in substitute teaching, and she has been working as a substitute in the program for the past two months. Now she intends to take some courses at Wheelock College, also under Head Start auspices, so that she can qualify for a full-time position as an assistant teacher.

Traditions

Alice Howard is continuing a tradition that dates back to the early years of Cambridge Head Start. Sharay's teacher, Doris Thompson, represents the beginning of that tradition. Thompson signed on as a classroom aide in 1965, soon after enrolling her youngest son in the very first Head Start program in the city. In 1967 she matriculated as a part-time student at Wheelock, and seven years later she received her degree in Early Childhood Education. Today she is a head teacher at Jefferson Park.

"It was all very strange at first," she remembers, "but Head Start really motivated me. It motivated my children, too, to see their mother working so hard in school."

According to Karen Sheaffer, who was an early teacher in the Cambridge program and served as its director from the fall of 1981 through July of last year, it is common to hear mothers speak of Head Start as having made a critical difference in their lives. Most of the Head Start teachers in Cambridge had their first contact with the program as mothers of Head Start children. Many other parents have been encouraged by Head Start teachers and counselors to go back to school, find jobs, and move out of poverty. "Head Start," says Sheaffer, "helps parents by really valuing them and motivating them to get out into the world."

Also, through its program of workshops, presentations and regular parent-teacher conferences, it helps parents to understand their children better and become strong advocates for them. Sheaffer points out that at some Cambridge public schools, former Head Start parents make up a significant proportion of those who regularly attend PTA meetings. "That shows you," she says, "that Head Start really did teach them to get involved."

Today, however, the level of parent involvement is lower than it was in previous years. More and more parents are single mothers (accounting for 75 percent of all Head Start parents in this school year), and more of these single mothers have a multitude of problems, making them difficult to reach and to motivate. Further, since most of today's Head Start parents either work regularly or go to school, scheduling problems make it difficult to sustain a high level of program involvement. These days, says Doris Thompson, you often see babysitters, not the mothers themselves, bringing the children to school in the morning and taking them home in the afternoon.

Indeed, because of their job or school commitments, many low-income parents have to rule out Head Start entirely as an option for their children. Since a child's day in Head Start is only four hours long, and since the program does not operate during school holidays and vacations, parents who work or go to school must find other ways to assure that their children receive the care that they need.

Fewer parents, too, are choosing to enter training to become Head Start teachers. The reason seems to be that Head Start salaries are often not competitive with wages offered for jobs demanding far less skill and training. According to Frances Collins, the current director of Cambridge Head Start, head teachers' salaries range between $7,800 and $8,800 per year, and wages for assistant teachers are between $6,900 and $8,000. With salaries at such a low level, says Collins, "it's remarkable that so many teachers have stayed with the program for so long. It's a real commitment of the heart."

Karen Sheaffer also has strong feelings about the salary issue. "I find it insulting," she says, "that a program that wants to eradicate poverty pays poverty wages."

And though salaries are the major problem, budgetary constraints have forced the program to cut back on the level of services, too--from 160 days last school year to 150 days in the current year.

Yet, there is no relief in sight--not, at least, from the federal government, which recently directed that each local Head Start program reduce its budget by 1.4 percent in anticipation of the Gramm-Rudman cuts. That means, says Frances Collins, "that we must find about $9,000 in our current budget and return it to the federal government. That cut of $9,000 exceeds the salary of our highest-paid teacher."

Hard-pressed to deal with growing financial pressures, Collins is hoping that the state legislature will approve measures to supplement the federal dollars with state funds. Proposals now before the legislature call for an appropriation of $1.6 million to offset the Gramm-Rudman cuts and an additional $2.8 million, most of which would be used to raise Head Start salaries to a level commensurate with the wages of other day care workers in the state.

Even as she waits — hope for fiscal relief, director Collins is beginning to move the program in some new directions. Presently being [illegible] a new extended-day program for children who need additional hours of care in the afternoon. Two other such centers have been in operation since early 1985. Also, in a cooperative effort with the Cambridge Public Schools, a proposal has been submitted to the state Department of Education to expand the schools' new literacy initiative to two Head Start classrooms. And a Haitian-American consultant, Rosa Roseme, has just started working with the program's 20 Haitian children and their families, helping them to cope better with the cultural and linguistic problems that they face.

"I'm concerned," says Collins, "that we don't fall between the cracks. Our children are not federal children, they're local children. We must work together to maintain the level and quality of the services that we have here."

Where to find Head Start classes

Cambridge Head Start has classes at the following locations:

- Columbia Street (near Hampshire)
- Jefferson Park
- Kennedy School
- King School
- Newtowne Court
- Rindge Towers
- Roberts School
- Roosevelt Towers

The program is in session for four hours each weekday morning, 150 days per year. It is closed on all Cambridge public school holidays and during school vacation periods. Extended-day child care, open year-round until 6 pm each weekday evening, is available on a limited basis at Jefferson Park and Roosevelt Towers.

Head Start has already begun its recruitment drive for the coming school year, beginning in September, 1986. To qualify, a child must be three or four years old. Handicapped children and children with special needs are welcome, and special services are available to meet their needs.

In addition to the age requirement, a child's family must have an annual income no higher than the limits set by the federal government. These limits vary with the size of the family. The limit for a family of three, for example, is $8,460; for family of four, $10,200.

More information about the Head Start program may be obtained by contacting the Head Start central office at 221 Hampshire St., or by calling 491-8011.

—*Charles N. Goldberg*

Human service groups pledge advocacy role

A meeting sponsored by the Cambridge Human Services Commission to discuss the federal cuts and eventual phasing out of Cambridge Community Development funding might have been dismal. But, instead, the dialogue on ways in which the city, and its local human service providers can cope with future constraints took a more positive turn.

The Cambridge Human Services Commission, members of the city's Department of Human Service Programs, and representatives of ten local human service agencies met last Wednesday evening for a round-table discussion of strategies to maintain services and meet emerging human service needs.

Providers expressed concern over growing needs of the Cambridge Community.

Rick Alleva, director of Shortstop, Inc., an adolescent shelter program, spoke of the upsurge of homelessness among adolescents.

Council on Aging director Dolly Fleming sited the rapidly increasing elderly population in need of programs that foster independence. Childcare, hunger, and housing issues, as well as linguistic minority needs were also noted.

But attendants expressed the futility of "preaching to the converted" and what took precedence was the group's desire to build upon the already existing coalition of Cambridge human service providers to mobilize and respond to some of the uncertainties with such human service programs are faced.

The coalition recently pulled together in a lobbying effort to fight President Reagan's proposal to defer $500 million of this year's Community Development Block Grant budget (which translates into a $75,000 cut to Cambridge human services). Their efforts, along with other cities and organizations across the nation, stimulated the necessary legislation from Congress to attempt to prevent the violation of essential services. Gratifying as the rewards for their efforts may seem, they agreed that "the fight had just begun".

As the dismantling of federal-local partnerships appears inevitable, the group discussed a need for a central dialogue with state, business, and foundation funding sources. In addition, providers expressed a need for technical assistance in program evaluation and economic assessment of their individual agencies in order to more creatively plan for the "privatization" of services. A need for public education to make the consequences of cutbacks in services "real to people to whom it is not real" was enforced by City Human Services Director Isabella Hinds. The final outcome of the meeting was a commitment by the group to meet regularly to organize, plan, exchange information and advocate on behalf of the populations they serve.

'Threads' premiere set

Dr. Mary Helen Washington, a Cambridge-based writer, literary critic and teacher, will be featured at the April 3 premiere of "Common Threads", a multicultural slidetape exploring the meanings of fabric art in the lives of women. The event is co-sponsored by The Oral History Center and the Harrington Neighborhood Council.

Washington is a nationally recognized authority on Black women's literary expression, who has edited several groundbreaking anthologies, including "Black-Eyed Susans: Classic Stories By and About Black Women" and "Midnight Birds: Stories by Contemporary Black Women." At the event, she will respond to "Common Threads", a multimedia presentation which highlights stories and artwork of twelve fabric artists.

The slidetape, supported by The Massachusetts Foundation for Humanities and Public Policy and the Merit Aid Program of the Massachusetts Council on the Arts and Humanities, was written and narrated by Cindy Cohen, director of The Oral History Center, and produced and directed by Cindy Marshall.

The premiere will take place on Thursday, April 3, at 7:30 pm at The Harrington School Auditorium, 850 Cambridge St. The event will also feature Libana, a local women's chorus, performing folksongs from many cultures which relate to women's work with textiles.

Tickets for the event are available from The Oral History Center, 57 Inman Street, and at the door. The suggested donation is $5; reduced rates are available. Proceeds from the benefit will support The Oral History Center's ongoing community education programs. For further information, contact the Oral History Center at 498-9000 extension 9780 or 498-9014.

CCC offers after school music course

Familiar nursery rhymes and playground chants can be heard at Cambridge Community Center's After School Program at 5 Callender St. Not on the playground, but surprisingly in the classroom.

Music instructor Cleopatra Knight, is teaching the children who attend the center music skills utilizing a unique teaching method. This method of instruction is called Kodaly and it works.

During the past two years, the after school program has offered Kodaly music instruction to children enrolled in kindergarten through second grades. It will be offered to the third through sixth grades and eventually to teens and adults in the near future.

contact Jean Charos, program director, or Dawn Swan, executive director, at 547-6811 or write Cambridge Community Center, 5 Callender St., Cambridge, 02139.

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$21.95 plus tax and gratuity.
Children's portions $14.00 plus tax and gratuity. Or order from our Children's Menu.
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PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, April 15, 1986 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a **petition by the Planning Board to amend the Zoning Map of the City of Cambridge in the vicinity of Mount Auburn Street, Plympton Street, Holyoke and South Streets as indicated on the accompanying map from Business B and Residence C-3 to Residence C-2.**

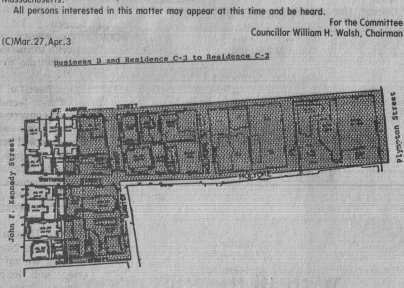
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh, Chairman.

(C)Mar.27,Apr.3

Business B and Residence C-3 to Residence C-2



CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that **Joseph K. Weekes** d/b/a **Kimelle's** has applied for a transfer of its license to sell wines and malt beverages as a package goods store at 1105 Massachusetts Avenue to **D'Italia Food Shop** at **Harvard Square, Inc.** d/b/a **D'Italia, Joseph G. DeStefano, Manager,** at 65 John F. Kennedy Street.

The premises are described as follows: One large room for sales area on ground floor, Rear room for storage.

The officers and directors of said corporation are: Joseph G. DeStefano, President, Director; James R. DeStefano, Treasurer, Director; Louis F. DiGiovanni, Clerk, Director; Mary DeStefano, Director; Joseph J. DeStefano, Director.

The hearing on this transfer will be held Tuesday evening, April 8, 1986, at six-thirty o'clock in the Barbara Ackermann Room, Room 200, City Hall, Cambridge.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given pursuant to General Laws, Chapter 138 and 140, that **Latin-O Restaurant, Inc., Juan O. Cabrera, Manager,** has applied for additional hours and for an extension of premises to include the second floor at 11-19 Brookline Street. Said additional hours if granted would allow the license to have an official closing hour of 2 a.m. Said premises if extended would increase the capacity at 11-19 Brookline Street from 160 to 503, and said premises if extended would be described as kitchen, dining room, and lounge on the first floor and dining room on the second floor. Storage room on first floor and storage room in the cellar. Live entertainment and dancing by patrons would be allowed on both said floors if the premises are extended.

A hearing on said application will be held on Tuesday evening at six-thirty o'clock, April 8, 1986, in the Barbara Ackermann Room, Room 200, City Hall, Cambridge.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPARTMENT
OF THE TRIAL COURT

(Seal) **Case No. 119209**

To **Robert Canzater, Trustee of N.R.C. Trust, of Dorchester,** Suffolk County, and said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Community Co-operative Bank, a duly existing corporation having an usual place of business in Medford, Middlesex County, and said Commonwealth; claiming to be the holder of a mortgage covering real property in Cambridge, Unit 1775-4, numbered 1775 Massachusetts Avenue, given by **Nathaniel Canzater** and Robert Canzater to plaintiff, dated August 9, 1985, recorded with Middlesex County (Southern District) Registry of Deeds, Book 16369, Page 329; has filed with said court a complaint for authority to foreclose said mortgage in the manner following; by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-eighth day of April 1986, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this eleventh day of March 1986.

Charles W. Trombly, Jr.
Recorder

(C)Mar.27

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that **Bottled Liquors, Inc.** d/b/a **Warehouse Liquors, James Marr, Manager,** holder of an all alcoholic Beverages as a Package Goods Store license, has applied to transfer its license from 45 Commercial Street to 69 First Street.

The premises are described as follows: One room for store, one room for storage. No cellar.

The officers and directors of Boyer's Bottled Liquors, Inc. are: Daniel M. Griffen, President, Treasurer, Clerk and Director.

The hearing on this transfer will be held Tuesday evening, April 8, 1986, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall, Cambridge.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

Cambridge Historical Commission

A public hearing will be held on Thursday, April 3, at 4:00 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, on the following application for a Certificate of Appropriateness in the Old Cambridge Historic District:

Case 220: 9 Waterhouse Street. Office addition; by the American Red Cross on behalf of the Cambridge Center for Behavioral Studies.

Robert G. Neiley
Chairman

(C)Mar.20,27

CAMBRIDGE HOUSING AUTHORITY
OFFICE OF
PHYSICAL PLANNING AND CONSTRUCTION
INVITATION TO BID
NEWTOWNE COURT TRASH
& SITE MODERNIZATION (MASS 3-5)

The Cambridge Housing Authority, Cambridge, Massachusetts (the Owner) will receive sealed bids for the construction of three trash disposal facilities and associated site improvements at Newtowne Court (Mass 3-5) in accordance with the documents prepared by Tise-Wilhelm Associates, Inc., Brookline, Massachusetts. Estimated cost of this project is $500,000-$600,000. The category for which the general bidder must be DCPO-certified is General Contracting.

General Bids will be accepted from bidders **only when accompanied by a Certificate of Eligibility and an Update Statement** (DCPO Forms CQ7 and CQ3).

Plans and Specifications will be available on April 1, 1986,after 2:00 PM at the Office of Physical Planning and Construction, Cambridge Housing Authority, 2nd Floor, 685 Massachusetts Avenue, Cambridge, MA. Bidders may obtain Plans and Specifications weekdays, between the hours of 9:00 AM and 5:00 PM by depositing $50.00 per set. This fee shall be refundable upon the return of the documents in usable condition within thirty (30) days of the General Bid Opening, after which all deposits become the property of the Cambridge Housing Authority. Contract Documents will not be mailed; they may be examined at the plan room of Dodge Construction Reports, 858 Park Square Building, Boston, Massachusetts.

A Site Inspection will be held as follows:
April 22, 1986 at 10:00 AM

Interested parties will meet at the Windsor Street entrance to Newtowne Court (in the Kendall Square area at Main and Windsor Streets), Cambridge, MA.

Filed Sub-Bid sections are:
Masonry - Section 4A **Plumbing** - Section 15A
Misc. Metals - Section 5D **Electrical** - Section 16A

Sub-Bids shall be submitted no later than 10:00 AM on April 30, 1986 and shall be received at the above address of CHA's Office of Physical Planning and Construction.

General Bids shall be submitted with DCPO forms CQ7 and CQ3 no later than 10:00 AM on May 7, 1986, and shall be received at the above address of the Office of Physical Planning and Construction.

General Bidders must agree to contract with minority businesses as defined by the State Office of Minority Business Assistance (SOMBA). The Amount of Participation reserved for Minority Business Enterprises (MBE) shall be not less than 5% of general bid amount.

All bidders please note: Equal opportunity guidelines regarding minorities and females shall be strictly enforced on this project. Please refer to Labor Regulations of the general requirements.

(C)Mar.27

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 85D4369-D1

Summons by Publication
Kim L. Remick Plaintiff
vs.
Stephen A. Remick Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Kim L. Remick, seeking to dissolve the bonds of matrimony.

You are required to serve upon Francis X. Olivieri, plaintiff's attorney, whose address is 265 Medford Street, Somerville, Massachusetts 02143 your answer on or before April 22, 1986. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at East Cambridge, Massachusetts.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at East Cambridge, Massachusetts. February 28, 1986

Paul J. Cavanaugh
Register of Probate

(C)Mar.20,27,Apr.3

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is **hereby given that the Hispanic Chamber of Commerce of Massachusetts, Inc., Juan O. Cabrera, Manager,** has applied for one-day all alcoholic beverage licenses and for one-day entertainment licenses to be exercised Friday evenings, Saturday evenings, and evenings before holidays from 8:00 p.m. - 1 a.m. on the second floor of 11-19 Brookline Street.

A hearing on said application will be held on Tuesday evening at six-thirty o'clock, April 8, 1986, in the Barbara Ackermann Room, Room 200, City Hall, Cambridge.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPARTMENT
OF THE TRIAL COURT

(Seal) **Case No. 119087**

To **Mustafa K. Wahid,** of Cambridge, Middlesex County, and said Commonwealth; and **Stanley Basket Co., Inc.,** a duly existing corporation having an usual place of business in Shelton, in the state of Connecticut; and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

USTrust/Middlesex, a duly existing corporation having an usual place of business in Woburn, Middlesex County, and said Commonwealth, claiming to be the holder of a mortgage covering real property in said Cambridge, numbered 155-159 Pearl Street, given by Mustafa K. Wahid to **USTrust/CharlesBank,** dated October 5, 1983, recorded with Middlesex County (Southern District) Registry of Deeds, Book 15257, page 328, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-eighth day of April 1986, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this tenth day of March 1986.

Charles W. Trombly, Jr.
Recorder

(C)Mar.27

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Chez Ma Tante, Inc.,** d/b/a **Chez Ma Tante, Natalie R. Farina, Manager** at 65 John F. Kennedy Street holder of a common victualer at said address requests permission to extend its premises to include a patio. The seating capacity for said premises will not exceed 48 persons including the patio.

A hearing on said application will be held on Tuesday, April 8, 1986, at 6:30 p.m. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, April 3, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Blood Bank Reagents
Microfilm Reader/Printer
Soap Tissues
Computer Terminal
Suction Catheter Kits
Intrusion Alarm Monitoring
& Repair Services

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item'" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Mar.27

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that **Cambridge Racquetball, Inc.** d/b/a **Hampshire Grille, K. George Najarian, Manager,** has applied for a license to sell all alcoholic beverages as a restaurant at One Kendall Square, Building 100, and a hearing has been set on said application for Tuesday evening, April 8, 1986, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

The premises are described as follows: kitchen, dining room and lounge on first floor.

The officers of said corporation are: K. George Najarian, President; Robert A. Jones, Treasurer; Robert McLaughlin, Esq., Clerk.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, April 15, 1986 at 5:00 p.m. at the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled **"Harvard Square Overlay District"** as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh, Chairman.

(C)Mar.27,Apr.3

Harvard Square Overlay District



COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPARTMENT
OF THE TRIAL COURT

(Seal) **Case No. 119285**

To **Frances Sondra Appleby,** of Cambridge, Middlesex County; **Hyman Cohen,** of Watertown, Middlesex County; and **McGee & Capobianco, P.C.,** a duly existing corporation having an usual place of business in Natick, Middlesex County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Atlantic Mortgage Co., Inc., a duly existing corporation having an usual place of business in Boston, Suffolk County, and said Commonwealth; claiming to be the holder of a mortgage covering real property in said Cambridge, numbered 39-41 Inman Street, given by Frances Sondra Appleby to plaintiff, dated September 26, 1984, recorded with Middlesex County (Southern District) Registry of Deeds, Book 15806, Page 321, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the fifth day of May 1986, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this eighteenth day of March, 1986.

Charles W. Trombly, Jr.
Recorder

(C)Mar.27

REQUEST FOR PROPOSALS

Somerville-Cambridge Elder Services, Inc. requests proposals from non-profit or commercial vendors for the provision of transportation services to frail elderly residents of Somerville and Cambridge who qualify for such services under the current Home Care Regulations of the Massachusetts Executive Office of Elder Affairs. Deadline for RFP: 4/9/86.

To receive further information and an application for a Home Care Contract, write: Elaine Pridham, Coordinator for Contract Services, Somerville-Cambridge Elder Services, Inc., One Davis Square, Somerville, MA 02144.

(C)Mar.27

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 137874

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **William P. Cabot** of Cambridge, in said County, a mentally ill person.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 20th thru 22nd accounts of **Louis W. Cabot** as Guardian - (the fiduciary) of said ward have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 28th day of April, 1986, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 14th day of March, 1986.

Paul J. Cavanaugh
Register

(C)Mar.27

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that the **Greek American Political Club of Mass., Inc.,** 288 Green St., holder of an all alcoholic beverages as a Club license, has applied for a change of manager from **John Piantes** to **George Stathopoulos.**

The hearing on this application will be held Tuesday evening, April 8, 1986, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall, Cambridge.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Mar.27

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

June 5, 1986

Department of Community Affairs
Commonwealth of Massachusetts
100 Cambridge Street
Room 904
Boston, MA 02202

Dear Sir:

Enclosed you will find two zoning ordinances of the City of Cambridge which were passed to be ordained at the City Council meeting held on June 2, 1986 as follows:

1. Petition of the Planning Board to create a new section 11.50 entitled "Harvard Square Overlay District".

2. Petition of the Planning Board to rezone land in the Plympton, Mt. Auburn, JFK, South, Dunster, Winthrop, Holyoke Streets and Holyoke Place.

These amendments are being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be geatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
Acting City Clerk

JEC/dl

Encs. Ordinances Numbered 1031 and 1032.

c.c. Les Barber

ORDINANCE NO. 1031

Final Publication No. 2310. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

In City Council June 2, 1986.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

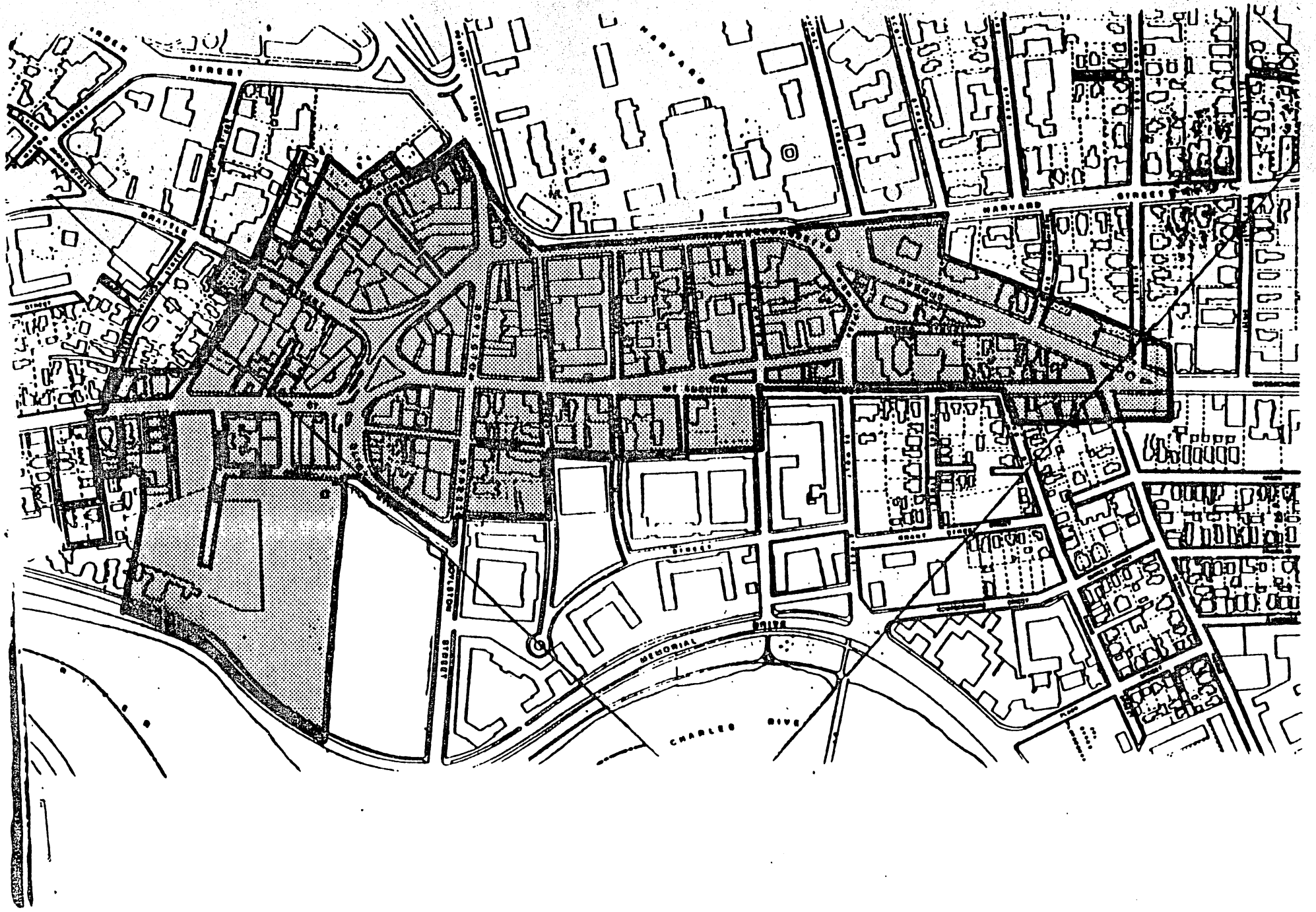
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



ORDINANCE NO. 1032.

Final Publication No. 2311. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning an area currently designated Business B and Residence C-3 to Residence C-2 as described below:

3.0 Rezone to Residence C-2 that area presently zoned Residence C-3 and Busines B which is circumscribed by a line beginning at a point, said point being the intersection of the center-lines of Plympton Street and Mount Auburn Street,

3.1 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street to the north-easterly extension of the northeasterly sideline of lot number 68 on Assessor's Plat numbered 161, for a distance of approximately 750 feet,

3.2 Thence turning and proceeding in a southwesterly direction along the northeasterly sideline of lot numbered 68, Assessor's Plat numbered 161, to its intersection with a line 100 ft. distant from and parallel to the southwesterly side-line of Mout Auburn Stree;

3.3 Thence turning and proceeding in a northwesterly direction to a point 100 feet from the sideline of John F. Kennedy Street along a line 100 feet from and parallel to the side-line of Mount Auburn Street for a distance of approximately 29 feet,

3.4 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to John F. Kennedy Street to a point of intersection with the centerline of South Street for a distance of approximately 300 feet,

3.5 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of inter-section with the centerline of Dunster Street for a distance of approximately 180 feet,

3.6 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of inter-section with the center line of Winthrop Street for a distance of approximately 200 feet,

3.7 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance for approximately 230 feet,

3.8 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its extension to a point of intersection with the centerline of Plympton Street, for a distance of approximately 460 feet;

3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of origin for a distance of approximately 200 feet.

3.01 <u>Premises shown on Assessor's Plat numbered 161</u>:

Odd numbers 57-61 Plympton Street, even number 52-72 Mount Auburn Street, even numbers 2-26 Holyoke Place, 1-35 Holyoke

Place, and 28-30 Holyoke Street which includes all or parts of lots numbered 81, 83, 84, 82, 76, 4, 3, 2, 1, and 5.

3.02 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-86 Mount Auburn STreet, odd numbers 25-33 Holyoke Street, 39-67 and 38-70 Winthrop Street, 43-77 and 44-56 Dunster Street, and 17-21 South Street, which includes all or parts of lots numbered 62, 11, 10, 49, 50, 14, 63, 67, 48, 7, 71, 16, 31, 36, 52, 51, 53, and 32.

In City Council June 2, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 6: Nays 1; Absent 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

ORDINANCE NO. 1031

Final Publication No. 2310. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

In City Council June 2, 1986.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

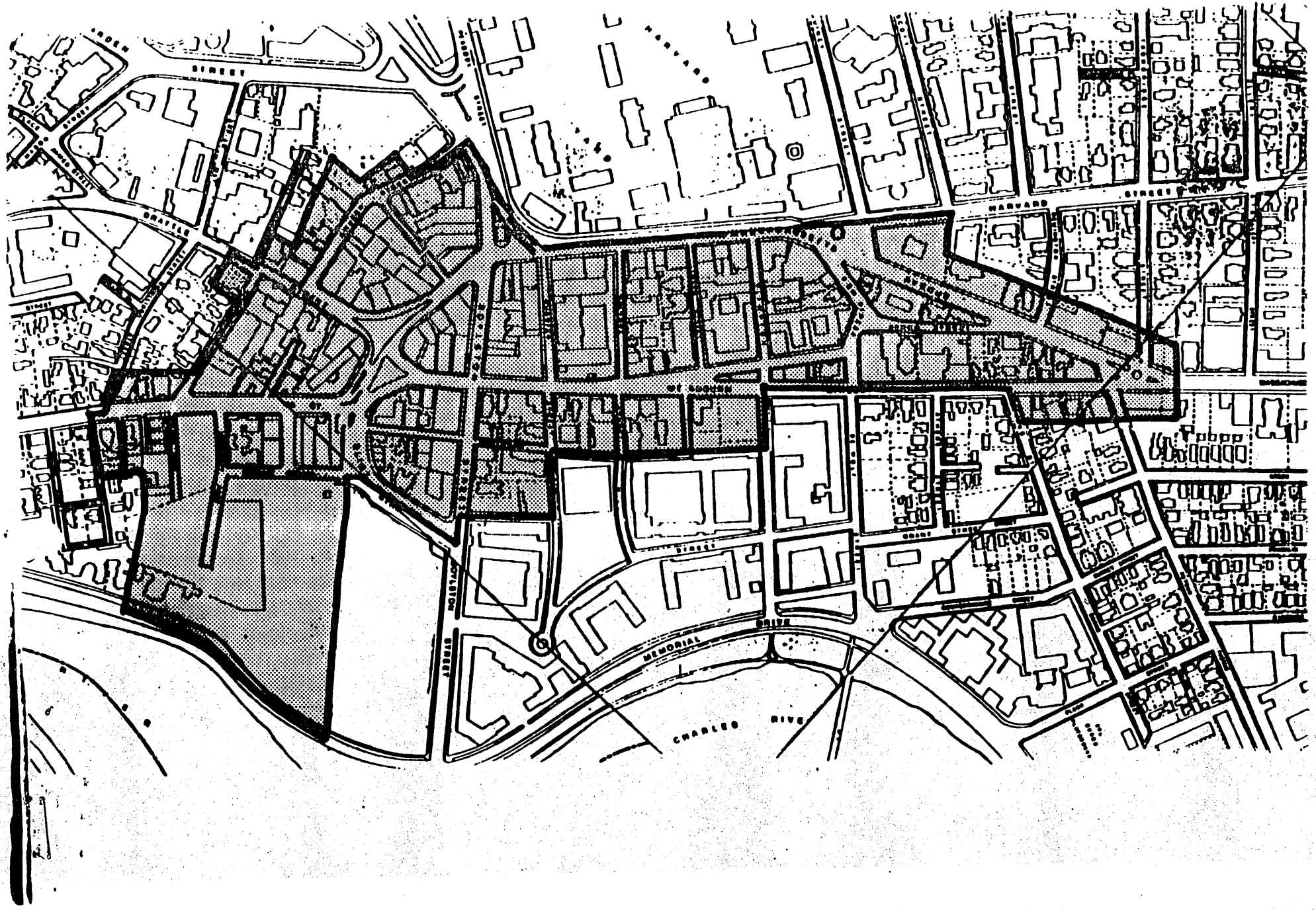
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



ORDINANCE NO. 1031

Final Publication No. 2310. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, which reads as follows:

C. C. 106

City of Cambridge

0-17

Comm. from Arthur D. Parris, Chairman, Planning Board, transmitting a petition to amend the Zoning Ordinances by deleting the existing section 11.50, Harvard Square Overlay District & substituting a new section 11.50 in place thereof.

2/24/86 - Passed to be ordained as amended 7-1-1

Copy sent to Les Barber, Planning Board 2/12/86. Copy to Councillor Walsh, Chair, Ordinance Committee 2/21/86 mlk

In City Council,

February 10, 1986

2/10/86
Referred to the
Planning Board
and
Ordinance Committee
for
Hearing & Report

REVISED HARVARD SQUARE OVERLAY DISTRICT

PLANNING BOARD RECOMMENDATION

APRIL 15, 1986

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided

by the objectives and criteria contained in the publication Harvard Square Development Guidelines, Community Development Department, July 1, 1986, in addition to the requirements of Sections 10.30 (Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.533 National Register and Contributing Buildings

For the purposes of this Section 11.50 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Harvard Square Development Guideline, Community Development Department, July 1, 1986.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533(b) for the purposes of this Section 11.50 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.54 DETAILED PROVISIONS

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in the Harvard Square Overlay District.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for the Harvard Square Overlay District.

4 amendment # 2

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition, the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedure.

1. Within the six months preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest these areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership.

a. Two members having recognized qualifications as architect or landscape architect.

b. One member having recognized qualifications as real estate development or financing expert.

c. One member who operates a business within the Harvard Square Overlay District.

d. Two members owning commercial property within the Harvard Square Overlay District.

e. ~~Three~~ members representing residents of the abutting Cambridge neighborhoods.

g. One member representing an institution owning institutional property in the Harvard Square Overlay District.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, four members shall have terms of two years, and three members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in

height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a base residential or office-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations; provided, however, that the following conditions are met or findings made:

a. For lots not ~~abutting~~ Fronting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met.

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will assist in the preservation, rehabilitation and/or restoration of a National Register or contributing building or important open space by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period that the special permit is in force and effect.

5. The proposed use will preseve, rehabilitate or restore the outward appearance of the structure or open space.

6. In its operation the use will not, in impact, be significantly different from the uses permitted in the base district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately

without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Harvard Square Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

~~10.~~ 11. The following uses listed in Section 4.35 are however specifically prohibited:

4.35e (Lunchroom, restaurant, cafeteria);

4.35f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

4.35g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

4.35j. (Mortuary, undertaking or funeral establishment);

4.35l. (Veternary establishment, kennel, pet shop);

4.35m. (Sales place for new and used cars);

4.35o. (Fast order food establishment);

4.35p. (Massage establishment)

b. For lots ~~abutting~~ fronting Massachusetts Avenue

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is from Massachusetts Avenue.

3. Where the use is to be located in an existing structure, the preservation objectives identified in 11.543 a (3) and (4) shall be advanced if the building is identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application. Amend #8

Amend #7 5. The uses in Subsection 11.543 a(10) above are specifically prohibited.

insert/amend 11.543 (1) 6.

11.544 Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a non-profit organization;

c. Extension throughout the Harvard Square Overlay District of the surface improvements installed by the MBTA as part of the Red Line subway extension (brick sidewalks, light posts, street furniture, etc).

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabic of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

(5) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.545 Building Setbacks

Maintenance of the Harvard Square Overlay District's positive diversity of building form and scale and its variety of open spaces, yards and

courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, (except where such yard abuts a lot, but not a public way outside the Overlay District) if the following conditions are met:

a. The building existed as of December 15, 1985 or a building permit had been issued by that date, or

b. For any new building in any Business, Office or Residence C-3 base zoning district, for which a building permit is issued after December 15, 1985, the Planning Board issues a Special Permit exempting the building from the yard requirements provided:

   1. The design of the new structure shall be in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

   2. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

   3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to terminate or preclude its designation or demolished prior to the application.

11.546 No additional conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District subsequent to the effective date of this Section 11.50. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

Amt #10 Adopted

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedures, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, Community Development Department, July 1, 1986, in addition to the requirements of Sections 10.30 (Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.533 National Register and Contributing Buildings

For the purposes of this Section 11.50 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Harvard Square Development Guideline, Community Development Department, July 1, 1986.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533(b) for the purposes of this Section 11.50 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.54 Detailed Provisions

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in the Harvard Square Overlay District.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for the Harvard Square Overlay District.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition, the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedures.

1. Within the six months preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest these areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the Advisory Committee. Where the Committee makes recommendations with respect to the granting of special permits and/or variances, and the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the Board(s)'s decisions were different from the Committee recommendations. **

6. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership. To the extent possible, members in all categories shall be Cambridge residents. **

a. Two members having recognized qualifications as architect or landscape architect.

b. One member having recognized qualifications as real estate development or financing expert.

c. One member who operates a business within the Harvard Square Overlay District.

d. Two members owning commercial property within the Harvard Square Overlay District.

e. Five members representing residents of the five abutting Cambridge neighborhoods. **

f. One additional resident to be appointed who would serve at large. **

g. One member representing an institution owning institutional property in the Harvard Square Overlay District.

2. Terms. Committee members shall be appointed for terms of <u>three</u> years each. Initial appointment shall however be staggered such that four members shall have terms of one year, <u>five</u> members shall have terms of two years, and four members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overly District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the building may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a base residential or office-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations; provided, however, that the following conditions are met or findings made:

a. For lots not fronting Massachusetts Avenue **

1. The general purposes of this Section 11.50 are met.

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will assist in the preservation, rehabilitation and/or restoration of a National Register or contributing building or important open space by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period that the special permit is in force and effect.

5. The proposed use will preserve, rehabilitate or restore the outward appearance of the structure or open space.

6. In its operation the use will not, in impact, be significantly different from the uses permitted in the base district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Harvard Square Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

10. The retail does not take the place of a residential or dormitory use. **

11. The following uses listed in Section 4.35 are however specifically prohibited:

    4.35e (Lunchroom, restaurant, cafeteria);

    4.35f (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

    4.35g (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

    4.35j (Mortuary, undertaking or funeral establishment);

    4.35l (Veternary establishment, kennel, pet shop);

    4.35m (Sales place for new and used cars);

    4.35o (Fast Order Food Establishment);

    4.35p (Massage establishment)

b. For lots fronting Massachusetts Avenue **

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is from Massachusetts Avenue.

3. Where the use is to be located in an existing structure, the preservation objectives identified in 11.543 a (3) and (4) shall be advanced if the building is identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application, nor is the use to be located in a base residential district. **

5. the uses in Subsection 11.543 a(11) above are specifically prohibited. **

6. The retail does not take the place of a residential or dormitory use. **

The conditions and required findings mentioned in this section 11.543 are not severable, and if a court declares any such condition or required finding invalid, then this section 11.543 shall cease to operate in its entirety, and no additional special permits shall be issued under its authority. **

11.544 Parking and Loading requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a non-profit organization;

c. Extension throughout the Harvard Square Overlay District of the surface improvements installed by the MBTA as part of the Red Line subway extension (brick sidewalks, light posts, street furniture, etc.)

The Harvard Square Advisory Committee shall receive and make comments on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

(5) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.545 Building Setbacks

Maintenance of the Harvard Square Overlay District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overly District shall be exempt from the yard requirements as specified in Section 5.30, (except where such yard abuts a lot, but not a public way outside the Overlay District) if the following conditions are met:

a. The building existed as of December 15, 1985 or a building permit had been issued by that date, or

b. For any new building in any Business, Office or Residence C-3 base zoning district, for which a building permit is issued after December 15, 1985, the Planning Board issues a Special Permit exempting the building from the yard requirements provided:

   1. The design of the new structure shall be in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

   2. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

   3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to terminate or preclude its designation or demolished prior to the application.

**

In City Council June 2, 1986.
Passed to be ordained as amended by a yea and nay vote:-
Yeas 7; Nays 1; Absent 1.
Attest:- Joseph E. Connarton, Acting City Clerk

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk

(1)

Section 11.543 by adding at the end the following sentence: The conditions and required findings mentioned in this section 11.543 are not severable, and if a court declares any such condition or required finding invalid, then this section 11.543 shall cease to operate in its entirety, and no ~~further~~ additional special permits shall be issued under its authority.

C. Wolf

6/2/86

PROPOSED AMENDMENTS TO HARVARD SQUARE OVERLAY DISTRICT REZONING

(1) 11.541 d.1 — am#4 — After membership, add "To the extent possible, members in all categories shall be Cambridge residents." A v/U

(2) 11.541 d.1 — Substitute "~~Four~~ members representing residents of the ~~four~~ FIVE abutting Cambridge neighborhoods. — am#5

C. Graham - 5 members 1 at large — A v/U

(3) 11.543 a. ~~11~~ 10. (new) — am#6 — The retail does not take the place of a residential or dormitory use. A v/U

(4) 11.543 b. 6. (new) — The retail does not tkae the place of a residential or dormitory use. A v/U — am#7

~~One neighborhood member at large~~

(5) 11.543

b. 4 add, nor is the use to be located in a base residential district. — am#8

A v/U

(6) ? D. ES. [illegible] for abutting — am#9

cc PVC strike about insert front 11.543 a/b — A v/U

(7) D.E.S. § 11.546 Strike entirely

B 7-1-1

am #10

(8) D.E.S. Written Document § 5

AU/U

(8) D.E.S. Non-Severability clause

AU/U

WU NO

Suggested Amendments to the

Harvard Square Overlay District Revision

(CDD Petition of 3 December 1985)

Prepared by the Banks St Area Neighborhood Association

-- DRAFT --

FOR REVIEW AND COMMENT ONLY
NOT FOR PUBLICATION

A. Amend Subsection 11.541, HARVARD SQUARE ADVISORY COMMITTEE, by doing the following:

1. To part a, Purpose, insert a new item 4 reading as follows:

   4. To formally advise the Planning Board with respect to the issue of requested special permits, and the Board of Zoning Appeals with respect to the issue of requested variances. amend # 2

   Purpose: This additional language helps make clear that the Advisory Committee advises, not only the petitioner, but also the permit-granting authorities.

2. Delete part c, Procedure, in its entirety, and insert the following in its place:

   c. Procedure:

   1. Within six months of any application for (1) a building permit for any project subject to Large Project Development Consultation Review, or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 / Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for their review and comment.

amendment # 3

IMPORTANT: Maybe not necessary for the Ordinance to spell it out in so many words... but this is how the process SHOULD work.

☆ Jul does this. gv in

IMPORTANT

2. Within 30 days of that submittal (or within up to 60 days with the consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall detail: (1) the urban design and development issues raised by the proposal; (2) recommendations for approving (or denying) the applicant's request(s) for special permit(s) and variance(s), including an itemization of specific public purposes served by approval (or denial); (3) a record of the vote whereby the Committee made its determination to recommend approval (or denial) of the applicant's requests; and (4) suggestions for additional exploration of alternatives or factual information needed to help resolve potential conflicts between public and private objectives, or which might help to shape the project to better serve those objectives.

4. The completed report shall be forwarded to the applicant, and shall be included in any application for a buidling permit, special permit, or variance.

5. It is expected that, in making decisions regarding special permits and variances within the Overlay District, the Planning Board and/or Zoning Board of Appeals will give due consideration to the report and recommendations of the Advisory Committee. Where the Committee makes recommendations with respect to the granting of special permits and/or variances, and the Planning Board and/or Zoning Board of Appeals does not follow said recommendations, then the Board(s) shall make written reply to the Committee, detailing why the the Board(s)'s decisions were different from the Committee recommendations.

6. The Community Development Department shall serve as staff to the Committee.

amend

RE
OFFICE LERK
1986 JUN -5 PM 2:57
CAMBRIDGE MA.

CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

Alice K. Wolf
City Councillor

June 9, 1986

Mr. Joseph E. Connarton
Deputy City Clerk
City Hall
Cambridge, MA 02139

Dear Joe:

I have reviewed the Harvard Square Overlay District. I suggest the following change would be appropriate in light of the amendment made:

11.541
d 1 change "member" to "resident"
f.

Sincerely yours,

Alice K. Wolf
City Councillor

AKW/smb

Councillor Dunlap

Ordered:

that the recommendations of the Planning Board relating to the proposed Harvard Square adopted Overlay District be ~~substituted for the original~~ ~~section~~ and incorporated therein

BMW

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council June 2 1986

Amend. #7 D.E.S.

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan			✓	
	7	1	1	

FIRST PUBLICATION NO. 2297.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

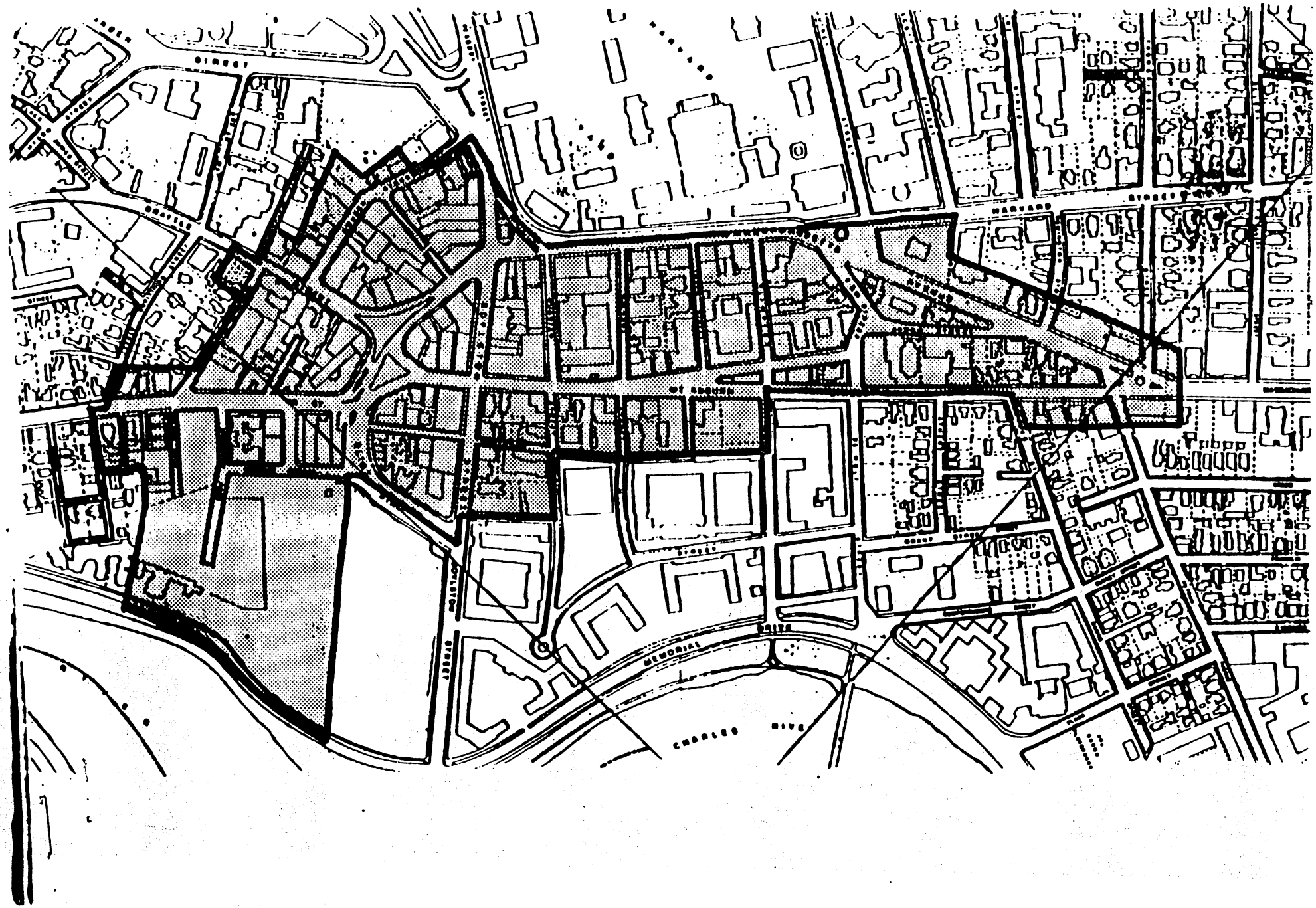
Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY
OFFICE OF CITY CLERK
1986 FEB -6 PM 1:05
CAMBRIDGE MA.

February 6, 1986

TO: The Honorable, The City Council

RE: Harvard Square Overlay District Revision

Because of unavoidable delays the Ordinance Committee will not be able to hold a public hearing on the proposed revision to the Harvard Square Overlay District and a companion rezoning of a portion of the Residence C-3 District along Mt. Auburn Street in Harvard Square within the statutory time required for such hearing. The Planning Board is therefore resubmitting the two enclosed rezoning petitions for consideration by the Council.

From comments made at the Planning Board's public hearing held in January and at numerous other meetings held to explain the proposal a broad range of support from business and community persons has been expressed. The Board looks forward to further consideration of the proposal which the Board considers a significant improvement to the regulatory framework affecting Harvard Square.

Sincerely by the
Planning Board,

Arthur C. Parris

Arthur Parris,
Chairman

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 3, 1985

To the Honorable City Council

Subject: Revised Harvard Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a revision to the existing Harvard Square Overlay District. This revision is the product of more than two years of discussions with the business community, property owners, and citizen groups concerned about Harvard Square. As proposed, the revision would retain the existing Overlay District boundary with the exception of two modest expansions which are indicated on the accompanying maps.

Although the expansions are minor, the regulatory substance of the District has changed in a number of important ways:

1. A formal advisory review committee is establsihed to replace the required informal review process that now takes place when major development projects are proposed.

2. Relaxation of base zoning district setback requirements (now waived by the Overlay District) is permitted by Special Permit only and provided urban design and other objectives are met.

3. New Special Permit provisions allow for the waiver of parking requirements on small lots, and the location of limited retail uses in non-business districts provided the principal objectives of the Overlay District, and in particular the preservation of important existing structures, are met.

4. Height is limited to 60 feet by right as in the present Overlay District. By Special Permit a structure may be built to 80 feet; the present option to build to 110 feet by Special Permit is eliminated.

In addition regulations are for the first time tied, by reference, to documents which identify most of the buildings in Harvard Square worthy of preservation (a proposed National Register Historic District) and define as well a set of general urban design objectives for the Square (Harvard Square Development Guidelines, now in draft form). These documents are intended to guide public agencies required to take formal action as well help private development interests considering building programs within the Overlay District.

As a companion but separate petition a rezoning of a portion of the Residence C-3 base zoning district is recommended along the south side of Mount Auburn Street in an area proposed to be included in the Overlay District.

Respectfully submitted for the Planning Board,

Arthur C. Parris

Arthur Parris
Chairman

Cambridge, December 3 19 85

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

The undersigned respectfully pray

That the Zoning Ordinance of the City of Cambridge be amended as follows:

A. Amend the text of the Zoning Ordinance by deleting the existing section 11.50, Harvard Square Overlay District and creating a new section 11.50 Harvard Square Overlay District, as follows:

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, in addition to the requirements of Sections 10.30

(Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.54 DETAILED PROVISIONS

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in Harvard Square.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for Harvard Square

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedure. Within six months of any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other matial required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for

their review and comment. Within 30 days of that submittal (or within up to 60 days with the consent of the applicant) the committee shall, in a report, outline the urban design and development issues raised by the proposal. The Committee may suggest, the areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private objectives or which might help to shape the project to better serve those objectives. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance. The Community Development Department shall serve as staff the Committee.

d. 1. Membership.

a. Two members having recognized qualifications as: architect or landscape architect.

b. One member having recognized qualifications as: real estate development or financing expert.

c. One member who operates a business within the Overlay District.

d. One member owning commercial property within the Overlay District.

e. Two members representing residents of the abutting Cambridge neighborhoods.

f. One member representing an institution owning institutional property in the Overlay District.

2. Terms. Committee members shall be appointed for a terms of three years each. Initial appointment shall however be staggered such that two members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the district may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a residential or office base-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations provided the following conditions are met or findings made:

a. For lots not abutting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met;

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will specifically advance the objective of preservation of a building individually listed or determined eligible for the National Register of Historic Places (National register building) or that are contributing buildings in a listed or eligible National Register District (contributing building); or will advance the objective of preservation of important open space; by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period the special permit is in force and effect.

5. The proposed use will not significantly alter the outward appearance of the structure or open space.

6. In its operation the use will not impact the district significantly differently than the uses permitted in the district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

10. The following uses however are specifically prohibited:

4.35e (Lunchroom, restaurant, cafeteria);

f. (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

j. (Mortuary, undertaking or funeral establishment);

l. (Veternary establishment, kennel, pet shop);

m. (Sales place for new and used cars);

o. (Fast order food establishment);

p. (Massage establishment)

b. For lots abutting Massachusetts Avenue

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is on Massachusetts Avenue.

3. Where the use is to be located in an existing structure the preservation objectives identified in 11.543 a (3) and (4) shall be advanced should the building be identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application

5. The uses in paragraph 11.543 a(10) above are specifically prohibited.

11.544 Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a Special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced from the maximum permitted on the lot (but in no case shall it be required to be less than 80% of the gross floor area normally permitted on the site); or a cash contribution is made to the Harvard Square Improvement Fund in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the city or other public agency or a non-profit organization;

c. Extension throughout the District of the surface improvements installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabic of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and

(5) No National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application.

11.545 Building Setbacks

Maintenance of the District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, except where such yard abuts a lot (but not a public way) outside the Overlay District, under the following conditions:

a. For any building in existence as of July 1, 1985; or

b. For any new building in any Business, Office or Residence C-3 base zoning district, after the issuance of a Special Permit by the Planning Board, provided:

1. The design of the new structure is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

2. No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and

3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to change its designation or demolished prior to the application.

11.546 No conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

B. Amend the Zoning Map of the City of Cambridge by deleting the existing Harvard Square Overlay District and substituting therefor a new Harvard Square Overlay District as described below:

1.0 That the Zoning Ordinances of the City of Cambridge be amended as necessary to reflect or create, whichever is appropriate, an overlay zone designated "Harvard Square Overlay District" over the existing district designations for the following described area of land;

Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Church Street;

1.1 Thence, running westerly along the centerline of Church Street 240 feet more or less to a point, said point being the intersection of the western lot line of lot numbered 79 of Assessor's Plate numbered 169;

1.2 Thence turning and proceeding in a northerly direction along the westerly lot line of lot numbered 79 on Assessor's Plat numbered 169, for a distance of approximately 70 feet to a point, said point being the intersection with the northern lot line of lots numbered 8, 67, and 68 of Assessor's Plat numbered 169;

1.3 Thence turning and proceeding in a westerly direction along the northern lot line of lots numbers 8, 67, and 68 on Assessor's Plat numbered 169, for a distance of approximately 147 feet to a point said point being the intersection of the northerly lot line of lot numbered 10 on Assessor's Plat numbered 169;

1.4 Thence turning and proceeding in a northerly direction along the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169, for a distance of approximately 127 feet to a point said point being the intersection of the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169 and the southerly lot line of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169;

1.5 Thence turning and proceeding in a westerly direction along the southerly lot lines of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169, for a distance of approximately 290 feet to a point said point being the intersection with a line parallel to and 100 feet from the northeasterly sideline of Brattle Street;

1.6 Thence turning and proceeding in a northerly direction along a line 100 feet from and parallel to the northeasterly sideline of Brattle Street for a distance of approximately 95 feet to a point said point being the intersection with the centerline of Farwell Place;

1.7 Thence turning and proceeding in a southwesterly direction along the centerline of Farwell Place for a distance of approximately 135 feet to a point said point being the intersection of the centerline of Farwell Place and the centerline of Brattle Street;

1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Brattle Street for a distance of approximately 55 feet to a point said point being the intersection of a line 100 feet from and parallel to the northwesterly sideline of Story Street;

1.9 Thence turning and proceeding in a westerly direction along a line 100 feet from and parallel to the northwesterly sideline of Story Street for a distance of approximately 130 feet to a point said point being the intersection of a line 100 feet from and parallel to the southwesterly sideline of Brattle Street;

1.10 Thence turning and proceeding in a southerly direction along a line 100 from and parallel to the southwesterly sideline of Brattle Street for a distance of approximately 115 feet to a point said point being the intersection with the centerline of Story Street;

1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Story Street for a distance of approximately 235 feet to a point said point being the intersection of the centerline of Story Street and a line 100 from and parallel to the northeasterly sideline of Mount Auburn Street;

1.12 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northeasterly sideline of Mount Auburn Street for a distance of approximately 255 feet to a point said point being the intersection of the above line and the centerline of Hilliard Street;

1.13 Thence turning and proceeding in a southwesterly direction along the centerline of Hilliard Street for a distance of approximately 120 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Hilliard Street;

1.14 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street for a distance of approximately 50 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Gerry Street;

1.15 Thence turning and proceeding in a southwesterly direction along the centerline of Gerry Street for a distance of approximately 193 feet to a point said point being the intersection of the centerlines of Gerry Street and Revere Street;

1.16 Thence turning and proceeding southeasterly along the centerline of Revere Street and an extension thereof for a distance of approximately 135 feet to a point said point being the intersection of the extension of the centerline of Revere Street and the southwesterly extension of the southeasterly lot line of lots numbered 35 and 37 on Assessor's Plat numbered 166;

1.17 Thence turning and porceeding southwesterly along the southwesterly extension of the southeasterly lot line of lots numbered 35 and 37, and along the northeasterly extension of the southeasterly lot line of lot numbered 61 and along the southeasterly lot line of lot numbered 61 as shown on Assessor's Plat numbered 166 for a distance of approximately 446 feet to a point said point being the intersection of the extension of the southeasterly lot line of lot numbered 61 on Assessor's Plat numbered 166 and the centerline of Memorial Drive;

1.18 Thence turning and proceeding in a southerly direction along the centerline of Memorial Drive to a point said point being the intersection of the centerline of Memorial Drive and the southerly extension of the southeasterly lot lines of lots numbered 51 and 52 on Assessor's Plat numbered 165;

1.19 Thence turning and proceeding in a northerly direction along the southeasterly lot lines of lots numbered 51 and 52 and extension thereof on Assessor's Plat numbered 165 for a distance of approximately 830 feet to a point said point being the intersection of the easterly extension of the southeasterly lot line of lot numbered 51 on Assessor's Plat numbered 165 and the centerline Bennett Street;

1.20 Thence turning and proceeding southeasterly along the centerline of Bennett Street and an extension thereof for a distance of approximately 95 feet to a point said point being the intersection of the centerlines of Bennett Street and Eliot Street;

1.21 Thence turning and proceeding southeasterly along the centerline of Eliot Street and an extension thereof for a distance of approximately 370 feet to a point said point being the intersection of the centerlines of Eliot Street and John F. Kennedy Street;

1.22 Thence turning and proceeding in a northeasterly direction along the centerline of John F. Kennedy Street for a distance of approximately 85 feet to a point said point being the intersection of the centerline of John F. Kennedy Street and the extension of the centerline of South Street;

1.23 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street;

1.24 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the centerline of Winthrop Street for a distance of approximately 200 feet;

1.25 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance of approximately 230 feet;

1.26 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its southeasterly extension to a point of intersection with the centerline of Plympton Street for a distance of approximately 460 feet;

1.27 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of intersection with the centerline of Mount Auburn Street for a distance of approximately 125 feet;

1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 789 feet to a point said point being the intersection of the centerline of Mount Auburn Street and the northerly extension of the centerline of Banks Street;

1.29 Thence turning and proceeding in a southwesterly direction along the centerline of Banks Street for a distance of approximately 125 feet to a point said point being the intersection of the centerline of Banks Street and a line 100 from and parallel to the southerly sideline of Mount Auburn Street;

1.30 Thence turning and proceeding in a southeasterly direction along a line 100 feet from and parallel to the southerly sideline of Mount Auburn Street for a distance of approximately 493 feet to a point said point being the intersection of the line and the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121;

1.31 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121 and its northeasterly extension for a distance of approximately 268 feet to its intersection with a line 100 feet from and parallel to the northeasterly sidelines of Massachusetts Avenue;

1.32 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northerly sideline of Massachusetts Avenue for a distance aproximately 675 feet to a point said point being the intersection of a line 100 feet from the northerly sideline of Massachusetts Avenue and the southeastern lot line of lot numbered 1 on Assessor's Plat numbered 134;

1.33 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 1 on Assessor's Plat numbered 134 for a distance of approximately 120 feet to a point said point being the intersection of the above line and the centerline of Harvard Street;

1.34 Thence turning and proceeding in a northwesterly direction along the centerline of Harvard Street for a distance of approximately 367 feet to a point said point being the intersection of the centerlines of Harvard Street and Massachusetts Avenue;

1.35 Thence continuing in a northwesterly direction along the centerline of Massachusetts Avenue for a distance of approximately 1338 feet to a point said point being the intersection of the centerlines of Massachusetts Avenue and Church Street to the point of origin.

1.01 Premises shown on the Assessor's Plat numbered 160:

Even numbers 1268-1392 Massachusetts Avenue, even numbers 2-42 and odd numbers 1-41 John F. Kennedy Street, even numbers 10-36 Brattle Street, odd numbers 57-101 Mount Auburn Street, even numbers 2A-36 and odd numbers 5-35 Dunster Street,even numbers 2-26 and 11-23 Holyoke Street, even numbers 8-14 and odd numbers 3-9 Linden Street, odd numbers 1-35 Plympton Street, and odd numbers 47-57 Bow Street which includes all or parts of lots numbered 57, 63, 64, 66, 71, 72, 69, 70, 67, 68, 58, 59, 11, 14, 15, 22, 21, 75, 16, 52, 51, 80, 81, 23, 24, 25, 26, 27, 74, 78, 79, 54, 38, 55, 37, 83, 84, 36, 30, 53, 76, 77, 48, 46, 60, and 61.

1.02 Premises shown on the Assessor's Plat numbered 133:

Even numbers 4-44 Plympton Street, even numbers 6-42 and odd numbers 1-43 Bow Street, odd numbers 1A-53 Mount Aubrn Street, even numbers 1086-1256 Massachusetts Avenue, even numbers 4-24 and odd numbers 17-23 Bow Street which includes all or parts of lots numbered 53, 52, 51, 56, 10, 9, 55, 5, 8, 7, 6, 4, 11, 12, 48, 49, 14, 15, 21, 43, 41, 42, 20, 50, 47, 40, 39, 23, 24, 38, 37, 36, 25, 26, 27, 28, 29, 38, 31, 35, 45, 44, 32, and 33.

1.03 Premises shown on the Assessor's Plat numbered 134:

Odd numbers 1039-1191 Massachusetts Avenue, 4 and 6 and 7 Trowbridge Street, 6 and 5 Remington Street which includes all or parts of lots numbered 1, 2, 8, 7, 6, 56, 50, 33, 34, and 32.

1.04 Premises shown on the Assessor's Plat numbered 168:

Even numbers 38A-52 Brattle Street even numbers 4-18 and odd number 17 Story Street, odd numbers 109-133 Mount Auburn Street, even numbers 20 and 22 Hilliard STreet and even numbers 8-20 and 5-19 Mifflin Place.

1.05 Premises shown on the Assessor's Plat numbered 169:

Even numbers 1394-1442 Massachusetts Avenue, even numbers 2-66 and odd numbers 21-67 Church Street, odd numbers 1-51 Brattle Street, and even numbers 2-32 and odd numbers 1-35 Palmer Street, which includes all or parts of lots numbered 14, 86, 85, 12, 11, 10, 67, 68, 7, 8, 99, 100, 81, 71, 97, 93, 50, 101, 98, 84, 47, and 46.

1.06 Premises shown on the Assessor's Plat numbered 132:

Even numbers 2-10 Mount Auburn Street, even numbers 18 and 20 Banks Street, odd numbers 3-11 Putnam Avenue which includes all or parts of lots numbered 97, 135, 122, 131, 138 and 98.

1.07 Premises shown on the Assessor's Plat numbered 121:

Even numbers 1044-1056 Massachusetts Avenue, number 9 Putnam Avenue and 12 Putnam Avenue which includes all or parts of lots numbered 1 and 2.

1.08 Premsises shown on the Assessor's Plat numbered 161:

Even numbers 52-72 Mount Auburn Street, even numbers 28 and 30 Holyoke Street, even numbers 2-36 and odd numbers 1-35 Holyoke Place and odd numbers 57-61 Plympton Street which includes all or parts of lots numbered 1, 2,3, 4, 5, 93, 91, 92, 81, and 83.

1.09 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-104 Mount Auburn Street, even numbers 44-60 and odd numbers 53-65 John F. Kennedy Street, even numbers 2-28 Eliot Street, even numbers 56-106 and odd numbers 39-107 Winthrop Street, even numbers 44-56 and odd numbers 43-77 dunster Street and 25-33 Holyoke Street which includes all or parts of lots numbered 57, 58, 59, 69, 75, 74, 17, 29, 64, 65, 26, 18, 19, 54, 66, 4, 5, 68, 67, 9, 47, 48, 7, 72, 73, 36, 35, 51, 52, 53, 32, 31, 16, 71, 10, 11, 62, 49, 50, and 63.

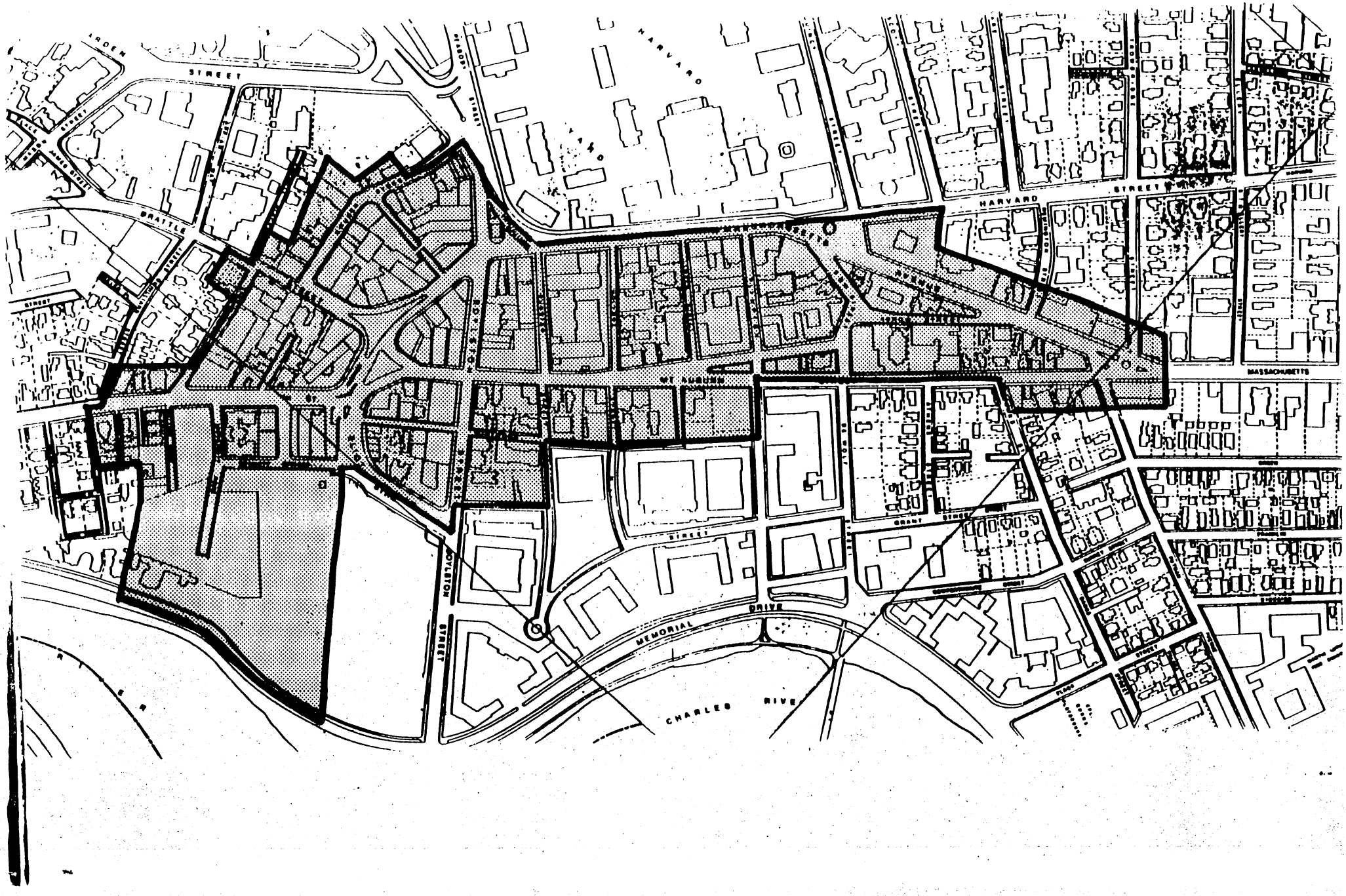
1.010 Premises shown on the Assessor's Plat numbered 165:

Even numbers 108-128 Mount Auburn Street, even numbers 2-12 and odd number 3 University Road, and 976, 977, and 978 Memorial Drive which includes all or parts of lots numbered 24, 26, 54, 53, 40, 39, 42, 58, 41, 28, 29, 15, 34, 51, and 52.

1.011 Premises shown on the Assessor's Plat numbered 166:

Even numbers 132-138 Mount Auburn Street, even numbers 2-8 Gerry Street, even number 10 and odd numbers 3-9 Revere Street, and 979, 980, 981, adn 982 Memorial Drive whcih includes all or parts of lots numbered 33, 34, 77, 78, 83, 35, 37, 73, 80, and 82.

Recommended Revised Harvard Square Overlay District



C. C. 106

City of Cambridge

PETITION OF Planning Board Feb. 6, 1986

re: Harvard Square Overlay.

Petition filed with the City Clerk

(all hearing to be completed 65 days from filing date with the City Clerk)

18 days Feb.
31 days March
16 days April
65 days = April 16, 1986 = all hearings

In City Council — Feb. 10, 1986

Referred to the Planning Board for report — Feb. 10, 1986

Planning Board Hearing — ~~Jan. 21, 1986~~ March 4, 1986

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be ~~July 14, 1986~~ June 2, 1986

~~15 days April~~ 27 March
~~31 days May~~ 30 days April
30 days June 31 days May
~~14 days = July 14, 1986~~ 2 days June
90 days

City Council hearing published - Chronicle - March 27, 1986 & April 3, 1986

Hearing before the City Council - Tuesday, April 15, 1986 at 5 p.m.

Report to the City Council - April 28, 1986 - Tabled.

Passed to a second reading - May 5, 1986
published Chronicle - May 8, 1986

Ready for Ordination - June 2, 1986
published Chronicle - June 5, 1986

COMPLETION DATE: ~~July 14, 1986~~ June 2, 1986

DCA, Inspectional Serv., Comm. Dev. Dept
& City Solicitor notified 6/5/86 dl

PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, April 15, 1986 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled **"Harvard Square Overlay District"** as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the overlay Distric as defined on the Zoning Map would maintain the existing boundaries of the Overlay Disstrict with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

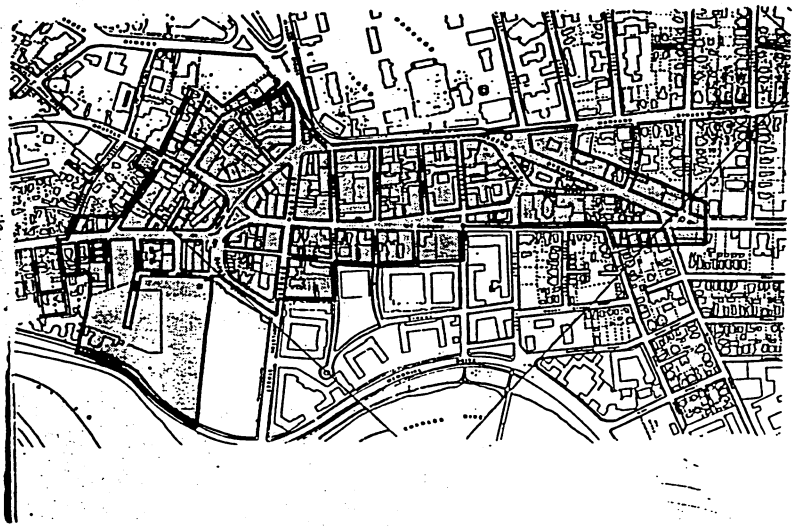
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh, Chairman.

(C)Mar.27,Apr.3

Harvard Square Overlay District



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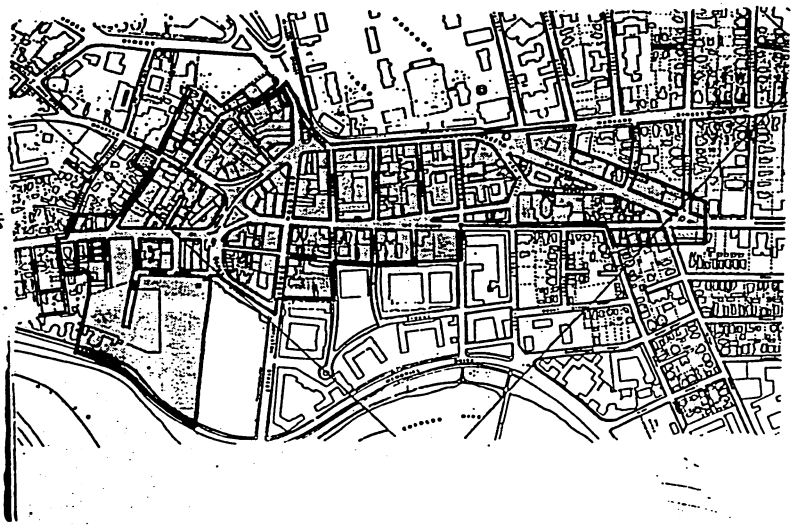

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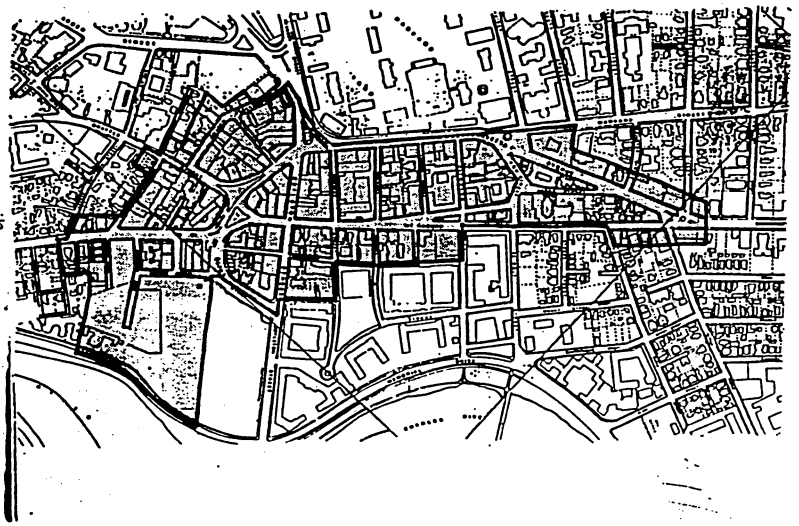


Committee on Ordinances

Present - Councillor William H. Walsh - Presiding 4/15/86

5:15 P.M.

1. C. Russell
2. C. Wolf 5:20 P.M.
3. C. D. Sullivan 5:40 P.M.
4. C. Vellucci 5:45 P.M.
5. C. Duehay 5:58 P.M.

Michael Rosenberg
C.D.D.

We're presenting the result of 3 yrs. of effort working w/ the country
We're just trying to improve the 1979 response by the city to this issue
Balance of Preservation and Growth
Attempting to balance a variety of interest w/in this community.

Roger Booth
C.D.D.

Fine changes:
- Estab. Advisory Committee
- Height limit

- Limited Retail Use
- Setback modification
- Parking & Loading Requirements

Review process would be more formalized w/ Advisory Committee

C. Wolf — Ques. # of neighborhood members would be on Advisory Committee

M. Rosenberg — Two and maybe 1 more would be added

C. Wolf — 3 Shirts there should be 4

C. Wolf — Ques. Camb. resident designation for all members

R. Booth — We're thinking about some language changes to consider a % of Cambridge residents be required.

C. Wolf — Are protections and incentives enough to keep ~~business~~ buildings here

Charles Sullivan — Nat'l Register Designation is meant just to do that

Show of hands in support - 22 hands raised

Phebe Brooks Hrd. Sq. Defense Fund	We support this proposal all neighborhoods shld be represented on Advisory Committee
Jacobin O'Neill Assoc. U.P. Hrd. University	We support the proposal. Process was excellent involved everyone. Substance; there is something for everyone. This preserves and protects must retail and provides fair parking provisions.
David Vieberg U.P. Neigh 10 Assoc.	Supports proposal Advisory Committee is a positive aspect of this proposal
Sheldon Cohen Pres. Hrd. Sq. Bus. Assoc.	We support this proposal
Wes 17 Mt. Auburn SG.	Supports proposal, with one exception; membership of Committee Majority of people who put this proposal together were not Cant-residents.

5:47 P.M

Robert LeTremouille
348 Franklin St.

C/C has for the past 2 years has done a good job on zoning.

C. D. Sullivan

Ques. if LeTremouille likes this proposal

R. LeTremouille

No, this one is worse

C. Wolf

Raised concern w/ parking and exemptions re: 11:544

6:18 P.M

Michael Turk
24 Prescott St.

Opposed to proposal
1. Process
2. Zoning changes which would result from this proposal

The only thing being preserved are facades and exteriors, not the actual buildings. Retail will get expanded

William Cunningham
3 Putnam Gardens

I really don't have a position yet.

~~Adj: 6:25 Am.~~

*C. Wolf — Moved to refer to full C/C w/o recommendation

C. Durham — Zoning issues are complex and most - previous attempts have failed.

" — I don't support every detail but I'm impressed w/ effort of community development department

C. Wolf — Present zoning of Hud. Sq. is inadequate and feel some change is in order. Concerned w/ yard and parking requirements

6:30 Pm. Plymton St. Dunster St.

Michael Rosenberg — This is a down-zoning of a strip along Mt. Auburn St.

Proposed { Bus. B 4.0 to 2.0
C-3 FAR 3.0 to 2.0

Roger Booth — FAR now cld be as high as 4 levels (4X's the size of the lot)

C. Vellum. — Ques. difference between height limitations.

Trustee / Final Club
72 Mt. Auburn St. — Property owners in area thought downzoning would be best for this particular

C. Dunhay — Ques. keeping 35' restriction for area in what's proposed.

~~[illegible]~~
C. Walsh — 8 sets of hands raised in favor of proposal.

C. Dunhay — Refer to C/C w/o recommendation

Adj. 7:05 A.M.

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

June 5, 1986

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

Dear Sir:

Enclosed you will find copies of zoning amendments which were passed to a second reading at the City Council meeting held on June 2, 1986 as follows:

1. Petition of Councillors Duehay and Russell to rezone land in the Walden St., Concord Ave., Huron Ave. and Manassas Ave. area.

2. Petition of Melvin I. Gadd to rezone land in the Erie St., Brookline St., Tudor St., Frankline St., River, St., William St., Fairmont St., and Magazine St. area.

3. Petition of the Planning Board to create a Central Square Moratorium on Fast Order Food Establishments and Automobile Oriented Fast Order Food Establishments.

Enclosed you will also find a copy of a loan order which was adopted by the City Council at its meeting of June 2, 1986 in the amount of $3,363,475 for the acquisition of land and the construction of the Lechmere Canal Development Project public parking facility.

Enclosed also you will find copies of two zoning ordinances which were passed to be ordained and a general ordinance amendment which was also passed to be ordained at the City Council meeting held on June 2, 1986 as follows:

1. Petition of the Planning Board to create a new section 11.50 entitled Harvard Square Overlay District.

2. Petition of the Planning Board to rezone land in the Plympton, Mt. Auburn, JFK, South, Dunster, Winthrop, Holyoke Streets and Holyoke Place.

3. Proposed amendment to the General Ordinances in

Chapter Two entitled "Administration", Article XXII entitled "Officers Generally", Section 2-191 entitled "List of Salaries in General" providing for the salaries of the Mayor and the City Council Members.

Would you kindly review these proposed amendments to the general ordinances and the zoning ordinances and the loan order and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
Acting City Clerk

JEC/dl

Encs. (7) First publication numbers 2307, 2308 and 2309, Final publication number 2312, Ordinance numbers 1031, 1032 and 1033.

c.c. Councillor Walsh, Chairman Committee on Ordinances
Mr. Cellucci, Inspectional Services Commissioner.

FIRST PUBLICATION NO. 2307.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

1.0 Rezone to Business A-1 that area presently zoned Business A which is circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet from the northwesterly sideline of Walden Street and 100 feet from the northeasterly sideline of Concord Avenue,

1.1 Thence proceeding in a southeasterly direction along a line 100 feet from and parallel to the northeasterly sideline of Concord Avenue for a distance of approximately 1,100 feet to the centerline of Huron Avenue,

1.2 Thence proceeding in a southeasterly direction to a point, said point being 100 feet from the southeasterly sideline of Huron Avenue and 100 feet from the the northeasterly sideline of Concord Avenue,

1.3 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to Huron Avenue to the centerline of Concord Avenue for a distance of approximately 140 feet,

1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Concord Avenue for a distance of approximately 50 feet to a point of intersection of the centerline of Huron Avenue and Concord Avenue and 100 feet from the centerline of Huron Avenue,

1.5 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to a point of intersection of the centerline of Manassas Avenue and a point 100 feet from the centerline of Huron Avenue,

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Manassas Avenue to the point of intersection with the centerline of Huron Avenue for a distance of approximately 100 feet,

1.7 Thence turning and proceeding in a northeasterly direction along the centerline of Huron Avenue to a point 100 from the southeasterly extension of the southwesterly sideline of Concord Avenue for a distance of approximately 50 feet,

1.8 Thence turning and proceeding in a westerly direction along a line 100 feet from and parallel to the southwesterly sideline of Concord Avenue for a distance of approximately 1,100 feet to a point 100 feet from the westerly sideline of Walden Street and the southerly sideline of Concord Avenue,

1.9 Thence turning and proceeding in a northeasterly direction along a line 100 feet from and parallel to the northwesterly sideline of Walden Street to a point of origin.

1.01 Premises shown on the Assessor's Plat numbered 229:

odd numbers 199-273 Concord Avenue, and 151 Huron Avenue, which includes all or parts of lots numbered 103, 130, 131, 119, 82, 81, 80, 79, 10, 120, 78, 132, 130, 110, 67, 106, 147, 150, 151 and 135.

1.02 Premises shown on the Assessor's Plat numbered 230:

even numbers 376-380 Walden Street, 205 and 207 Appleton Street, 308 Appleton Street and odd numbers 161-167 Huron Avenue, which includes all or parts of lots numbered 116, 123, 2, 103, 4, 5, 41, 98, 97, 126, 42, 43, 44, 45, 46, 47, 69, 70, and 71.

1.03 Premises shown on the Assessor's Plat numbered 263:

even numbers 298-310 Concord Avenue, odd numbers 373-379 Walden Street which includes all or parts of lots numbered 53, 52, and 51.

1.04 Premises shown on the Assessor's Plat numbered 262:

odd numbers 361-367 Walden Street and odd numbers 299-307 Concord Avenue which includes all or parts of lots numbered 115, 116, and 117.

1.05 Premises shown on the Assessor's Plat numbered 226:

even numbers 162-180 Huron Avenue and even numbers 186-200 Concord Avenue which includes all or parts of lots numbered 46 and 56.

1.06 Presmises shown on the Assessor's Plat numbered 227:

odd numbers 177-197 Concord Avenue and even numbers 138-156 Huron Avenue which includes all or parts of lots numbered 25, 24, 97, 99, and 105.

Passed to a second reading at the City Council meeting held on June 2, 1986 and on or after June 16, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

FIRST PUBLICATION NO. 2308.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended by rezoning an area currently designated Residence C-1 to Residence B as described below:

1.0 Rezone to RESIDENCE B that area presently zoned RESIDENCE C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of ERIE STREET and BROOKLINE STREET ,

1.1 Thence turning and proceeding in a northweaterly direction along the centerline of BROOKLINE STREET to the point of intersection with the centerline of TUDOR STREET for a distance of approximately 700.0 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of TUDOR STREET to the northeasterly sideline of lot number 49 on Assessors plat numbered 95 , for a distance of approximately 100.0 feet;

1.3 Thence turning and proceeding in a northeasterly direction along a line 100.0 feet from and parallel to BROOKLINE STREET to a point of intersection with the centerline of FRANKLIN STREET for a distance of approximately 1,000.0 feet;

1.4 Thence turning and proceeding in a northwesterly direction along the centerline of FRANKLIN STREET for a distance of approximately 1,050.0 feet to a point, said point being the intersection of the centerline of FRANKLIN STREET and a line 100.0 feet from and parallel to the southeasterly sideline of RIVER STREET :

1.5 Thence turning and proceeding in a westerly direction along a line 50.0 feet from and parallel to RIVER STREET to a point of intersection with the centerline of WILLIAM STREET for a distance of approximately 500.0 feet;

1.6 Thence turning in a southeasterly direction along the centerline of WILLIAM STREET to the northeaserly sideline of lot number 4 on assessors plat numbered 105 , for a distance of approximately 50.0 feet;

1.7 Thence turning and proceeding in a westerly direction along a line 100.0 feet from and parallel to RIVER STREET to a point of intersection with the centerline of FAIRMONT STREET for a distance of approximately 1,450.0 feet;

1.8 Thence turning and proceeding in a southeaseterly direction along the centerline of FAIRMONT STREET to the point of intersection with the centerline of MAGAZINE STREET , for a distance of approximately 1,000.0 feet;

1.9 Thence turning and proceeding in a northeasterly direction along the centerline of MAGAZINE STREET to the point of interesection with the centerline of ERIE STREET for a distance of approximately 100.0 feet;

1.10 Thence turning and proceeding in a southeasterly direction along the centerline of ERIE STREET to the point of intersection with the centerline of BROOKLINE STREET, for a distance of approximately 1,500.0 feet.

Passed to a second reading at the City Council meeting held on June 2, 1986 and on or after June 16, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

FIRST PUBLICATION NO. 2309

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordained entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

Create a new Subsection 3.13 - Central Square Moratorium on Fast Order Food Establishments and Automobile Oriented Fast Order Food Establishments as follows and renumber existing Subsection 3.13 as 3.14.

3.13 Central Square Temporary Moratorium on Fast Order Food and Automobile Oriented Fast Order Food Establishments.

Whereas the City of Cambridge, through its Central Square Economic Development Subcommittee and the Community Development Department, is engaged in a comprehensive planning process for Central Square; and whereas that process shall produce a plan which shall contain detailed recommendations for establishment and/or modifications to public land use policies in Central Square; and

Whereas there is growing concern that changes in land use activities in the Square while the planning efforts are underway may be inconsistent with the recommendations to be made; and

Whereas the maintenance of a wide diversity of retail activity is desired for Central Square, a goal which may be endangered should an inappropriate concentration of Fast Order Food uses become established

Thenfore, there is hereby established a temporary moratorium on the establishment of new Fast Order Food Establishments (Section 4.35o) and Automobile Oriented Fast Order Food Service Establishment (Section 4.36b) in Central Square Until March 31, 1987 no building or occupancy permit shall be issued for new construction or renovation of an existing structure for occupancy by uses listed in Sections 4.35o and 4.36b within an area designated on the map entitled "Central Square Fast Order Food Temporary Moratorium District" which map is hereby attached to and made part of this Subsection 3.13. Subsection 3.13.

Central Square Fast Order Food Establishment Temporary Moratorium District

The Central Square Moratorium District is described by a line beginning at a point, said point being the intersection of the centerline of Bishop Allen Drive and Inman Street;

1.0 Thence proceeding in a southwesterly direction along the centerline of Inman Street to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 340 feet;

1.1 Thence turning and proceeding in a southeasterly direction along the centerline of Massachusetts Avenue to its intersection with the northeasterly projection of the centerline of Pleasant Street, a distance of approximately 85 feet;

1.2 Thence turning and proceeding in a southwesterly direction along the centerline of Pleasant Street to its intersection with the centerline of Franklin Street, a distance of approximately 500 feet;

1.3 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street to its intersection with the centerline of Brookline Street, a distance of approximately 1450 feet;

1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street to its intersection with the centerline of Green Street, a distance of approximately 235 feet;

1.5 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to its intersection with the centerline of Landsdowne Street, a distance of approximately 1215 feet;

1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Landsdowne Street and its northeasterly projection to its intersection with the centerline of Massachusetts Ave., a distance of approximately 290 feet;

1.7 Thence turning and proceeding in a southerly direction along the centerline of Massachusetts Ave. to its intersection with the southerly projection of centerline of Windsor Street, a distance of approximately 210 feet;

1.8 Thence turning and proceeding in a northerly direction along the centerline and projection of Windsor Street to its intersection with Main Street, a distance of approximately 650 feet;

1.9 Thence turning and proceeding in a northwesterly direction along the centerline of Main Street and its intersection with the projection of the centerline of Austin Street, a distance of approximately 410 feet;

1.10 Thence turning and proceeding in a northwesterly direction along the centerlines of Austin Street and Bishop Allen Drive to their intersection with the centerline of Inman Street, a distance of approximately 2350 feet, the point of beginning.

Passed to a second reading at the City Council meeting held on June 2, 1986 and on or after June 16, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

FINAL PUBLICATION NO. 2312.

CCM-101 First publication in the Chronicle on May 15, 1986.

City of Cambridge

IN CITY COUNCIL

May 12, 1986

ORDERED:

That the loan order adopted on May 14, 1984 for the Lechmere Canal Development Project parking facility is hereby amended to read as follows:

That the sum of $3,363,475 is appropriated for the acquisition of land and the construction of the Lechmere Canal Development Project public parking facility; and that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow $2,663,475 under Chapter 74 of the Acts of 1945 as amended and $700,000 under Massachusetts General Laws, Chapter 44, s.7(3) as amended; and that the City Manager is authorized to contract for and expend any Federal or State aid available for the projects.

In City Council June 2, 1986.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

ORDINANCE NO. 1031

Final Publication No. 2310. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

In City Council June 2, 1986.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

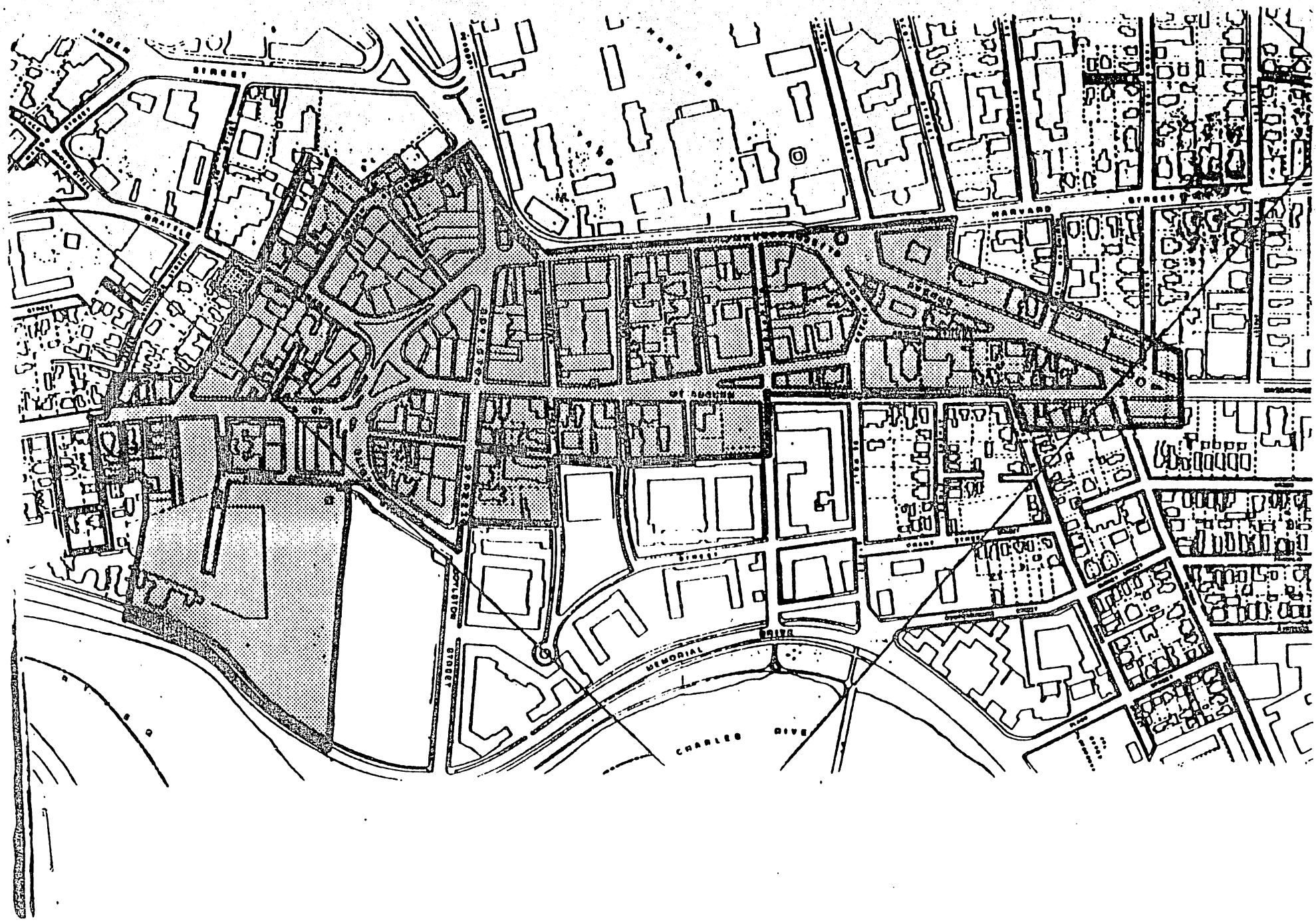
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



ORDINANCE NO. 1032.
Final Publication No. 2311. First publication in the Chronicle May 8, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning an area currently designated Business B and Residence C-3 to Residence C-2 as described below:

3.0 Rezone to Residence C-2 that area presently zoned Residence C-3 and Busines B which is circumscribed by a line beginning at a point, said point being the intersection of the center-lines of Plympton Street and Mount Auburn Street,

3.1 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street to the north-easterly extension of the northeasterly sideline of lot number 68 on Assessor's Plat numbered 161,for a distance of approximately 750 feet,

3.2 Thence turning and proceeding in a southwesterly direction along the northeasterly sideline of lot numbered 68, Assessor's Plat numbered 161, to its intersection with a line 100 ft. distant from and parallel to the southwesterly side-line of Mout Auburn Stree;

3.3 Thence turning and proceeding in a northwesterly direction to a point 100 feet from the sideline of John F. Kennedy Street along a line 100 feet from and parallel to the side-line of Mount Auburn Street for a distance of approximately 29 feet,

3.4 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to John F. Kennedy Street to a point of intersection with the centerline of South Street for a distance of approximately 300 feet,

3.5 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of inter-section with the centerline of Dunster Street for a distance of approximately 180 feet,

3.6 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of inter-section with the center line of Winthrop Street for a distance of approximately 200 feet,

3.7 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance for approximately 230 feet,

3.8 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its extension to a point of intersection with the centerline of Plympton Street, for a distance of approximately 460 feet;

3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of origin for a distance of approximately 200 feet.

3.01 <u>Premises shown on Assessor's Plat numbered 161</u>:

Odd numbers 57-61 Plympton Street, even number 52-72 Mount Auburn Street, even numbers 2-26 Holyoke Place, 1-35 Holyoke

Place, and 28-30 Holyoke Street which includes all or parts of lots numbered 81, 83, 84, 82, 76, 4, 3, 2, 1, and 5.

3.02 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-86 Mount Auburn STreet, odd numbers 25-33 Holyoke Street, 39-67 and 38-70 Winthrop Street, 43-77 and 44-56 Dunster Street, and 17-21 South Street, which includes all or parts of lots numbered 62, 11, 10, 49, 50, 14, 63, 67, 48, 7, 71, 16, 31, 36, 52, 51, 53, and 32.

In City Council June 2, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 6: Nays 1; Absent 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

ORDINANCE NO. 1033.

Final Publication No. 2313. First publication in the Chronicle on May 22, 1986.

City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In amendment to an ordinance formerly 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 XXII entitled "Officers Generally", Section 2-191 entitled "List of Salaries in General", is hereby amended by striking out the provisions of Ordinance Number 1012 ordained by the City Council on June 25, 1984 providing for the salaries of the Mayor and the City Council Members and substituting in place thereof a new salary schedule which reads as follows:

Each member shall receive the following salaries and are to be paid monthly or weekly, unless otherwise stated:

Mayor - $26,000. (flat rate)

City Council Member - $25,000. (flat rate)

The effective date of this rate shall be July 1, 1986.

Effective January 1, 1987 the above positions shall receive an additional increase of three percent of the salary of July 1, 1986.

Effective July 1, 1987 the above positions shall receive an additional increase of two percent of the salary of January 1, 1987.

In City Council June 2, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council June 2 1986

Unfinished Bus. #1

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci		✓		
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan			✓	
	7	1	1	

C.Y
MS
RT

FIRST PUBLICATION NO. 2297.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

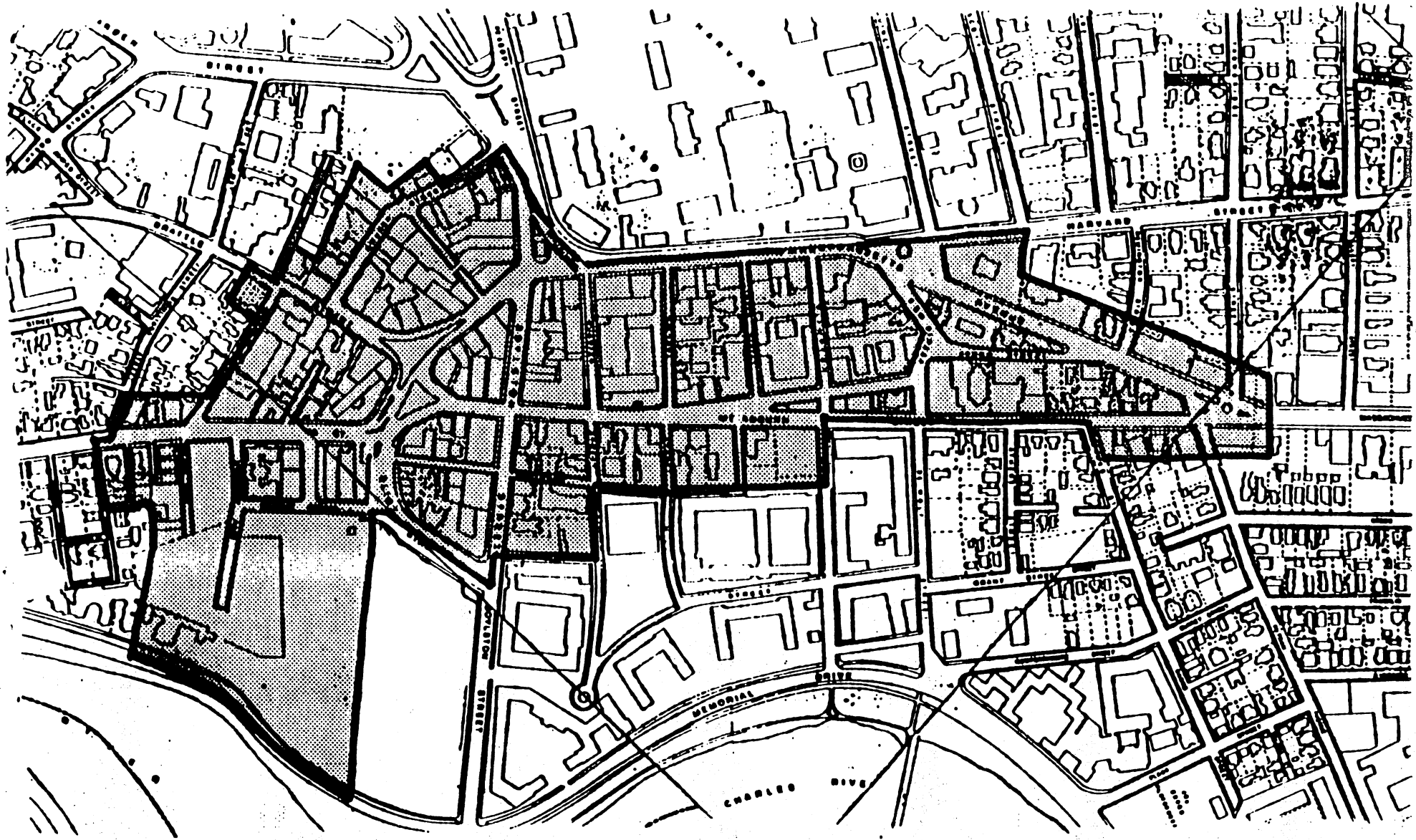
Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 1, 1986

TO: The Honorable, The City Council

FROM: Planning Board

SUBJECT: Harvard Square Overlay District Rezoning Petition (revisions to the text and boundaries) and a Rezoning of an Area in the Overlay District south of Mt. Auburn Street from Residence C-3 and Business B to Residence C-2. Both petitions submitted by the Planning Board

Recommendation:

1. The Planning Board recommends adoption of the Mt. Auburn Street rezoning as submitted.

2. The Board also recommends adoption of the Overlay District Boundary Lines as submitted in the petition.

3. The Board recommends adoption of a revised text of the Overlay District which incorporates minor modifications reflecting recommendations made through the public hearing process. (A recommended revised text is attached.)

Findings

The Harvard Square petitions are the result of three years of effort on the part of neighborhood groups, property owners, business people and the City working cooperatively to improve the regulatory environment in Harvard Square. The petitions are an effort to more clearly define public policy in Harvard Square while at the same time protect the interests of property owners and respect the concern of abutting neighborhoods that change in the Square be well considered and sensitive to the balance between change and preservation in the future.

The petitions as revised represent a fragile consensus among the major property owners, business people and residents for a reasonable alteration in the Harvard Square regulations which have been in effect since 1979. The proposal is not the perfect document for any one constituent group but as a reasonably crafted compromise of sometimes conflicting positions it has gathered the support of the Harvard Square Defense Fund, the Harvard Square Business Association, and Harvard University and others.

The City and community at large gain as well with the careful articulation of public goals and policies in matters of urban design, building preservation, regulatory flexibility and community participation in Harvard Square. The zoning mechanisms designed to advance those objectives are summarized in the enclosed document Proposed Revisions to the Harvard Square Overlay District.

The revisions to the petition that the Board is recommending are highlighted in the enclosed revised petition. The principal changes increase representation on the Development Review Committee, clarify certain issues related to building preservation, and make clear the tradeoffs required for certain reductions in parking that might be granted.

The petition cannot be easily categorized as an up-zoning or a down-zoning but rather as a redefinition of public policy in Harvard Square. The Mt. Auburn Street rezoning has been proposed because it is desired by a proponderance affected property owners. Planning Board public hearings were held on January 21, 1985 and March 4, 1986.

Respectfully submitted

Arthur C. Parris

Arthur Parris, Chairman

Enclosures:

1. Revised Harvard Square Overlay District Zoning Text

2. Map of Recommended Harvard Square Overlay District (and map showing the minor additions proposed to the District)

3. Map of the Recommended rezoning on Mt. Auburn Street (Business B and Residence C-3 to Residence C-2)

4. Summary of Provisions - Proposed Revisions to the Harvard Square Overlay District

5. Harvard Square Development Guidelines (Draft to be published formally by July 1, 1986)

REVISED HARVARD SQUARE OVERLAY DISTRICT

PLANNING BOARD RECOMMENDATION

APRIL 15, 1986

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided

by the objectives and criteria contained in the publication Harvard Square Development Guidelines, Community Development Department, July 1, 1986, in addition to the requirements of Sections 10.30 (Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.533 National Register and Contributing Buildings

For the purposes of this Section 11.50 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Harvard Square Development Guideline, Community Development Department, July 1, 1986.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533(b) for the purposes of this Section 11.50 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.54 DETAILED PROVISIONS

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in the Harvard Square Overlay District.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for the Harvard Square Overlay District.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition, the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedure.

1. Within the six months preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest these areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership.

a. Two members having recognized qualifications as architect or landscape architect.

b. One member having recognized qualifications as real estate development or financing expert.

c. One member who operates a business within the Harvard Square Overlay District.

d. Two members owning commercial property within the Harvard Square Overlay District.

e. Three members representing residents of the abutting Cambridge neighborhoods.

f. One member representing an institution owning institutional property in the Harvard Square Overlay District.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, four members shall have terms of two years, and three members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in

height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a base residential or office-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations; provided, however, that the following conditions are met or findings made:

a. For lots not abutting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met.

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will assist in the preservation, <u>rehabilitation and/or restoration</u> of a National Register or contributing building or important open space by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period that the special permit is in force and effect.

5. The proposed use will <u>preseve, rehabilitate or restore</u> the outward appearance of the structure or open space.

6. In its operation the use will not, in impact, be significantly different from the uses permitted in the base district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately

without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Harvard Square Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

10. The following uses listed in Section 4.35 are however specifically prohibited:

4.35e (Lunchroom, restaurant, cafeteria);

4.35f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

4.35g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

4.35j. (Mortuary, undertaking or funeral establishment);

4.35l. (Veternary establishment, kennel, pet shop);

4.35m. (Sales place for new and used cars);

4.35o. (Fast order food establishment);

4.35p. (Massage establishment)

b. For lots abutting Massachusetts Avenue

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is from Massachusetts Avenue.

3. Where the use is to be located in an existing structure, the preservation objectives identified in 11.543 a (3) and (4) shall be advanced if the building is identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

5. The uses in Subsection 11.543 a(10) above are specifically prohibited.

11.544 Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a non-profit organization;

c. Extension throughout the Harvard Square Overlay District of the surface improvements installed by the MBTA as part of the Red Line subway extension (brick sidewalks, light posts, street furniture, etc).

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabic of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

(5) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.545 Building Setbacks

Maintenance of the Harvard Square Overlay District's positive diversity of building form and scale and its variety of open spaces, yards and

courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, (except where such yard abuts a lot, but not a public way outside the Overlay District) if the following conditions are met:

a. The building existed as of December 15, 1985 or a building permit had been issued by that date, or

b. For any new building in any Business, Office or Residence C-3 base zoning district, for which a building permit is issued after December 15, 1985, the Planning Board issues a Special Permit exempting the building from the yard requirements provided:

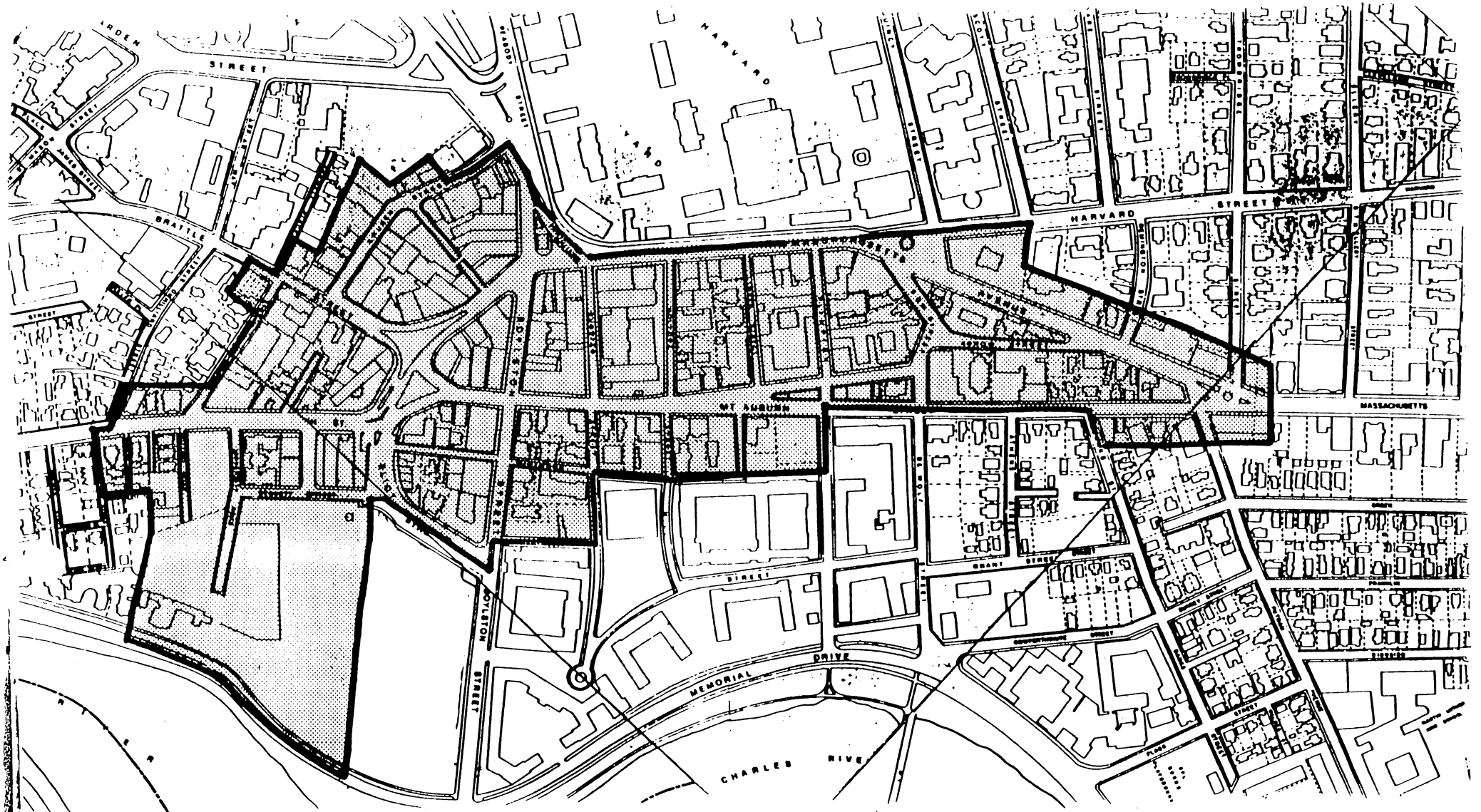
   1. The design of the new structure shall be in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

   2. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

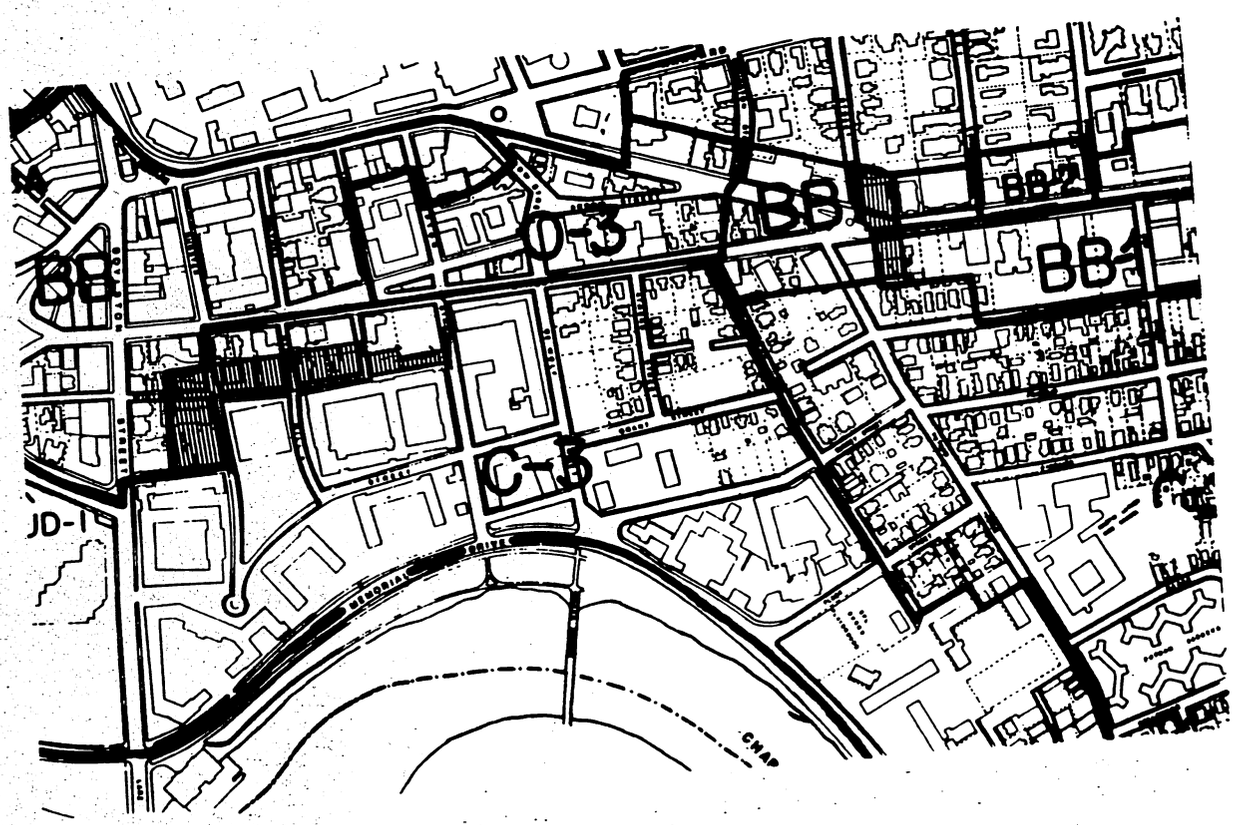
   3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to terminate or preclude its designation or demolished prior to the application.

11.546 No additional conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District subsequent to the effective date of this Section 11.50. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

RECOMMENDED BOUNDARIES OF THE HARVARD SQUARE OVERLAY DISTRICT - April 15, 1986



AREAS NEWLY INCORPORATED INTO THE RECOMMENDED OVERLAY DISTRICT BOUNDARIES



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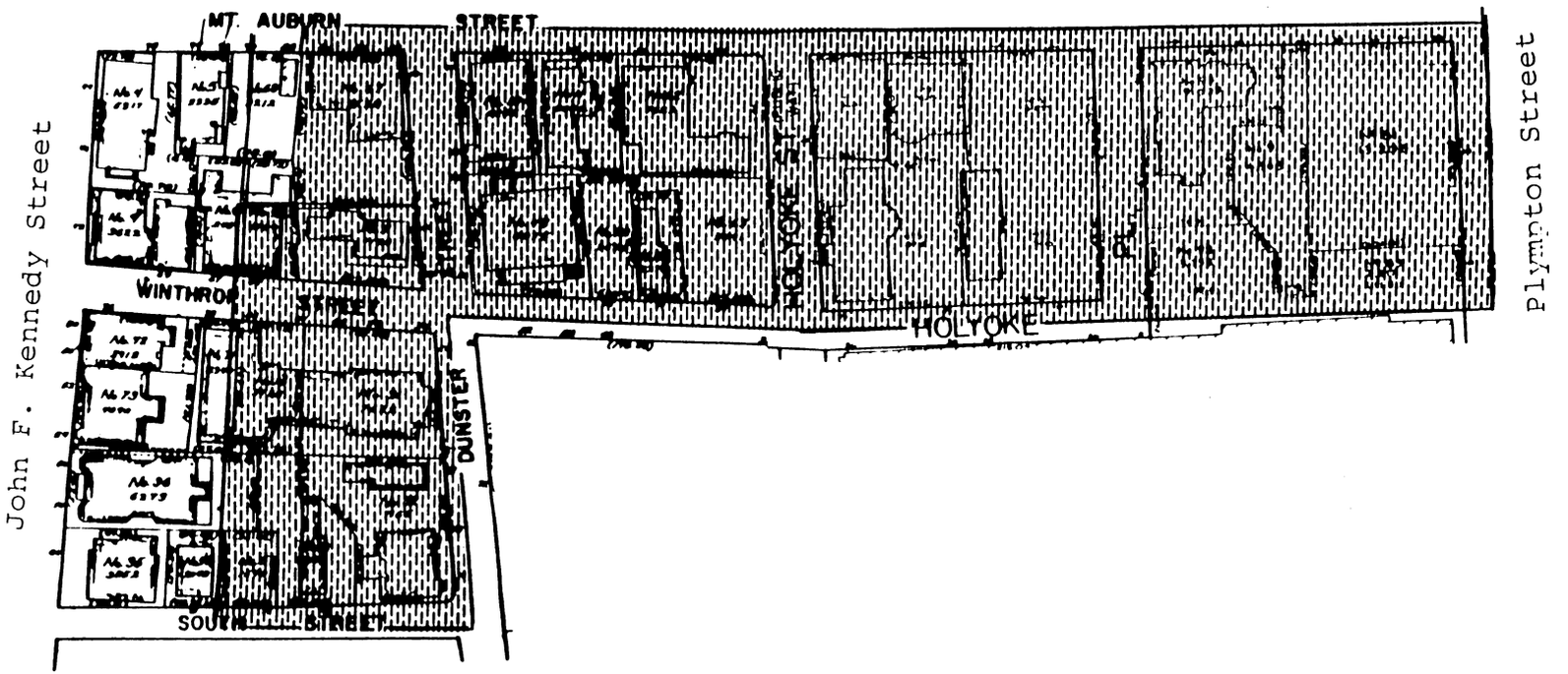
Business B and Residence C-3 to Residence C-2

April 15, 1986



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139
498-9034

PROPOSED REVISIONS TO THE HARVARD SQUARE OVERLAY DISTRICT

SUMMARY OF PROVISIONS

I. PURPOSE OF PROPOSED NEW OVERLAY DISTRICT

A. Establishment of an urban design policy context for all development (accomplished by publication of Harvard Square Development Guidelines which is referenced in the regulations).

B. Identification of building preservation as a specific public objective (regulations reference status of buildings in the National Register of Historic Places).

C. Provision of regulatory flexibility to encourage good urban design and preservation (reductions in parking and set back requirements).

D. Elimination of current counter-productive regulations (e.g. amenity point system for added height).

E. Provision of a consistent framework for community review (development review committee).

II. MAJOR PROVISIONS OF PROPOSED NEW OVERLAY DISTRICT

A. HARVARD SQUARE ADVISORY COMMITTEE (Section 11.541)

Before 1979 (Prior to adoption of existing Overlay District.)

No review of development required.

Existing Overlay District

Advisory review by Community Development Department with interested groups invited to participate; ad hoc representation at reviews.

Proposed Overlay District

Advisory review by an appointed committee.

INTENT/DETAILS

1. Formalization of community review of major projects (members drawn from all interest groups).

2. Provision of consistent review from project to project.

3. A guarantee of a wide range of perspectives at each review.

B. HEIGHT LIMITATIONS
(Section 11.542)

Before 1979

No height limit over most of District (The small Business A district along Church Street has a 35/85' height limit).

Existing Overlay District

1. 60' as-of-right.
2. 80' as-of-right with provision of combination of excess parking, open space, split level retail.
3. 110' by Special Permit.

Proposed Overlay District

1. 60' as-of'right.
2. 80' by Special Permit, if urban design objectives are met.

INTENT/DETAILS

Establish an acceptable scale of buildings demonstrated feasible by recent new construction.

C. LIMITED RETAIL USES IN OFFICE AND RESIDENTIAL DISTRICTS (Section 11.543)

Before 1979

Retail allowed only in Business A and B Districts.

Existing Overlay District

Retail allowed only in Business A and B Districts.

Proposed Overlay District

Limited retail in Residence C-2, C-3 and Office-3 Districts by Special Permit.

INTENT/DETAILS

A special permit could be issued if:

1. Use is in an existing building (except on Massachusetts Avenue).

2. Historic or open space resources are specifically preserved (except on Massachusetts Avenue).

3. Use can meet design and need standards.

4. Specific uses prohibited.

D. WAIVER OF PARKING AND LOADING REQUIREMENTS (Section 11.544)

Before 1979

No parking requirements in Business B District; parking for housing and all uses in office districts.

Existing Overlay District

Height bonuses for provision of parking above requirements.
(City-wide Business B parking requirements instituted and reduction in parking requirement permitted by Special Permit in 1981 in revision to Article 6.000).

Proposed Overlay District

Parking and loading waived for structures in existence before 1940; parking and loading requirements waived by Special Permit for limited new construction.

INTENT/DETAILS

Special Permit for limitation of parking and loading requirements if:

1. Historic resources are not destroyed.

2. Project is small scale (ca. 10,000 square foot lot).

3. Floor area built is less than permitted or an in-lieu payment is made for public improvements in the Square.

E. BUILDING SETBACKS

Before 1979

Formula setbacks for all housing and all uses in office and residence districts.

Existing Overlay District

Setback requirements waived in most circumstances by right.

Proposed Overlay District

Setbacks waived by Special Permit except in Residence C-2 districts.

INTENT/DETAILS

1. Historic resources are not destroyed.

2. Urban Design objectives are met by new development.

III. POSSIBLE MODIFICATIONS TO THE SUBMITTED PETITION

A. Identify "contributing" historic structures outside the Harvard Square National Register Historic District (two small areas at the east and west ends of the Overlay District).

B. Allow "contributing" buildings to be demolished or destroyed if the Cambridge Historical Commission determines they are not preferably preserved significant buildings under the demolition ordinance.

c. Increase the representation of the abutting neighborhoods and of property owners in the square by one each on the advisory committee.

D. Require a <u>minimum</u> floor area reduction or payment of in lieu of parking spaces not provided, where parking requirement is waived.

(These modifications have been incorporated into the Planning Board's revised petition recommendation dated April 15, 1986)

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 1, 1986

TO: The Honorable, The City Council

FROM: Planning Board

SUBJECT: Harvard Square Overlay District Rezoning Petition (revisions to the text and boundaries) and a Rezoning of an Area in the Overlay District south of Mt. Auburn Street from Residence C-3 and Business B to Residence C-2. Both petitions submitted by the Planning Board

Recommendation:

1. The Planning Board recommends adoption of the Mt. Auburn Street rezoning as submitted.

2. The Board also recommends adoption of the Overlay District Boundary Lines as submitted in the petition.

3. The Board recommends adoption of a revised text of the Overlay District which incorporates minor modifications reflecting recommendations made through the public hearing process. (A recommended revised text is attached.)

Findings

The Harvard Square petitions are the result of three years of effort on the part of neighborhood groups, property owners, business people and the City working cooperatively to improve the regulatory environment in Harvard Square. The petitions are an effort to more clearly define public policy in Harvard Square while at the same time protect the interests of property owners and respect the concern of abutting neighborhoods that change in the Square be well considered and sensitive to the balance between change and preservation in the future.

The petitions as revised represent a fragile consensus among the major property owners, business people and residents for a reasonable alteration in the Harvard Square regulations which have been in effect since 1979. The proposal is not the perfect document for any one constituent group but as a reasonably crafted compromise of sometimes conflicting positions it has gathered the support of the Harvard Square Defense Fund, the Harvard Square Business Association, and Harvard University and others.

The City and community at large gain as well with the careful articulation of public goals and policies in matters of urban design, building preservation, regulatory flexibility and community participation in Harvard Square. The zoning mechanisms designed to advance those objectives are summarized in the enclosed document Proposed Revisions to the Harvard Square Overlay District.

The revisions to the petition that the Board is recommending are highlighted in the enclosed revised petition. The principal changes increase representation on the Development Review Committee, clarify certain issues related to building preservation, and make clear the tradeoffs required for certain reductions in parking that might be granted.

The petition cannot be easily categorized as an up-zoning or a down-zoning but rather as a redefinition of public policy in Harvard Square. The Mt. Auburn Street rezoning has been proposed because it is desired by a proponderance affected property owners. Planning Board public hearings were held on January 21, 1985 and March 4, 1986.

Respectfully submitted

Arthur C. Parris

Arthur Parris, Chairman

Enclosures:

1. Revised Harvard Square Overlay District Zoning Text
2. Map of Recommended Harvard Square Overlay District (and map showing the minor additions proposed to the District)
3. Map of the Recommended rezoning on Mt. Auburn Street (Business B and Residence C-3 to Residence C-2)
4. Summary of Provisions - Proposed Revisions to the Harvard Square Overlay District
5. Harvard Square Development Guidelines (Draft to be published formally by July 1, 1986)

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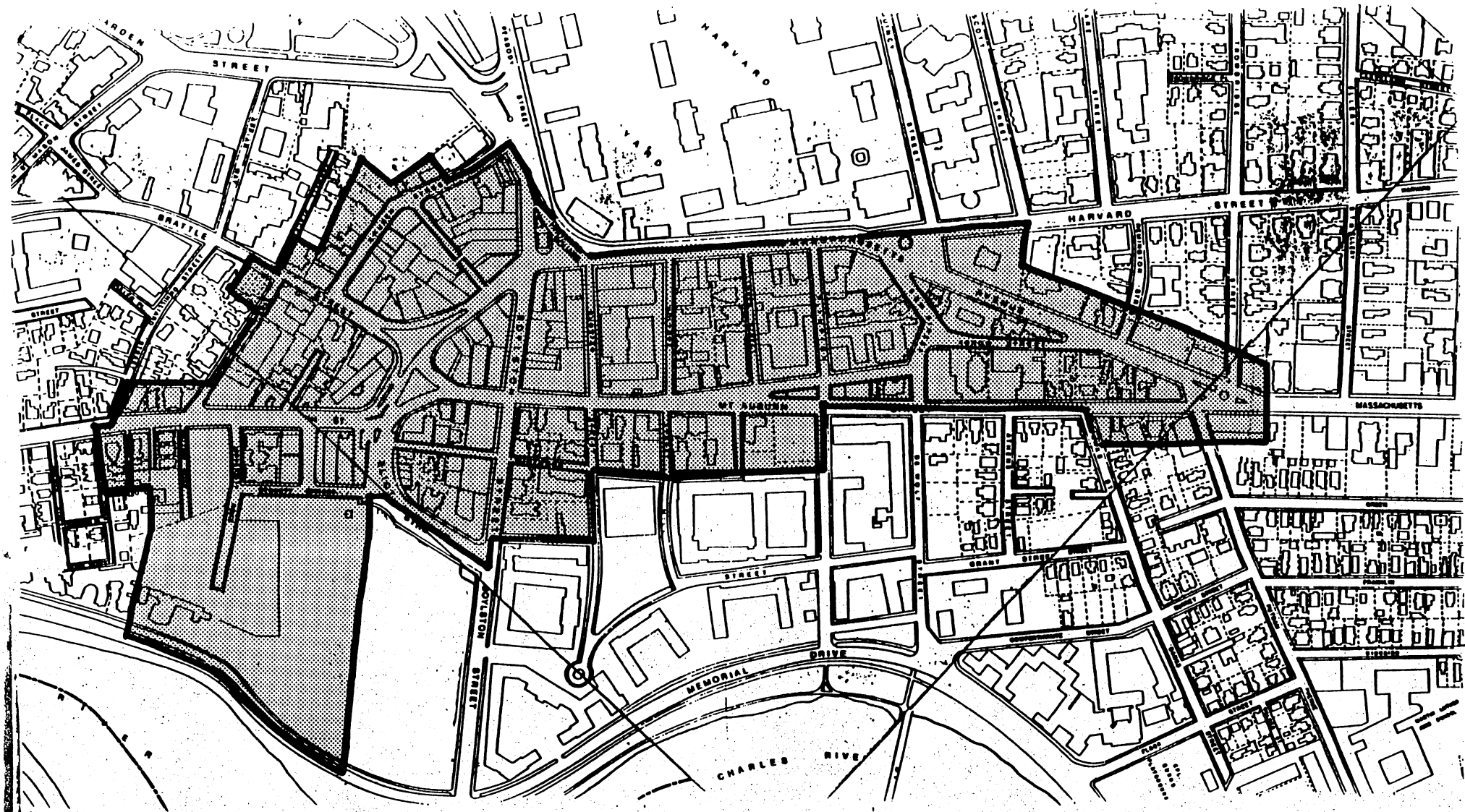

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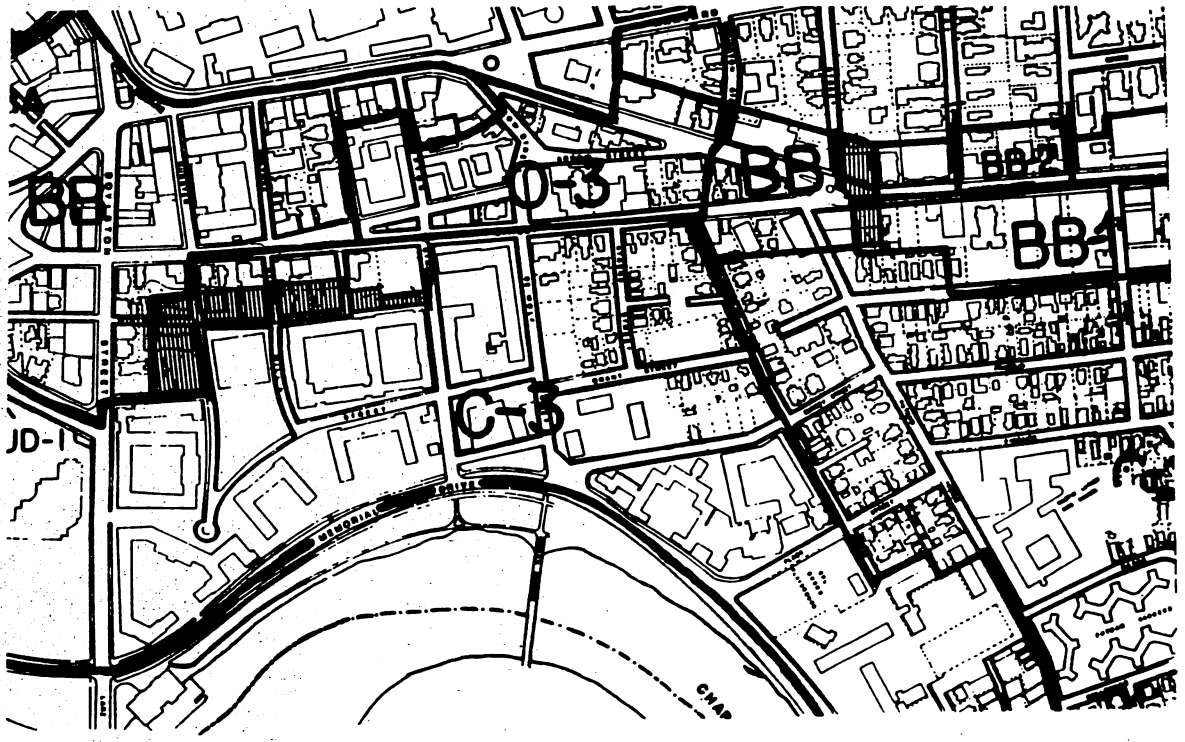

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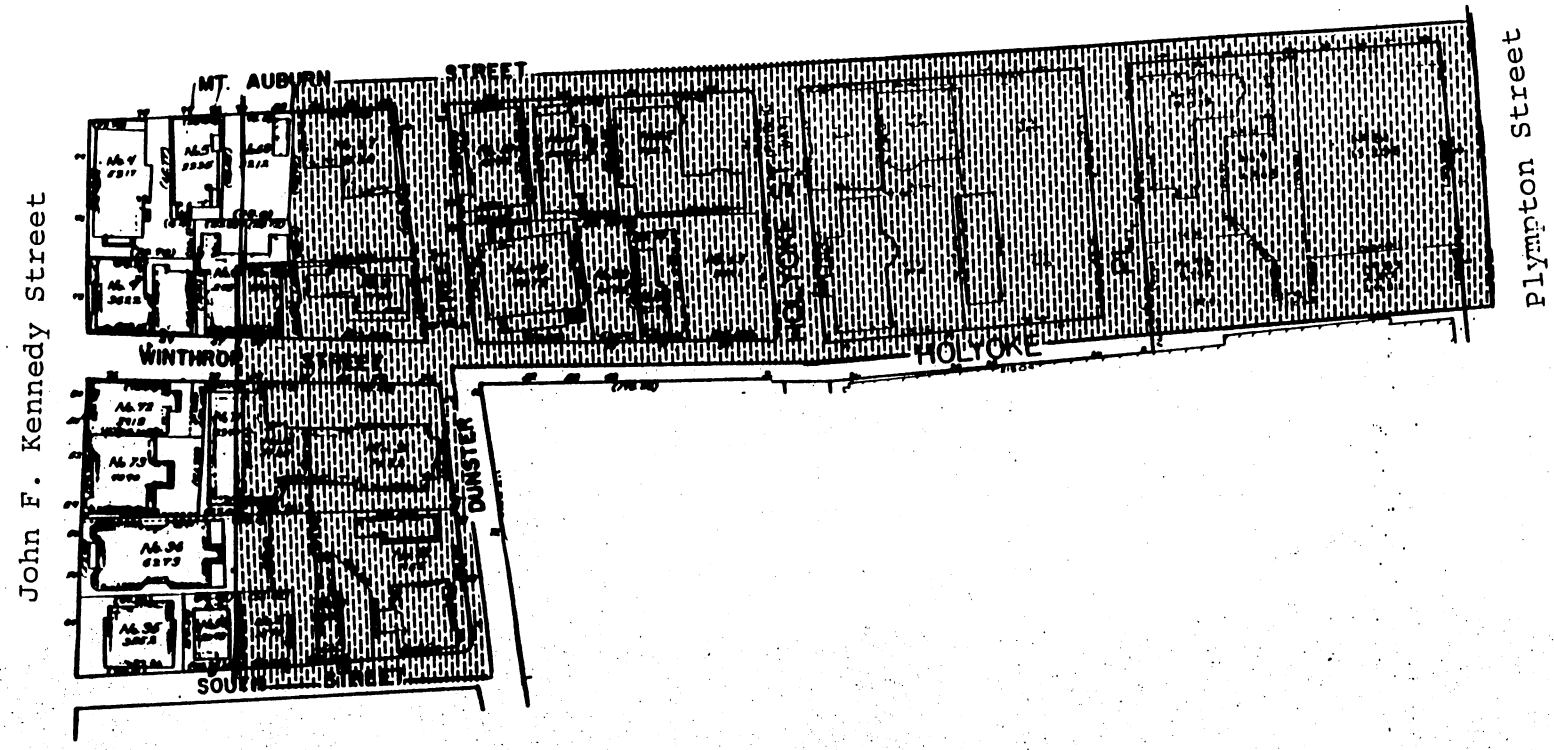

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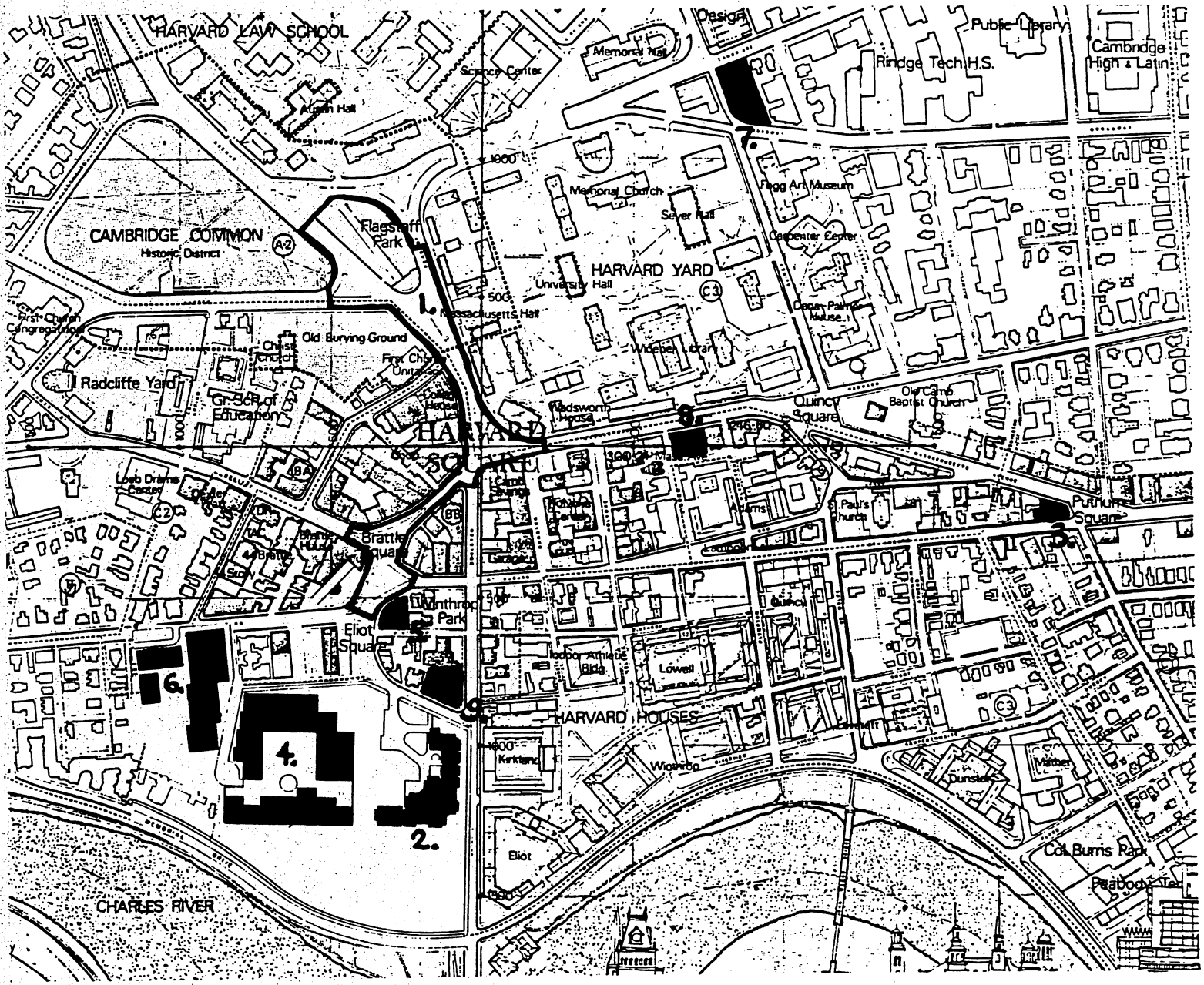
Harvard Square Development Guidelines





This plan was originally part of Harvard Square Investigations in Urban Design by Monacelli Associates for the City of Cambridge, 1975. The plan has been modified to show major projects built since 1975:

1. Harvard Square Subway Station
2. Kennedy School of Government
3. Putnam Square Office building
4. Charles Square
5. Coolidge Bank
6. University Place and University Green
7. The Fogg Museum expansion
8. Office building by the Niles Company
9. The Eliot Street parking garage

In this same decade, several important pieces of growth management legislation affecting Harvard Square have been added to the Cambridge Zoning Ordinance, including the Planned Unit Development regulations, the original Harvard Square Overlay District, the Institutional Use regulations, the Parking Amendment, and the Sign Ordinance.

HARVARD SQUARE DEVELOPMENT GUIDELINES

City of Cambridge
Community Development Department
Winter, 1986

Table of Contents

General Guidelines for the Harvard Square Overlay District

Specific Guidelines for the Square's Subdistricts

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. Gold Coast/Mt. Auburn Street
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

Appendices

1. 1985 Review of Harvard Square Investigations in Urban Design, 1975, Monacelli Associates.

2. Summary of design and development points from Development in the Harvard Square Overlay District, 1984, Vigier and Chadbourne.

3. Harvard Square National Register District, plan of August, 1986, Cambridge Historical Commission.

HARVARD SQUARE DEVELOPMENT GUIDELINES

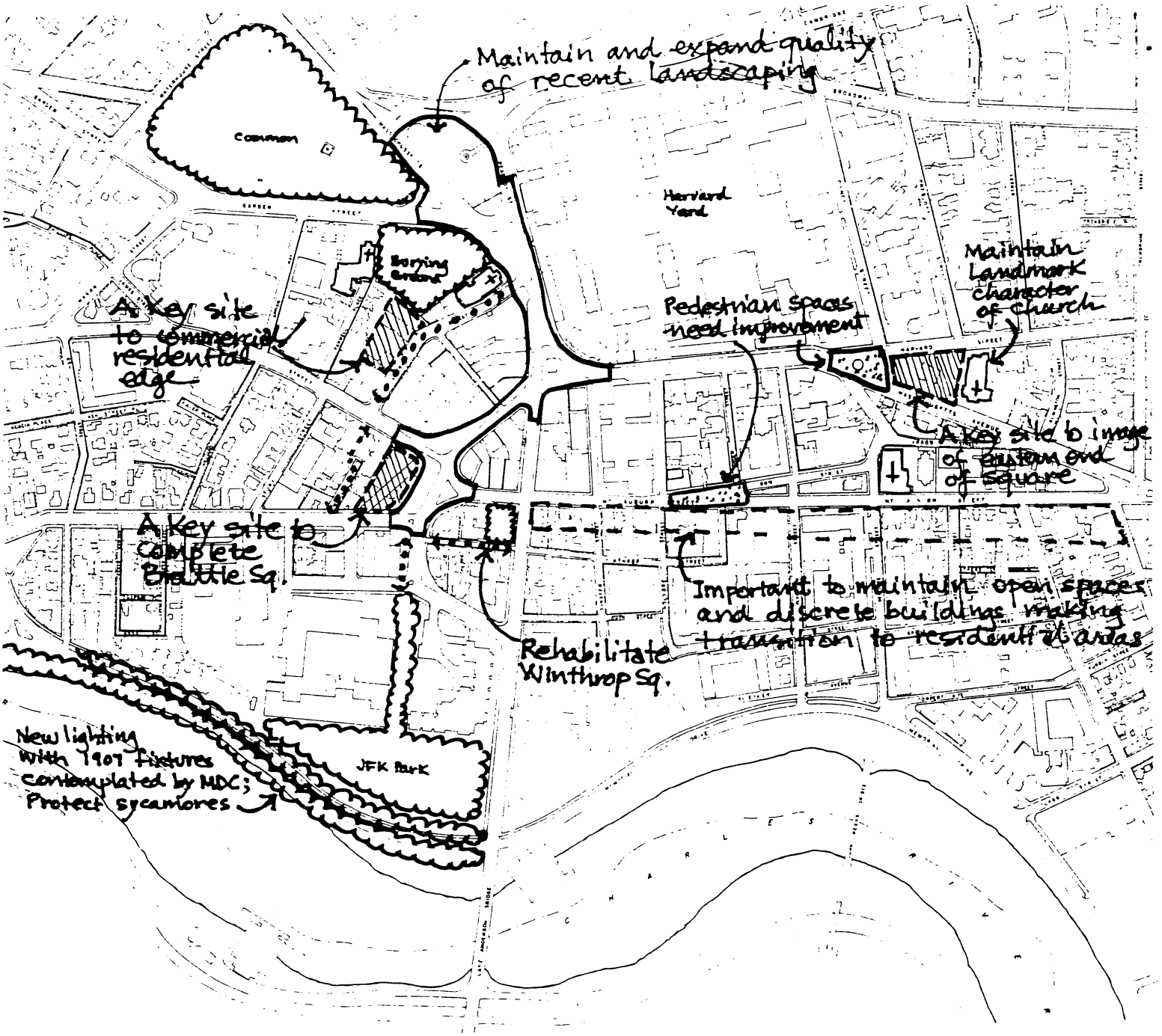
Purpose

The Harvard Square Development Guidelines are intended to help guide future incremental growth and change in the area. The last ten years have brought millions of dollars worth of change, including a new $70 million subway station, and hundreds of thousands of square feet of new uses to the Square. Development of this magnitude is not forseen or encouraged in the next ten years. But some degree of rehabilitation and new construction is inevitable. The challenge to the Cambridge community is to keep what is special about the Square while allowing for well-considered new projects.

Source materials for guidelines include the Harvard Square Investigations in Urban Design, by Monacelli Associates 1975; and Development in Harvard Square Overlay District, by the Special Programs of the Harvard Graduate School of Design, 1984. The appendix to these guidelines summarizes particularly relevant issues raised by each of these studies. Both studies made the following points, which are the reason for being of this document.

1. A better process is needed, and an associated plan.
2. The guidelines should be as specific to area context and particular sites as possible.

As well as referring to these studies, the Community Development Department has drawn upon comments from the Planning Board, Cambridge Historical Commission community residents, businesses, and property owners, received during extensive meetings held from the spring of 1984 to the spring of 1986.



Overall Urban Design Plan for Harvard Square

This plan summarizes key urban design considerations that face all of Harvard Square in the coming years. Every aspect of new development activities, both public and private, should be considered at the scale of the entire Square, as well as at the smaller scales of the subdistrict and individual site.

General Development Guidelines for the Harvard Square Overlay District

1. Retention and upgrading of much of the Square's existing inventory of old buildings.

2. Respect for the diversity of building form and scale: encourage green yards and courtyards and small, free-standing buildings where that character prevails; streetwall buildings where that character has been set.

3. Expansion of the high quality public environment now established in the heart of the Square with a consistent palette of materials and street furniture.

4. Expansion of the network of pedestrian walkways and paths whenever they could conveniently provide alternate routes through the District.

5. Expansion of residential living in the Square where possible. Maintenance of a wide diversity of uses serving neighborhood needs, as well as the academic community and the larger region.

6. Encouragement of creative solutions to the Square's parking problems.


Charles River
Memorial Drive
3. GOLD COAST
4. JFK STREET/
WINTHROP SQ.
Mt. Auburn
JFK Street
Eliot
Harvard Street
2. BOW +
ARROW
STREETS
Massachusetts Avenue
Mt. Auburn Street
5. BRATTLE SQ.
Brattle Street
Church
6. CHURCH
STREET
Old Burying
Ground
Garden Street
Common
1. HARVARD SQ.

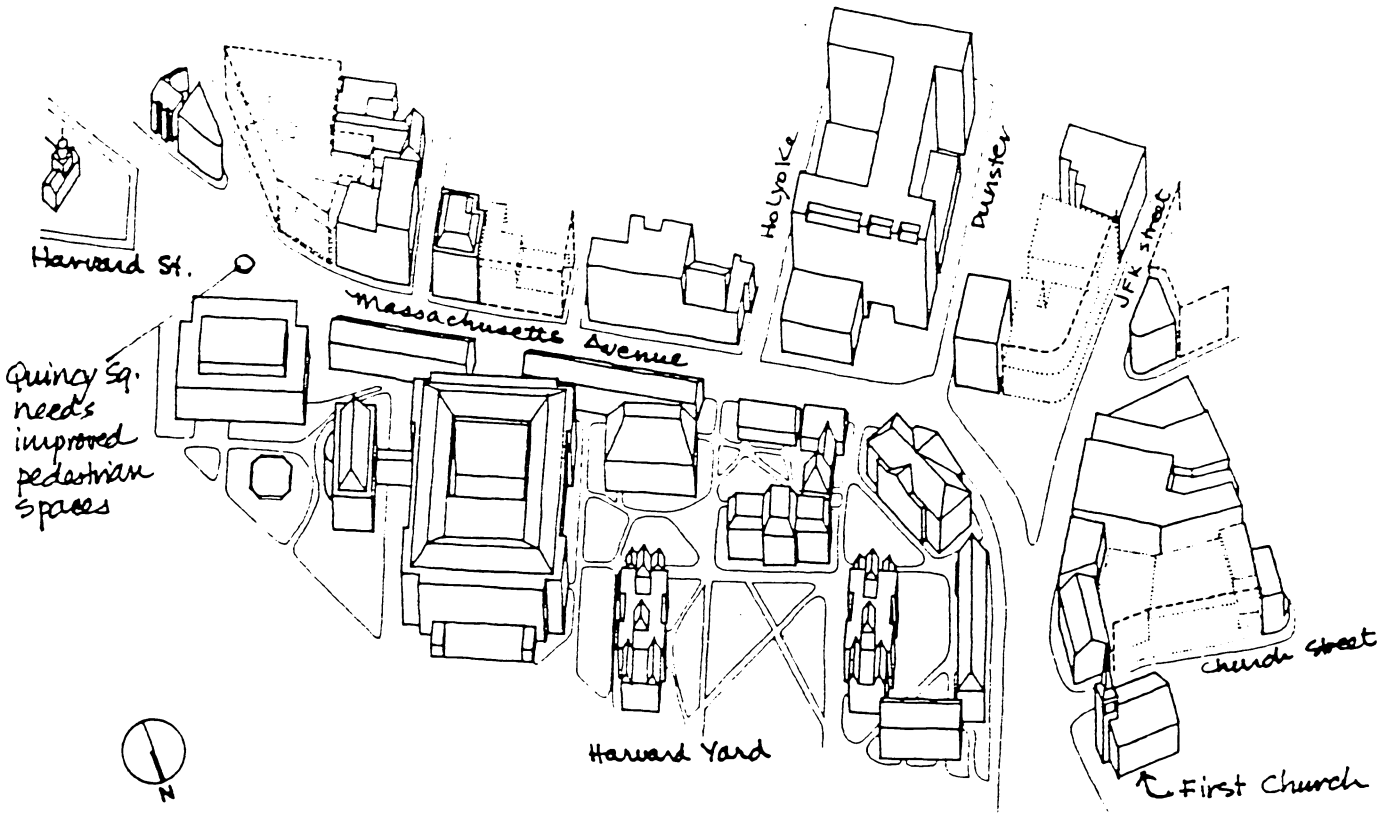
Specific Guidelines for the Square's Subdistricts

In every subdistrict, public and private projects should respond to the particular characteristics of the site context. These development criteria are written to summarize the most distinctive aspects of each district, and to suggest how new projects should be considered in regard to these special attributes.

Strict boundaries need not be drawn to separate the subdistricts; while each area has special qualities, there are also important connections and overlapping design considerations throughout the Square. Thus, many sites must be judged in relation to more than one of these interconnected districts:

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. The Gold Coast
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

The drawing shows the general location of each district in the context of the whole of Harvard Square. On the following pages, the Square has been broken down into these six subdistricts so that more specific guidelines for each area can be elaborated.





The new building on the left fits in well with older Harvard Square structures because of its massing, materials, ground floor treatment, fenestration, and detailing.

1. HARVARD SQUARE/MASSACHUSETTS AVENUE

The heart of the Square has been redefined by the new subway station and associated surface renovations, while Massachusetts Avenue remains as a special corridor having the edge of Harvard Yard on the north and the dense, mixed-use urban core on the south.

Public Space

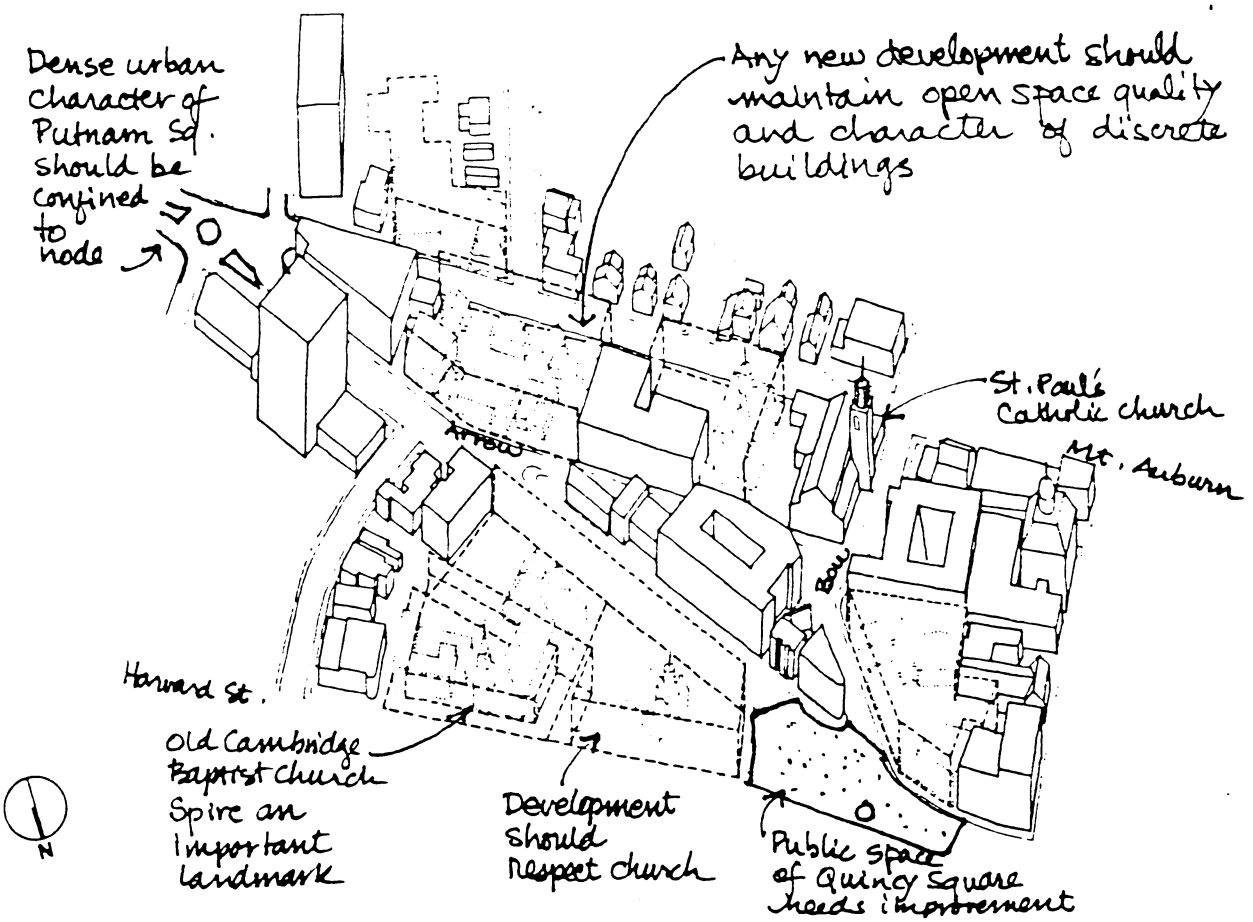
Many uses compete for space in Harvard Square. It is essential that the Square remain flexible to accommodate these demands. The small proportion of space that is actually open must remain so, for the Square is in danger of becoming overcrowded. The actively used space of Forbes Plaza is a welcome addition to the amount of private outdoor space at least partially accessible to the public.

Private Sites

A variety of building rehabilitation projects seem possible and perhaps likely in the Square, while major redevelopment seems improbable. Any new structure should respect the tightly-knit, though eclectic, character of this subdistrict. Design review should insure that materials, signs, etc. are in keeping with the strong historical identity of most of the buildings in this area. In addition, the surface level improvements associated with the new Harvard Square subway station should be maintained and extended to areas still in need of better landscaping and paving treatments.



New landscaping in the heart of the Square needs to be respected and maintained.





The spire of the Old Cambridge Baptist Church is one of the most dramatic landmarks in the Square.

2. BOW AND ARROW TO PUTNAM SQUARE

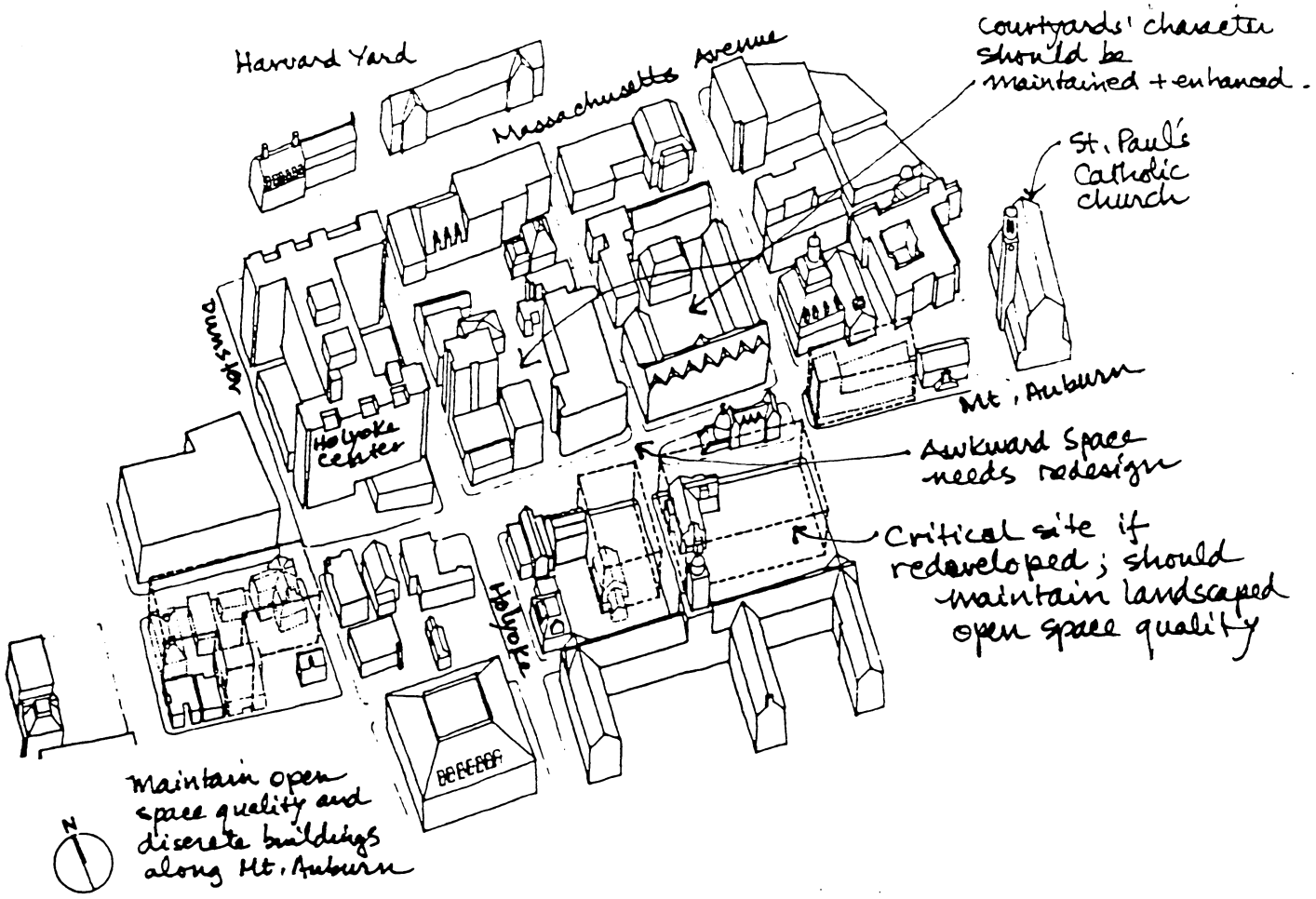
This area, which overlaps the Gold Coast, is very distinctive because of curving Bow Street and its counterpoint, Arrow Street. Masonry structures built to their property lines complement St. Paul's Catholic Church with its landmark bell tower to form a sequence of spaces that is much like a tightly knit European street. At the edges of the subdistrict, there are transitions to residential sectors. On Harvard Street, the stone tower of the Old Cambridge Baptist church is a dramatic landmark signalling the eastern edge of Harvard Square. On Mt. Auburn Street, there is a more gradual transition from denser Harvard Square to the Riverside neighborhood, characterized by small-scale wooden structures with some setbacks and yard spaces.

Public Spaces

The place referred to as Quincy Square is little more than a wide expanse of asphalt at present. The potential exists to make a much safer and more appealing use of this neglected open space, capturing unused roadway for pedestrian use as has been achieved in Harvard and Brattle Squares.

Private Sites

Closely associated with the public space of Quincy Square is the former Gulf Station site, now used as a car rental agency. If this site redeveloped, there would be a major change in the area's character because of the prime visibility of this piece of land at the intersection of Harvard and Quincy Street and Massachusetts Avenue, and because of the visual importance of the Old Cambridge Baptist Church. Any new structure will inevitably be very visible, design review should require that a new structure respect the church, Quincy Square, and the gateway character of the site. The wide diversity of building forms and scale should be maintained throughout the subdistrict. In addition, in any new development should respect and reflect this area's function as a bridge from commercial Harvard Square to residential Riverside.





St. Paul's bell tower, the mix of masonry and wooden structures, and trees make this part of Mt. Auburn Street an especially urbane walk.

3. THE GOLD COAST

The area from Massachusetts Avenue to Mt. Auburn Street and from Bow Streets to the Holyoke Center area makes up this subdistrict. The Gold Coast's architecture is composed of primarily older masonry structures. There is a rich mix of Harvard dormitories and other uses, clubs, and commercial establishments in handsome older buildings which make this a very special sector.

Public Spaces

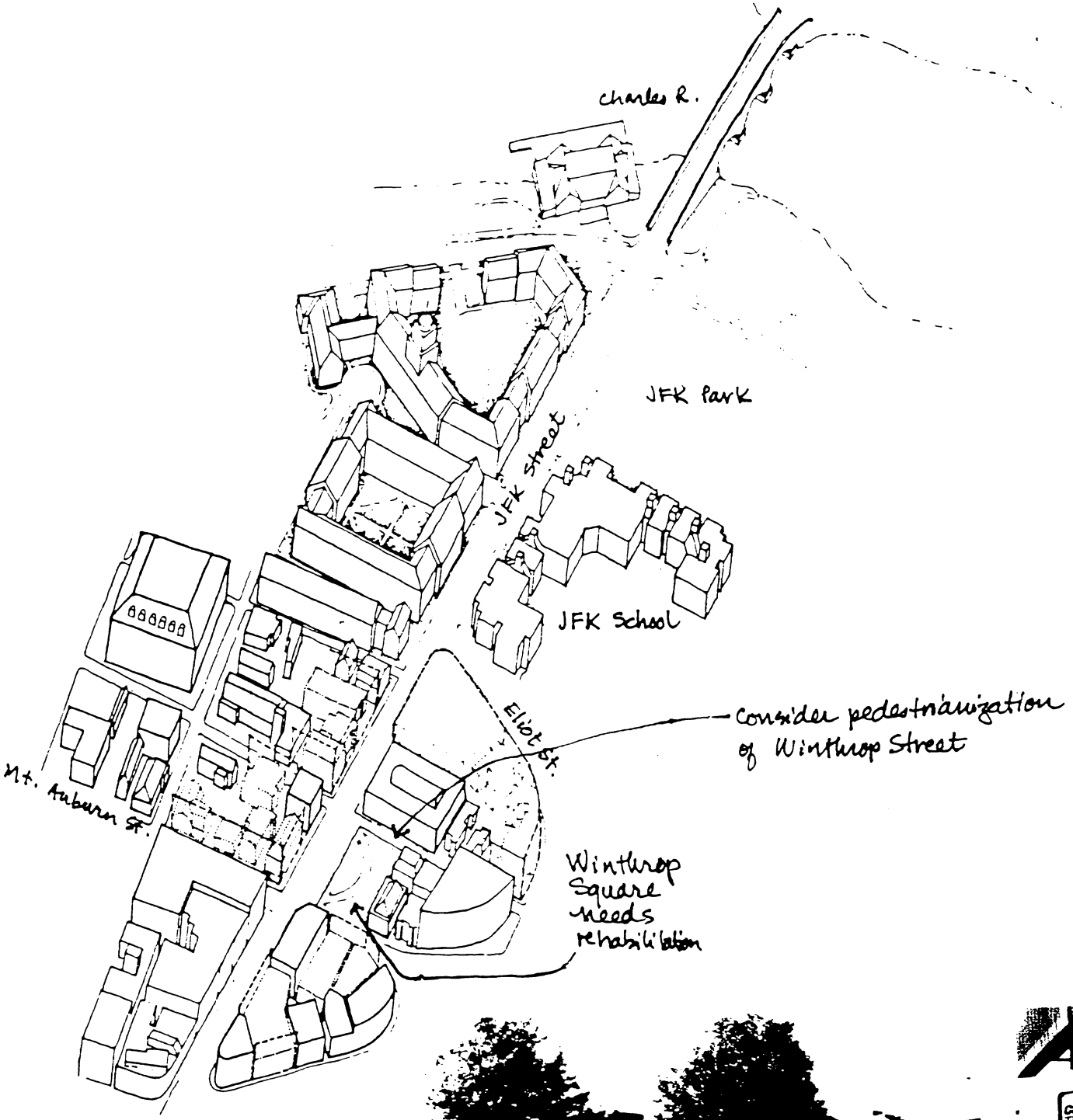
There are no major public spaces other than the streets and sidewalks. The streets between Massachusetts Avenue and Mt. Auburn are generally narrow and lined with rather dense development, which gives a sense of enclosure and urbanity to these ways. At the intersection of Bow and Mt. Auburn, in front of the Lampoon building, there is an awkward and somewhat hazardous space used for parking and service, as well as for pedestrian circulation. This space should be redesigned to make walking safer and easier, and additional trees should be planted if there is room.

Private Sites

Many attractive courtyards in the interior of private blocks or behind fences may be glimpsed from the public ways, thus enhancing the spatial richness of the Gold Coast. Other outdoor spaces need to be cleaned up and landscaped to help this area realize its full environmental potential. Any private redevelopment should maintain and enhance this delicate balance of building and open space.



The street is very wide with a multi-use character, which is necessary but overly chaotic at present.





Winthrop Square needs enhancement as an oasis of green in the midst of an increasingly urban Harvard Square.

4. JFK STREET/WINTHROP SQUARE

John F. Kennedy (JFK) Street is the major connection between the Charles River and the heart of Harvard Square. The Harvard University dormitories, Kirkland and Eliot Houses, established a residential character along the river. Newer Southwest Sector projects will continue to have a major impact on the scale and character of the spaces at the river's edge, where JFK Street intersects Memorial Drive. Growth of Harvard University's Kennedy School of Government and the construction of Charles Square have given architectural form to this formerly ill-defined area. In addition, the new JFK Park will create a major river-oriented space for use by pedestrians. Towards Harvard Square along JFK Street, there is a very diverse mix of older wooden structures and more recent concrete and brick buildings. At the intersection of Mt. Auburn and JFK is historic Winthrop Square, which, if renovated, could help give needed focus to this area.

Public Spaces

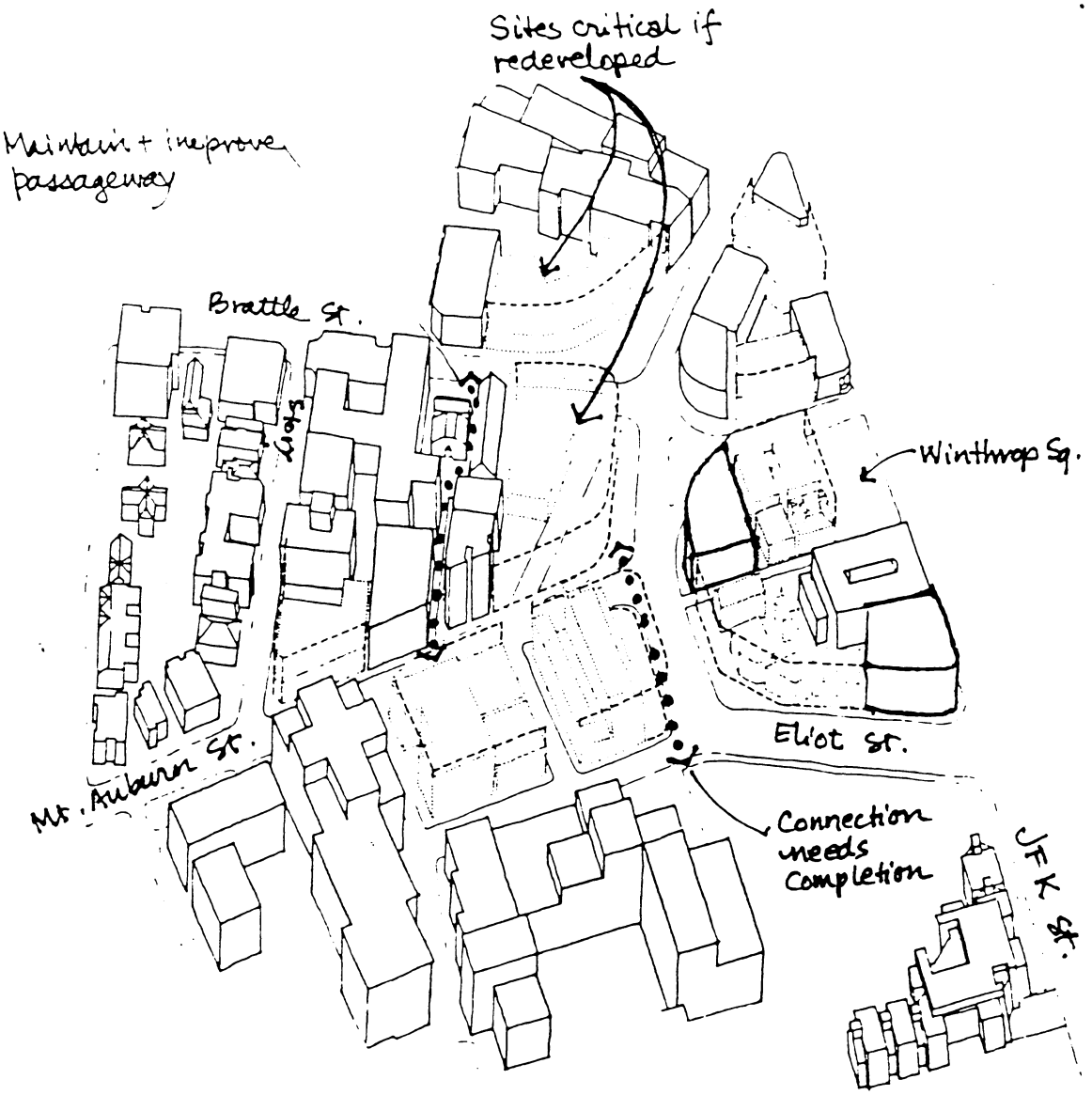
The new JFK Park will establish an important new entry to Cambridge via Harvard Square. The sidewalks linking JFK Park and the Square are uneven in quality. There will be some improvements at Eliot Street in conjunction with the new parking garage recently completed. However, the streets and sidewalks in the vicinity of Winthrop Square need improvement.

Winthrop Square itself has recently been surveyed and considered for refurbishing. Of major concern is the reclamation of a ten-foot wide strip of the park which is now paved. In addition, the private uses at the park's edges need to be rehabilitated to remove their blighting influence on this neglected open space.

Private Sites

Several of the commercial buildings in this area are unattractive because of a proliferation of signs and inappropriate paint colors on some of the wooden structures. While bland homogenity is not desired, some more order would be an improvement. A more consistent level of building renovation and maintenance would be desirable.

The Armenian Church bordering Winthrop Square has plans to enlarge. The Pi Eta Club building adjacent to the church, housing several restaurants, also may be renovated. These projects could do much to rescue Winthrop Square from its present air of disrepair and neglect.





The MBTA owns the parking lot now used by the bank. A study is currently underway to consider the site's development potential.

5. BRATTLE SQUARE

This subdistrict is roughly defined by the sites bordering the confluence of Brattle, Mt. Auburn, and Eliot Streets. The area brings together the major new projects of the Southwest Sector with the older structures along Brattle Street towards Harvard Square.

Public Spaces

The recent creation of landscaped sidewalks and plaza areas near Brattle and Mt. Auburn has started to create an image for Brattle Square proper, and to connect the area to Harvard Square. However, there is still an important missing link between Brattle Square and the MDC pedestrian walkway running between Charles Square and the Kennedy School of Government and connecting to JFK Park and the River.

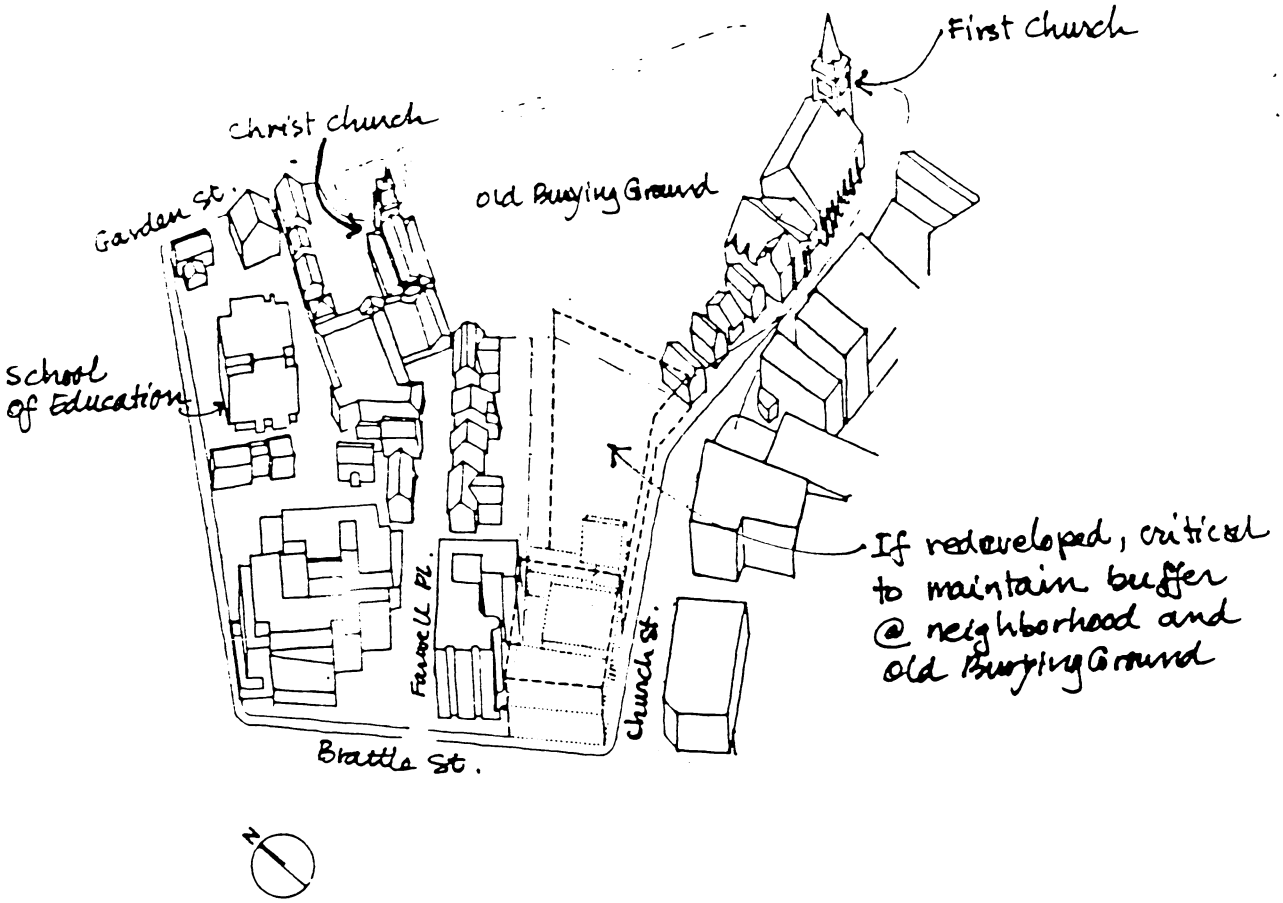
Private Sites

Private development of the site at the corner of Mt. Auburn and Eliot Streets could help provide this missing link in the public open space system through creation of a facade following the curve of the street, thus further defining the space of Brattle Square. Such development could also improve crossings from Mt. Auburn Street towards the MDC pedestrian walkways.

In addition, renovation and reuse of portions of the Motor Inn block, which has a public parking garage at its base, could complete this much-needed connection.

Other new private developments have been considered in the area. In general, all of these projects should be built to the property line, respecting the vitality of the sidewalk and plaza spaces. Improved mid-block connections, such as at Mifflin Place, would be welcome as complementary to the subdistrict's public open spaces in the area. Most development in this area took place in the 1930's, often using stucco or concrete rather than the more traditional brick and stone. Therefore, the design context for materials is somewhat freer here than in other parts of the Square.

Furthermore, the new buildings of the Southwest Sector appear to be more massive than the Square's older buildings. New development in Brattle Square should help make a better transition between these two areas.





Development of the parking lot owned by Harvard must be carefully designed to minimize impacts on neighbors.

6. CHURCH STREET

This small subdistrict is roughly defined by Garden Street on the northeast, Church Street, Brattle Street on the west, and Appian Way. The First Church (Unitarian), Christ Church (Episcopal), the Burying Ground and the Harvard School of Education are the most distinctive constituent elements. Along Church Street, there is a transition from the historic character of these elements and the smaller-scale residential character of Farwell Place toward the heart of the business sector of Harvard Square.

Public Spaces

The width of Church Street is barely adequate to meet the needs of the many pedestrians, automobiles, and trucks using this active corridor. The street should be improved over time to reflect the quality and design of the landscaping and plaza areas recently built along the immediately adjacent sections of Massachusetts Avenue and Brattle Street.

The Burying Ground is a relatively quiet space in active Harvard Square. Any change to public or private spaces in the Church Street area should avoid encouraging extensive pedestrian traffic in the vicinity of this historic cemetery.

Private Sites

Private development should recognize the transitional character of the Church Street subdistrict. More active or denser portions of new projects should orient directly to Church Street, with significant open space buffers between any new construction and existing uses. New development should also reflect the historic pattern of smaller scale buildings which form the area's context. The design of development on the parking lot site should respect the former police station building, the old Burying Ground, and the residential structures on Farwell Place.

Appendix 1.

Review of Harvard Square Investigations in Urban Design
1975, Study by Monacelli Associates for the City of Cambridge

This award-winning study has been an important reference for those who have helped shape Harvard Square in recent years. A number of the study's recommendations have been respected in recent development; others have not. In fact, the study in many instances only suggested options. A major focus of the study was development of the Southwest Sector, which by now is nearly complete. The purpose of this update is to extrapolate those points which are still helpful as a new era of preservation and continuing development activity begins.

The Monacelli study was organized in four sections:

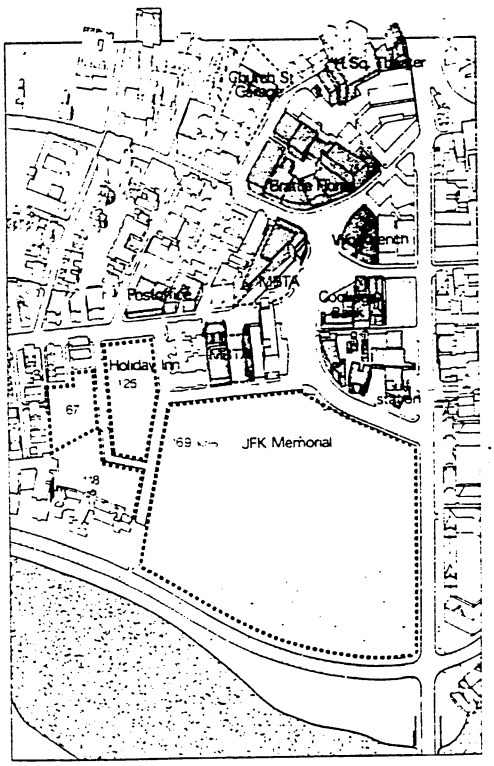
I. Introduction and Background
II. Urban Context
III. Elements of Form
IV. Movement and Activity

The present analysis summarizes each of these four topics, and notes the still relevant points of consideration.

1. INTRODUCTION & BACKGROUND

The study says "as the Square becomes more attractive to those beyond its immediate environs and as attempts are made to accommodate new and larger scale development, the essential structure of the Square's physical setting may well be destroyed and with it the very streetlife and character which was its attraction." Indeed, significant "new and larger scale development" has taken place, though not all of the sites shown on the "Development Activity" plan have been redeveloped.

The study emphasizes the value of the "essential structure", although the word "preservation"is not used. The present effort to protect the character of the Square is more directly a preservation-oriented undertaking.



Development Activity

The illustration above indicates some of the [illegible] currently under consideration for redevelopment. The [illegible] surpasses the total land covered by retail activity west of Boylston Street.

II. URBAN CONTEXT

Many of the recommendations have been more or less followed or are no longer at issue.

a. The Southwest Sector was undeveloped.

b. "The existing sectors should be reinforced and the Southwest Sector developed to contain rather than expand the core."

As developed, the Southwest Sector has a complex relation to the core, connecting to it, expanding it, and containing it all at once.

1. Sectors

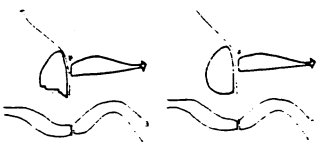


a. Size and shape of retail core is easily understood and experiences.

b. "Commercial development in the Southwest Sector should be contiguous with the existing retail core."

A limited amount of retail has been located to enliven the path connecting the River and the Brattle Square district.

2. Retail Core



a. There was a single focal point at the entry to Harvard Square Station.

b. The focus at a point needed expansion to "a line which is reinforced by multiple activities".

The MBTA surface improvements now help connect the station area to the Brattle Square district.

3. Focus



a. Common and River not connected to core.

b. "These areas should be linked to the core by pedestrian ways, landscape treatment, and building development."

The MBTA project and the MDC connector to JFK park will link Brattle Square to the River and Common.

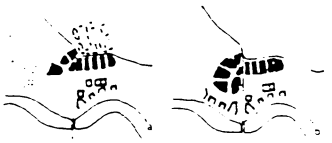
4. River & Common



III.ELEMENTS OF FORM

Large-scale redevelopment "might not only destroy the fabric of the Square, but also lead to neglect of small design details which contribute to visual vitality." If the design of new buildings incorporates an understanding of the existing physical elements, the Square's character need not be destroyed.

1. Building Density



a. "In the core, all buildings are contiguous." "The sectors are composed of separate buildings."

b. "Redevelopment of the core and alterations to the surrounding sectors should maintain the existing" coverage and open space pattern.

The Southwest Sector was developed more densely than in the way diagrammed here.

2. Walls & Objects



a. Extensive streetwalls of 2 to 6 stories "provide the visual continuity within the core and the spires and cupolas serve as reference points from the core."

b. Walls should be continued and a 60-80' height limit imposed in the core.

The Overlay District subsequently set a height limit for much of the Square.

3. Squares & Channels

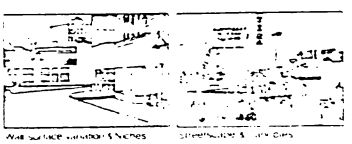


a. Parallel walls make channels leading to triangular open spaces formed by curved walls.

b. This pattern should be carried to the southwest, and open spaces be "converted to predominantly pedestrian use".

The MBTA project has improved many pedestrian spaces; the Coolidge Bank, Niles building, and Eliot garage all continue streetwalls; and some links are missing.

4. Tunnels & Niches



a. Occasionally walls, awnings, streetscape, and sidewalks produce "tunnels". "Niches such as doorways, shop windows, parks, and street cafes" occur along the tunnels at random.

b. Guidelines should include the concepts.

The 1978 Overlay District did encourage some of these elements, though not in a clear or consistent way.

IV. MOVEMENT & ACTIVITY

Monacelli suggests consideration of ways to separate pedestrians and vehicles, but emphasizes the need to insure that vehicle-free areas will be dynamic and active.

a. "Pedestrian movement in Harvard Square parallels principal and secondary roadways and occurs on through-block passages."

b. Through-block movements and the whole pedestrian network should be strengthened.

Many through-block connections should still be improved or created.

1. Pedestrian

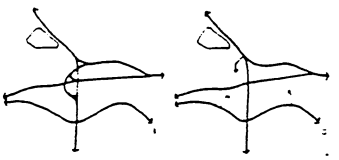


a. Through and local traffic intermingle.

b. These should be separated.

Changes since 1975 have eliminated the direct connection between Mass. Ave. and Brattle Street, and have made Eliot two-way.

2. Vehicular



a. On-street parking should be removed.

b. Small scale garages should be built close to the core, and long-term parking provided at some distance.

On-street parking has been greatly reduced. New garages have been built in the Southwest Sector. Long-term facilities are not contemplated.

3. Parking

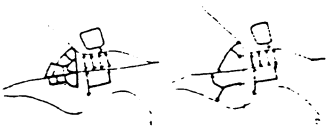


a. Deliveries contribute to congestion.

b. Loading and service facilities should be designed in the southwest. On-street service in the core should be controlled.

The Southwest Sector has made provisions for on-site service. On-street servicing continues in the core.

4. Service



Appendix 2.

Development in the Harvard Square Overlay District, Christopher Chadbourne and Francois Vigier, 1984

The purpose of this study, produced by the Special Programs of the Harvard Graduate School of Design, was "to promote informed discussion among all interested in improvement of the environmental quality of Harvard Square and in the development of legislative controls to guide its development".

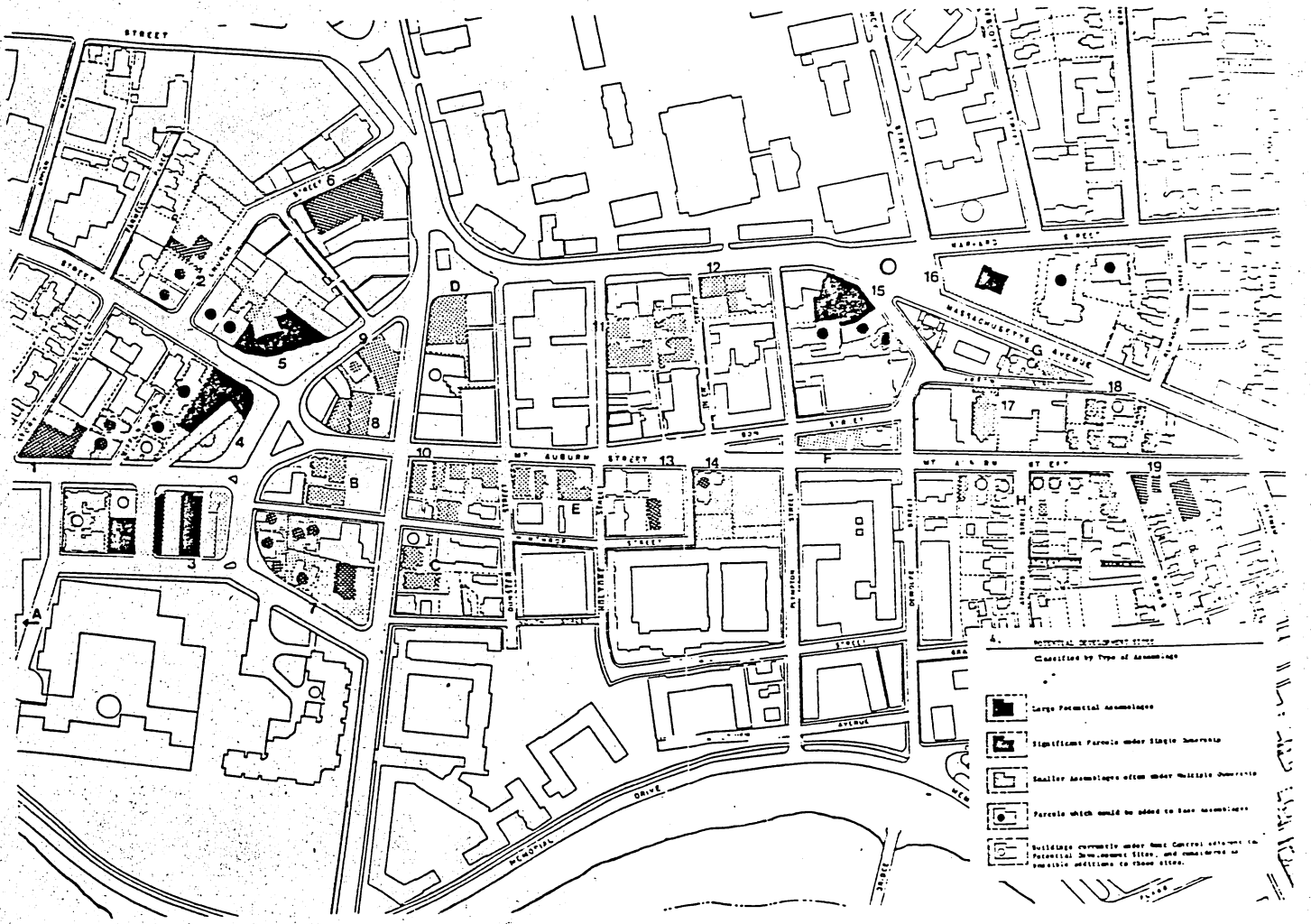
The topics which were addressed:

Market Conditions
Potential for New Development
Impact of Zoning Regulations on Development
Preservation Tax Incentives and Facade Easements
Environmental Quality -- Overall and in Districts.

"Finely-tuned zoning" was suggested to deal with a variety of policies. These policy alternatives are summarized:

Parking Reassess the current mandatory parking ration
Housing Determine if housing is a priority; if so, take actions to encourage
Height Limit Consider more stringent in some areas, with TDR linked; in this context, consider change from 60' to 65'
FAR Lower Far to protect older structures; combine with TDR
Mixed Uses Develop more forceful policy to preserve mixed-use character
Environmental Amenities Define more precisely nature of public amenities to be obtained from developers

This plan from Development in the Harvard Square Overlay District shows sites which were analyzed for their development potential.



POTENTIAL DEVELOPMENT PARCELS

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
1	The Post Office Site	12,732	10,000	BB	4	40,392	50,892	Retail/ Office	Institutional
2	The Church Street Site	31,774	4,086	BA	1.75	51,518	55,604	Retail	Retail/Parking
	The Brattle Corner Extension	11,460	7,670	BA	1.75	13,085	20,791	Retail/ Residential	
	The Combined Site	43,634	11,756	BA	1.75	64,603	76,395		Institutional
3	The Harvard Motor Lodge/Cragie Arms Site	37,983	43,070	PUD	4	108,862	151,932	Retail/ Office	Hotel/Transit/ Parking
4	The MBTA Site	29,632	12,000	BB	4	106,582	118,582	Retail/ Office	Retail Transit
	The Brattle Theater Extension	13,300	29,600	BB	4	31,400	52,000		
	The Combined Site	42,632	32,240	BB	4	137,982	170,528		
5	The Brine's Site	26,157	26,902	BB	4	77,726	104,628	Retail/ Office	Retail
	The Sage's Corner Extension	10,175	23,760	BB	4	16,940	40,700	Retail/ Office	
	The Combined Site	36,332	50,662	BB	4	94,666	145,328		
6	The Harvard Square Theater Site	12,651	14,040	BB	4	35,564	50,604	Entertainment/ Office	Entertainment
7	The JFK Gulf Station Site	15,678	4,428	BB	4	58,284	67,712	Retail/ Office	Retail, Resid.
	Extension to Brattle Square	22,367	22,736	BB	4	66,372	89,468	Retail/ Office	
	The Combined Site	38,045	27,164	BB	4	124,656	152,180	Retail/Office	
8	The Charrette Site	9,142	15,580	BB	4	21,006	36,586	Retail, Office	Retail
9	The Charles Bank/ Urben Outfitter's Site	15,850	37,400	BB	4	26,000	63,400	Retail/ Office	Retail Office
10	The J. Press Block	15,300	17,200	BB	4	44,000	61,200	Retail/ Office	Retail/Office/ Residential

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
11	The Hasty Pudding Assemblage	27,871	34,424	BB	4	77,300	111,484	Retail Office Institutional	Institutional
12	The Niles Block	12,351	14,660	BB	4	34,744	49,404	Retail/ Office	Retail Office
13	The Gold Coast Sites Lots 3 & 4	13,649	2,740	C3	3	38,207	40,947	Residential Retail[1] Hotel	Institutional
14	The Gold Coast Sites Lots 81,82	15,825	7,044	C3	3	40,431	47,475	Retail Hotel Residential	Institutional
	Lots 81,82,83	33,102	7,044	C3	3	92,262	99,306	Retail Hotel Residential	Institutional
15	The Chinese Restaurant Site	13,176	25,006	BB	4	27,689	52,704	Retail/ Office	Retail/ Residential Institutional
	Extension Along Bow Street	10,855	17,188	BB	4	26,232	43,420	Retail/ Office	
	Extension to Plympton Street	13,206	13,980	BB	4	38,844	58,824	Retail/ Office	
	The Combined Site	37,237	56,094	BB	4	92,774	154,948	Retail/ Office	
16	The Gulf Station Site	30,902	4,500	C3	3	92,706	88,206	Retail[1]/ Residential	Retail
	The Baptist Church Site	18,572	12,960	O3/C1	3/.75	62,360	72,833	Office/ Retail/ Residential	Institutional
	The Elks Club Site	16,223	9,680	C3	.75	2,487	12,167	Retail/ Residential	Institutional
	The Combined Site	65,697	27,140	O3/C1	3/.75	155,066	173,206	Office/ Retail/ Residential	Retail/ Institutional
17	St. Paul's Church Site	17,810	20,460	O3	3	32,970	53, 430	Retail[1]/ Residential	Institutional
18	Typotech Block/East Portion	17,678	19,360	BB/O3	4/3	40,953	60,313	Retail[1] Office	
	Typotech Block/West Portion	7,307	5,470	BB	4	33,049	38,519	Retail/ Office	Retail Residential Office
	The Combined Site	24,985	24,830	BB/O3	4/3	74,006	98,823	Retail/ Office	
19	The Putnam Square Site	15,087	6,260	BB	4	54,090	60,350	Retail/ Office	Residential/ Retail

OTHER DEVELOPMENT PARCELS (HIGHLY UNLIKELY OR OUTSIDE THE OVERLAY DISTRICT)

A	The Half Crown District--South of Mt. Auburn	No Specific Sites Selected							
B	The Armenian Church Site	13,212	20,296	BB	4	32,552	52,848	Retail/ Office	Retail/ Residential
C	The Bolyston Victorians	13,276	17,376	BB	4	35,728	53,104	Retail/ Office	Retail/ Residential
D	The Wursthaus Site	22,614	54,813	BB	4	35,643	90,456	Retail/ Office	Retail/ Office
E	The Mt. Auburn Clubs	15,877	18,304	C3	3	29,327	47,631	Retail[1]/ Residential	Institutional/ Clubs
F	The Block at DeWolfe and Bow	11,420	16,990	O3	3	17,270	34,260	Retail[1] Office	Retail Residential
G	The Arrow/Massachusetts Avenue Fiatiron Site	6,993	8,221	O3	3	20,979	29,200	Retail[1] Office	Retail Residential
H	The Athens St. District Mt. Auburn West of Athens	14,740	11,000[2]	C3	3	33,220[2]	44,220	Retail[1]/ Residential	Residential
	Mt. Auburn East of Athens	22,330	13,000[2]	C3	3	53,990[2]	66,990	Retail Residential	

NOTES TO TABLE

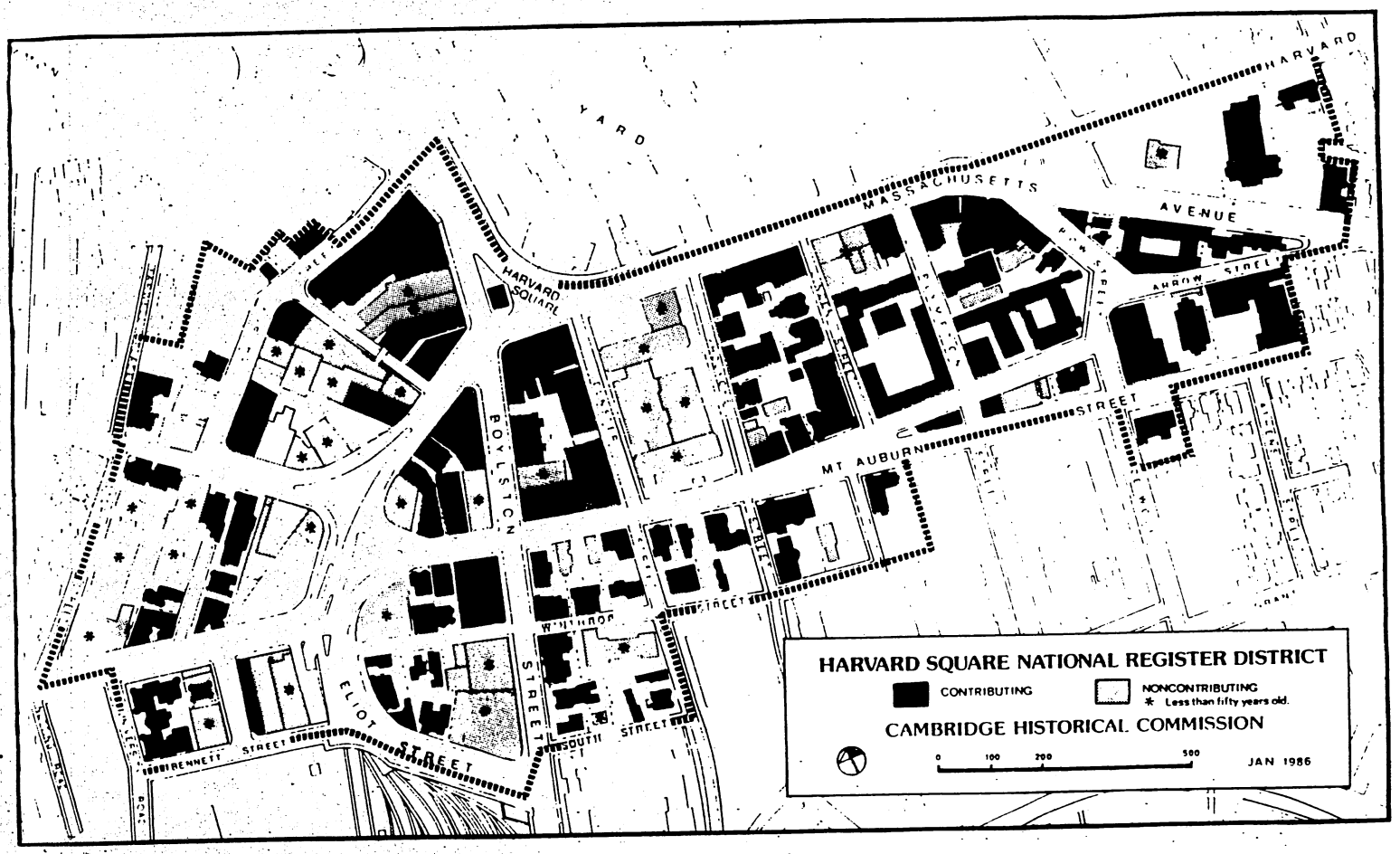
1. Retail use assumes a variance in the O3 and C3 zones.

2. Figure is approximate due to insufficient data.

Appendix 3.

Plan of proposed Harvard Square National Register District, Cambridge Historical Commission, January, 1986

This map shows the boundaries of the proposed Harvard Square National Register District. Contibuting buildings are those which are architecturally or historically significant and add to the overall historical character of the District. Non-contributing buildings are those which lack significance or which are under the statutory 50 year age limit. Buildings less than 50 years old may be significant and will be considered contributing when they pass the 50 year mark.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

February 6, 1986

TO: The Honorable, The City Council

RE: Harvard Square Overlay District Revision

Because of unavoidable delays the Ordinance Committee will not be able to hold a public hearing on the proposed revision to the Harvard Square Overlay District and a companion rezoning of a portion of the Residence C-3 District along Mt. Auburn Street in Harvard Square within the statutory time required for such hearing. The Planning Board is therefore resubmitting the two enclosed rezoning petitions for consideration by the Council.

From comments made at the Planning Board's public hearing held in January and at numerous other meetings held to explain the proposal a broad range of support from business and community persons has been expressed. The Board looks forward to further consideration of the proposal which the Board considers a significant improvement to the regulatory framework affecting Harvard Square.

Sincerely by the
Planning Board,

Arthur C. Parris

Arthur Parris,
Chairman

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 3, 1985

To the Honorable City Council

Subject: Revised Harvard Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a revision to the existing Harvard Square Overlay District. This revision is the product of more than two years of discussions with the business community, property owners, and citizen groups concerned about Harvard Square. As proposed, the revision would retain the existing Overlay District boundary with the exception of two modest expansions which are indicated on the accompanying maps.

Although the expansions are minor, the regulatory substance of the District has changed in a number of important ways:

1. A formal advisory review committee is establsihed to replace the required informal review process that now takes place when major development projects are proposed.

2. Relaxation of base zoning district setback requirements (now waived by the Overlay District) is permitted by Special Permit only and provided urban design and other objectives are met.

3. New Special Permit provisions allow for the waiver of parking requirements on small lots, and the location of limited retail uses in non-business districts provided the principal objectives of the Overlay District, and in particular the preservation of important existing structures, are met.

4. Height is limited to 60 feet by right as in the present Overlay District. By Special Permit a structure may be built to 80 feet; the present option to build to 110 feet by Special Permit is eliminated.

In addition regulations are for the first time tied, by reference, to documents which identify most of the buildings in Harvard Square worthy of preservation (a proposed National Register Historic District) and define as well a set of general urban design objectives for the Square (Harvard Square Development Guidelines, now in draft form). These documents are intended to guide public agencies required to take formal action as well help private development interests considering building programs within the Overlay District.

As a companion but separate petition a rezoning of a portion of the Residence C-3 base zoning district is recommended along the south side of Mount Auburn Street in an area proposed to be included in the Overlay District.

Respectfully submitted for the Planning Board,

Arthur C. Parris

Arthur Parris
Chairman

Cambridge, December 3 19 85

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

The undersigned respectfully pray

That the Zoning Ordinance of the City of Cambridge be amended as follows:

A. Amend the text of the Zoning Ordinance by deleting the existing section 11.50, Harvard Square Overlay District and creating a new section 11.50 Harvard Square Overlay District, as follows:

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, in addition to the requirements of Sections 10.30

(Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.54 DETAILED PROVISIONS

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in Harvard Square.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for Harvard Square

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedure. Within six months of any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other matial required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for

their review and comment. Within 30 days of that submittal (or within up to 60 days with the consent of the applicant) the committee shall, in a report, outline the urban design and development issues raised by the proposal. The Committee may suggest, the areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private objectives or which might help to shape the project to better serve those objectives. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance. The Community Development Department shall serve as staff the Committee.

d. 1. Membership.

a. Two members having recognized qualifications as: architect or landscape architect.

b. One member having recognized qualifications as: real estate development or financing expert.

c. One member who operates a business within the Overlay District.

d. One member owning commercial property within the Overlay District.

e. Two members representing residents of the abutting Cambridge neighborhoods.

f. One member representing an institution owning institutional property in the Overlay District.

2. Terms. Committee members shall be appointed for a terms of three years each. Initial appointment shall however be staggered such that two members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the district may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a residential or office base-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations provided the following conditions are met or findings made:

a. For lots not abutting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met;

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will specifically advance the objective of preservation of a building individually listed or determined eligible for the National Register of Historic Places (National register building) or that are contributing buildings in a listed or eligible National Register District (contributing building); or will advance the objective of preservation of important open space; by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period the special permit is in force and effect.

5. The proposed use will not significantly alter the outward appearance of the structure or open space.

6. In its operation the use will not impact the district significantly differently than the uses permitted in the district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

10. The following uses however are specifically prohibited:

4.35e (Lunchroom, restaurant, cafeteria);

f. (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

j. (Mortuary, undertaking or funeral establishment);

l. (Veternary establishment, kennel, pet shop);

m. (Sales place for new and used cars);

o. (Fast order food establishment);

p. (Massage establishment)

b. For lots abutting Massachusetts Avenue

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is on Massachusetts Avenue.

3. Where the use is to be located in an existing structure the preservation objectives identified in 11.543 a (3) and (4) shall be advanced should the building be identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application

5. The uses in paragraph 11.543 a(10) above are specifically prohibited.

11.544 Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a Special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced from the maximum permitted on the lot (but in no case shall it be required to be less than 80% of the gross floor area normally permitted on the site); or a cash contribution is made to the Harvard Square Improvement Fund in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the city or other public agency or a non-profit organization;

c. Extension throughout the District of the surface improvements installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabic of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and

(5) No National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application.

11.545 Building Setbacks

Maintenance of the District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, except where such yard abuts a lot (but not a public way) outside the Overlay District, under the following conditions:

a. For any building in existence as of July 1, 1985; or

b. For any new building in any Business, Office or Residence C-3 base zoning district, after the issuance of a Special Permit by the Planning Board, provided:

1. The design of the new structure is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

2. No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and

3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to change its designation or demolished prior to the application.

11.546 No conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

B. Amend the Zoning Map of the City of Cambridge by deleting the existing Harvard Square Overlay District and substituting therefor a new Harvard Square Overlay District as described below:

1.0 That the Zoning Ordinances of the City of Cambridge be amended as necessary to reflect or create, whichever is appropriate, an overlay zone designated "Harvard Square Overlay District" over the existing district designations for the following described area of land;

Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Church Street;

1.1 Thence, running westerly along the centerline of Church Street 240 feet more or less to a point, said point being the intersection of the western lot line of lot numbered 79 of Assessor's Plate numbered 169;

1.2 Thence turning and proceeding in a northerly direction along the westerly lot line of lot numbered 79 on Assessor's Plat numbered 169, for a distance of approximately 70 feet to a point, said point being the intersection with the northern lot line of lots numbered 8, 67, and 68 of Assessor's Plat numbered 169;

1.3 Thence turning and proceeding in a westerly direction along the northern lot line of lots numbers 8, 67, and 68 on Assessor's Plat numbered 169, for a distance of approximately 147 feet to a point said point being the intersection of the northerly lot line of lot numbered 10 on Assessor's Plat numbered 169;

1.4 Thence turning and proceeding in a northerly direction along the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169, for a distance of approximately 127 feet to a point said point being the intersection of the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169 and the southerly lot line of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169;

1.5 Thence turning and proceeding in a westerly direction along the southerly lot lines of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169, for a distance of approximately 290 feet to a point said point being the intersection with a line parallel to and 100 feet from the northeasterly sideline of Brattle Street;

1.6 Thence turning and proceeding in a northerly direction along a line 100 feet from and parallel to the northeasterly sideline of Brattle Street for a distance of approximately 95 feet to a point said point being the intersection with the centerline of Farwell Place;

1.7 Thence turning and proceeding in a southwesterly direction along the centerline of Farwell Place for a distance of approximately 135 feet to a point said point being the intersection of the centerline of Farwell Place and the centerline of Brattle Street;

1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Brattle Street for a distance of approximately 55 feet to a point said point being the intersection of a line 100 feet from and parallel to the northwesterly sideline of Story Street;

1.9 Thence turning and proceeding in a westerly direction along a line 100 feet from and parallel to the northwesterly sideline of Story Street for a distance of approximately 130 feet to a point said point being the intersection of a line 100 feet from and parallel to the southwesterly sideline of Brattle Street;

1.10 Thence turning and proceeding in a southerly direction along a line 100 from and parallel to the southwesterly sideline of Brattle Street for a distance of approximately 115 feet to a point said point being the intersection with the centerline of Story Street;

1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Story Street for a distance of approximately 235 feet to a point said point being the intersection of the centerline of Story Street and a line 100 from and parallel to the northeasterly sideline of Mount Auburn Street;

1.12 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northeasterly sideline of Mount Auburn Street for a distance of approximately 255 feet to a point said point being the intersection of the above line and the centerline of Hilliard Street;

1.13 Thence turning and proceeding in a southwesterly direction along the centerline of Hilliard Street for a distance of approximately 120 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Hilliard Street;

1.14 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street for a distance of approximately 50 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Gerry Street;

1.15 Thence turning and proceeding in a southwesterly direction along the centerline of Gerry Street for a distance of approximately 193 feet to a point said point being the intersection of the centerlines of Gerry Street and Revere Street;

1.16 Thence turning and proceeding southeasterly along the centerline of Revere Street and an extension thereof for a distance of approximately 135 feet to a point said point being the intersection of the extension of the centerline of Revere Street and the southwesterly extension of the southeasterly lot line of lots numbered 35 and 37 on Assessor's Plat numbered 166;

1.17 Thence turning and porceeding southwesterly along the southwesterly extension of the southeasterly lot line of lots numbered 35 and 37, and along the northeasterly extension of the southeasterly lot line of lot numbered 61 and along the southeasterly lot line of lot numbered 61 as shown on Assessor's Plat numbered 166 for a distance of approximately 446 feet to a point said point being the intersection of the extension of the southeasterly lot line of lot numbered 61 on Assessor's Plat numbered 166 and the centerline of Memorial Drive;

1.18 Thence turning and proceeding in a southerly direction along the centerline of Memorial Drive to a point said point being the intersection of the centerline of Memorial Drive and the southerly extension of the southeasterly lot lines of lots numbered 51 and 52 on Assessor's Plat numbered 165;

1.19 Thence turning and proceeding in a northerly direction along the southeasterly lot lines of lots numbered 51 and 52 and extension thereof on Assessor's Plat numbered 165 for a distance of approximately 830 feet to a point said point being the intersection of the easterly extension of the southeasterly lot line of lot numbered 51 on Assessor's Plat numbered 165 and the centerline Bennett Street;

1.20 Thence turning and proceeding southeasterly along the centerline of Bennett Street and an extension thereof for a distance of approximately 95 feet to a point said point being the intersection of the centerlines of Bennett Street and Eliot Street;

1.21 Thence turning and proceeding southeasterly along the centerline of Eliot Street and an extension thereof for a distance of approximately 370 feet to a point said point being the intersection of the centerlines of Eliot Street and John F. Kennedy Street;

1.22 Thence turning and proceeding in a northeasterly direction along the centerline of John F. Kennedy Street for a distance of approximately 85 feet to a point said point being the intersection of the centerline of John F. Kennedy Street and the extension of the centerline of South Street;

1.23 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street;

1.24 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the centerline of Winthrop Street for a distance of approximately 200 feet;

1.25 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance of approximately 230 feet;

1.26 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its southeasterly extension to a point of intersection with the centerline of Plympton Street for a distance of approximately 460 feet;

1.27 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of intersection with the centerline of Mount Auburn Street for a distance of approximately 125 feet;

1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 789 feet to a point said point being the intersection of the centerline of Mount Auburn Street and the northerly extension of the centerline of Banks Street;

1.29 Thence turning and proceeding in a southwesterly direction along the centerline of Banks Street for a distance of approximately 125 feet to a point said point being the intersection of the centerline of Banks Street and a line 100 from and parallel to the southerly sideline of Mount Auburn Street;

1.30 Thence turning and proceeding in a southeasterly direction along a line 100 feet from and parallel to the southerly sideline of Mount Auburn Street for a distance of approximately 493 feet to a point said point being the intersection of the line and the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121;

1.31 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121 and its northeasterly extension for a distance of approximately 268 feet to its intersection with a line 100 feet from and parallel to the northeasterly sidelines of Massachusetts Avenue;

1.32 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northerly sideline of Massachusetts Avenue for a distance aproximately 675 feet to a point said point being the intersection of a line 100 feet from the northerly sideline of Massachusetts Avenue and the southeastern lot line of lot numbered 1 on Assessor's Plat numbered 134;

1.33 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 1 on Assessor's Plat numbered 134 for a distance of approximately 120 feet to a point said point being the intersection of the above line and the centerline of Harvard Street;

1.34 Thence turning and proceeding in a northwesterly direction along the centerline of Harvard Street for a distance of approximately 367 feet to a point said point being the intersection of the centerlines of Harvard Street and Massachusetts Avenue;

1.35 Thence continuing in a northwesterly direction along the centerline of Massachusetts Avenue for a distance of approximately 1338 feet to a point said point being the intersection of the centerlines of Massachusetts Avenue and Church Street to the point of origin.

1.01 Premises shown on the Assessor's Plat numbered 160:

Even numbers 1268-1392 Massachusetts Avenue, even numbers 2-42 and odd numbers 1-41 John F. Kennedy Street, even numbers 10-36 Brattle Street, odd numbers 57-101 Mount Auburn Street, even numbers 2A-36 and odd numbers 5-35 Dunster Street,even numbers 2-26 and 11-23 Holyoke Street, even numbers 8-14 and odd numbers 3-9 Linden Street, odd numbers 1-35 Plympton Street, and odd numbers 47-57 Bow Street which includes all or parts of lots numbered 57, 63, 64, 66, 71, 72, 69, 70, 67, 68, 58, 59, 11, 14, 15, 22, 21, 75, 16, 52, 51, 80, 81, 23, 24, 25, 26, 27, 74, 78, 79, 54, 38, 55, 37, 83, 84, 36, 30, 53, 76, 77, 48, 46, 60, and 61.

1.02 Premises shown on the Assessor's Plat numbered 133:

Even numbers 4-44 Plympton Street, even numbers 6-42 and odd numbers 1-43 Bow Street, odd numbers 1A-53 Mount Aubrn Street, even numbers 1086-1256 Massachusetts Avenue, even numbers 4-24 and odd numbers 17-23 Bow Street which includes all or parts of lots numbered 53, 52, 51, 56, 10, 9, 55, 5, 8, 7, 6, 4, 11, 12, 48, 49, 14, 15, 21, 43, 41, 42, 20, 50, 47, 40, 39, 23, 24, 38, 37, 36, 25, 26, 27, 28, 29, 38, 31, 35, 45, 44, 32, and 33.

1.03 Premises shown on the Assessor's Plat numbered 134:

Odd numbers 1039-1191 Massachusetts Avenue, 4 and 6 and 7 Trowbridge Street, 6 and 5 Remington Street which includes all or parts of lots numbered 1, 2, 8, 7, 6, 56, 50, 33, 34, and 32.

1.04 Premises shown on the Assessor's Plat numbered 168:

Even numbers 38A-52 Brattle Street even numbers 4-18 and odd number 17 Story Street, odd numbers 109-133 Mount Auburn Street, even numbers 20 and 22 Hilliard STreet and even numbers 8-20 and 5-19 Mifflin Place.

1.05 Premises shown on the Assessor's Plat numbered 169:

Even numbers 1394-1442 Massachusetts Avenue, even numbers 2-66 and odd numbers 21-67 Church Street, odd numbers 1-51 Brattle Street, and even numbers 2-32 and odd numbers 1-35 Palmer Street, which includes all or parts of lots numbered 14, 86, 85, 12, 11, 10, 67, 68, 7, 8, 99, 100, 81, 71, 97, 93, 50, 101, 98, 84, 47, and 46.

1.06 Premises shown on the Assessor's Plat numbered 132:

Even numbers 2-10 Mount Auburn Street, even numbers 18 and 20 Banks Street, odd numbers 3-11 Putnam Avenue which includes all or parts of lots numbered 97, 135, 122, 131, 138 and 98.

1.07 Premises shown on the Assessor's Plat numbered 121:

Even numbers 1044-1056 Massachusetts Avenue, number 9 Putnam Avenue and 12 Putnam Avenue which includes all or parts of lots numbered 1 and 2.

1.08 Premsises shown on the Assessor's Plat numbered 161:

Even numbers 52-72 Mount Auburn Street, even numbers 28 and 30 Holyoke Street, even numbers 2-36 and odd numbers 1-35 Holyoke Place and odd numbers 57-61 Plympton Street which includes all or parts of lots numbered 1, 2,3, 4, 5, 93, 91, 92, 81, and 83.

1.09 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-104 Mount Auburn Street, even numbers 44-60 and odd numbers 53-65 John F. Kennedy Street, even numbers 2-28 Eliot Street, even numbers 56-106 and odd numbers 39-107 Winthrop Street, even numbers 44-56 and odd numbers 43-77 dunster Street and 25-33 Holyoke Street which includes all or parts of lots numbered 57, 58, 59, 69, 75, 74, 17, 29, 64, 65, 26, 18, 19, 54, 66, 4, 5, 68, 67, 9, 47, 48, 7, 72, 73, 36, 35, 51, 52, 53, 32, 31, 16, 71, 10, 11, 62, 49, 50, and 63.

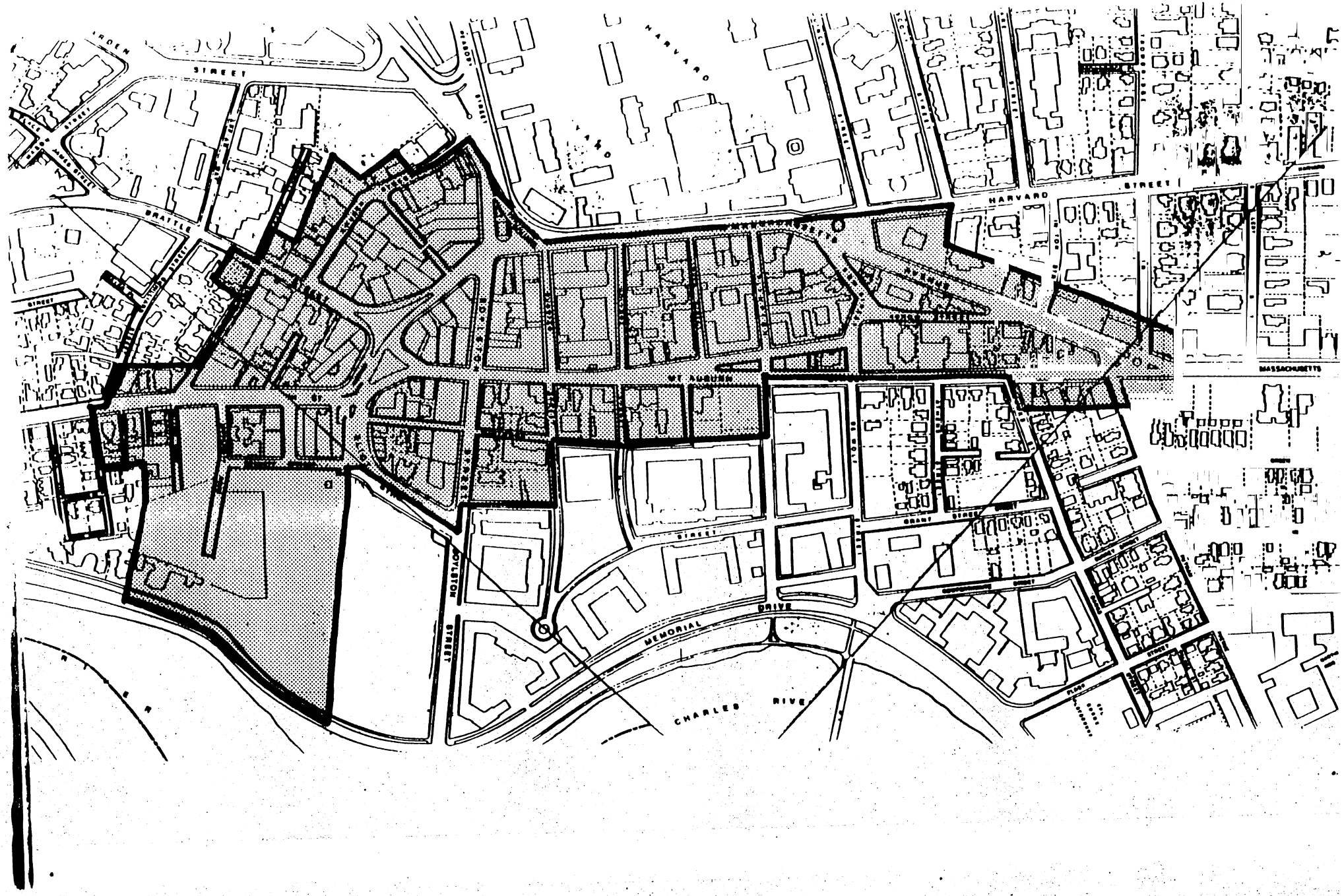
1.010 Premises shown on the Assessor's Plat numbered 165:

Even numbers 108-128 Mount Auburn Street, even numbers 2-12 and odd number 3 University Road, and 976, 977, and 978 Memorial Drive which includes all or parts of lots numbered 24, 26, 54, 53, 40, 39, 42, 58, 41, 28, 29, 15, 34, 51, and 52.

1.011 Premises shown on the Assessor's Plat numbered 166:

Even numbers 132-138 Mount Auburn Street, even numbers 2-8 Gerry Street, even number 10 and odd numbers 3-9 Revere Street, and 979, 980, 981, adn 982 Memorial Drive whcih includes all or parts of lots numbered 33, 34, 77, 78, 83, 35, 37, 73, 80, and 82.

Recommended Revised Harvard Square Overlay District



RECEIVED BY
OFFICE OF CITY CLERK
1986 MAY 29 AM 10: 42
CAMBRIDGE MA

1405 Massachusetts Avenue, #9-E
Cambridge, Mass. 02138,
May 28, 1986

Cambridge, City Council,
c/o: City Clerk,
Massachusetts Avenue,
Cambridge, Mass. 02139

Dear Councillors:

I am writing to you to experss my concern about the pending retail upzoning proposal you will consider next Wednesday.

There are a number of faults to this plan which I oppose. First, the effect will be to greatly increase the number of retail stores in the eastern sector of Harvard Square on streets that are now dominantly residental.

Second, the traffic and parking problems in the area will be greatly increased. As I understand it, developers have the choice of not having to provide for adequate parking in their buildings. Already monolithic brick buildings are lining Massachusetts Avenue with no setback or amenities that might make a pleasant and attractive street. Is Massachusetts Avenue to become a Washington Street?

Third, the change in building height possibilities threaten the Square area with a series of diverse high rise type buildings which will change the entire character of the area. We are in danger of having Harvard Square, an eductional university zone, becoming a densely built-up retail city.

I would advocate a coordinated development planning program with controls on this kind of growth. With money pouring to Massachusetts with its present boom, real estate speculators can devise building projects in any hot, likely area such as Harvard Square, with a famous name and easy requirements.

I hope that you will defeat this proposal at your meeting on June 2nd.

Sincerely yours,
Thomas C. Marvin
Thomas C. Marvin

Comm. from Thomas C. Marvin, 1105 Mass. Ave., in opposition to the Planning Board's petition to amen the Zoning Map & text of the Zoning Ordinances by deleting the existing Section 11.50 "Harvard Square Overlay" & substituting a new Section 11.50 "Harvard Square Overlay District".

In City Council,

June 2, 1986

Referred to the Petitioner

3 Putnam Gardens
Cambridge, MA 02139

Tuesday, May 27, 1986

To the Honorable, The Cambridge City Council:

Riverside Organizing Community (ROC) wishes to be recorded in opposition to any provision of the proposed Harvard Square Overlay District, which would entail the extension of retail uses in the Riverside neighborhood.

We are particularly concerned about the impact on the residential blocks in the Putnam - Mt Auburn - Banks - Athens - Grant Street area.

Transmitted by vote of ROC neighborhood meetings of April 1 and May 6, 1986.

Thank you for your consideration,

Bill Cunningham

William B Cunningham
Steering Committee

RECEIVED BY
OFFICE OF CITY CLERK
1986 MAY 29 AM 9:36
CAMBRIDGE MA.

Comm. from William B. Cunningham, Riverside Organizing Community Steering Committee, recording their opposition to any provision of the proposed Harvard Square Overlay District which would entail extension of retail uses in the Riverside neighborhood.

In City Council,

June 2, 1986

Referred to the Pet. Com

RECEIVED BY
OFFICE OF CITY CLERK
1986 MAY 29 AM 10: 42
CAMBRIDGE MA.

May 27, 1986

2 Ware Street #7
Cambridge, MA 02138

The City Councillors
795 Massachusetts Avenue
Cambridge, MA 02139

To the City Council,

I was shocked to return from the Memorial Day holiday, a time when we are soberly mindful of the past, and hear of the Harvard Square Overlay District proposal. If passed, the proposal will throw the memory of our forebears, and the visible memorials of their history, giddily out the window like so much unwanted dust. How can you even conceive of letting this venal proposal get by you? How can you let Harvard Square go down the drain, let it disappear forever?

I was born in Cambridge, I graduated from Harvard College, and I am a resident of Cambridge now, by choice. If this Overlay District proposal were to be allowed, I assure you I will move out by choice, even faster than the inevitable destruction of our current rental situation can force me out. Thousands, I am sure, will do the same. What you will have left is a city of strangers and shops, skyscrapers and cars. Anywhere. Instead of the uniquely charming area we have now.

To watch this proposal pass would be, for me, like watching a member of my family slowly choked to death by an oversized intruder. Don't let the oversized intruders in. Cambridge has been my birthplace, my teenaged mecca, my collegiate heaven and my adulthood home. I would and place of work. be losing a lot to lose this city; and I am convinced that losing this city would be the dreadful result of the so-called Harvard Square Overlay District proposal.

I thank you for your attention, and I beg you to demolish the proposal on June 2.

Yours sincerely,

Margaret Holmes

Margaret Holmes

Comm. from Margaret Holmes, 7 Ware St., in opposition to the Planning Board's petition to amend the Zoning Map & text of the Zoning Ordinances by deleting the existing Section 11.50 "Harvard Square Overlay" & substituting a new Section 11.50 "Harvard Square Overlay District".

In City Council,

June 2, 1986

Referred to the Petition

RECEIVED BY
OFFICE OF CITY CLERK

1986 MAY 29 AM 10: 42

CAMBRIDGE MA.

MONIKA TOTTEN
361 HARVARD ST., #1
CAMBRIDGE, MA 02138

City Council
c/o City Clerk
City Hall
Cambridge, Ma. 02139

28 May 1986

We, the undersigned, are against upzoning the following locations:

The Gulf Station at Mass. Ave. & Harvard St.
Residential Mass. Ave. from Bow to Remington
Half of residential Mt. Auburn from Holyoke Ctr. to Banks

Bow St.
Arrow St.
Plympton St.
Linden St.

Sincerely,

Monika Totten

Monika Totten, Joseph Harris

M. T. will sign for my husband

Joseph Harris

Comm. from Monika Totten & Joseph Harris, 361 Harvard St., in opposition to the Planning Board's petition to amend the Zoning Map & text of the Zoning Ordinances by deleting the existing Section 11.50 "Harvard Square Overlay" & substituting a new Section 11.50 entitled "Harvard Square Overlay District".

In City Council,

June 2, 1986

Referred to the Petition

POSITION PAPER
HARVARD SQUARE RETAIL UPZONING

RECEIVED BY
OFFICE OF CITY CLERK
1986 MAY 14 PM 4:47
CAMBRIDGE MA.

Robert J. La Tremouille
348 Franklin Street
Cambridge, MA. 02139-3731
(617) 491-7181

May 9,1986

I. General. The major retail upzoning pending in front of the City Council for Harvard Square will do the following:

1. It will make development legal on small lots where it is presently illegal, making it much more worthwhile for developers to destroy the small buildings on those lots. Impact principally is on the O-3 and C-3 areas located almost totally in the Eastern part of the Square. Meaningful setback requirements which increase with building size would be destroyed. These provisions prohibit the largest buildings on small lots and require an accumulation of lots, where possible, to obtain maximum FAR. On many lots maximum FAR is strictly theoretical and cannot be obtained because the most stringent requirement applies and that requirement is the yard requirement. See enclosed maps.

This provision was included in the zoning change which did not pass in 1979 because it needed seven votes and obtained six. The difference is not a "technicality". It is knowing how to count.

Immediate impact of this change will be to legallize two presently announced projects: the massive Harvard building at 8 to 8½ Mount Auburn Street and the Gund project at 17 to 19 Mount Auburn and 4-6 Arrow. The yard requirements apply to Harvard's project because they are also applicable to residential or mixed retail/residential projects in business districts.

The retail upzoning presently under consideration increases the area of the Overlay District from that which did not pass in 1979 by adding completely residential areas south of Mount Auburn Street on Dunster, Winthrop and South Streets. This is completely inexcuseable.

2. The proposal vastly increases the size of the Harvard Square retail district, allowing retail on quiet side streets and quiet parts of Mount Auburn Street and Mass. Ave. presently zoned C-3 and O-3. There is a big difference between Mass. Ave. from Bow Street to Remington and the situation on J.F.K. STreet. There is a similar difference between J.F.K. Street and the upzoned portions of Mount Auburn Street from Holyoke Center to BAnks Street.

The key issues in zoning and development are:

1. Building floor space in comparison to lot area; and

2. Building use.

These are the dominant and driving factors to the developer. These are the dominant and driving factors in their individual decisions to tear down existing buildings in Harvard Square.

Everything else is secondary. Other things are important, but they are secondary. The department and the speculators offer to accept major concessions in exchange for lesser gifts to the city. It is a bad trade which would not be offerred to people who understand what they are talking about. Since it is offerred in a field of special expertise in which the development department is supposed to act as the trusted advisor and expert, the department and the speculators can succeed, and they have in the past.

Ordinary people expect the city council to make these technical decisions for them. These are extremely important decisions. The city council is expected to be able to make these extremely important decisions. That is what the members are paid for. That is why they are voted into office.

ZONING SHOULD NOT BE CHANGED LIGHTLY. IF YOU DO NOT UNDERSTAND THE CHANGE, YOU SHOULD NOT VOTE FOR IT. IT IS TOO SERIOUS A MATTER.

ONCE ZONING IS GIVEN AWAY, THE PROTECTIONS WILL NEVER RETURN. IT TAKES SIX VOTES TO CHANGE ZONING. THE SPECULATORS WANT THIS PACKAGE FOR GOOD REASON, AND THEY WILL NOT AGREE TO GIVE IT BACK. SEVEN VOTES WILL BE IMPOSSSIBLE TO OBTAIN.

III. Specific examples.

The Gulf Station is changed from Residence C-3 to Retail. Harvard can legally, as of right, put in a retail mall like the Galleria. Perhaps they will be generous and put in a parking garage on top of the mall. This has been a fear for years. It would be made very financially viable by this change. The location is extremely close to quiet residential streets.

A large area of Harvard Houses is changed from Residence zoning to retail. To tell what difference this makes, look at the Harvard house immediately behind Holyoke Center. A varuance was granted with the assistance of the Harvard Defense Fund. The reasoning was "They're the right kind of people." Translated into English, the Defense Fund, on a patronage basis, supported this change.

Compare this club to the houses around it. Compare the club on the corner of Dunster and Mount Auburn to the houses around it. Compare the club on the corner of Plympton and Mass. Ave. to the houses on Mount Auburn Street.

There is a big difference between a retail building and a residential building. The development department knows it. The speculators know it. That is the reason why they are deliberately confusing the issue.

Look at Mount Auburn Street from Holyoke Center to Banks. It is a quiet area. Look at the vacant lots.

Chapter 40A, §4, the first paragraph, of the General Laws, reads:

> Any zoning ordinance or by-law which divides cities and towns into districts shall be uniform within the district for each class or kind of structures or uses permitted.

The development department is telling you that they can prohibit new retail in a district except where it is a conversion of a building on which a speculator has made a deliberate decision to forego other development. They tell you that they can do that and prohibit new retail in vacant lots. This is false. If the variance is denied, the zoning will be thrown out.

In the area bounded by Plympton, Bow, DeWolfe and Mount Auburn is a one story neighborhood row of stores. In the early eighties the owner submitted two zoning petitions to change his zoning from O-3 to Bus. B. I led the defeat of these two petitions. Later when I encountered him, he teasingly chastised me for costing him a lot of money.

Under the real zoning, the owner of this building can choose between continuing the present very profitable retail uses or building a very skinny office building without retail with an FAR of about 1.1. The FAR is about all the lot will hold with the variable setback formula.

Under the fictional zoning, the owner can build a building like that at the corner of Mass. and Mount Auburn, but without retail. It probably still is not worth the bother.

Under the fictional zoning with the retail upzoning, there is no reason why he should not develop. As a result a non-intense use will be replaced by a massive, FAR 4.0 building.

Now look at the corner of Arrow and Mass. Ave. Look at the yellow building owned by the developer of Sears. Look at the small buildings next to it. This is exactly the same situation.

Now look at the existing buildings on Mass. Ave. from Bow to Remington. Overwhelmingly residential. The O-3 zoning will keep them that way. Now look at the limited number of conversions in this area. There is a store in one of the townhouses next to Arrow. There are stores in other converted residential buildings. That is what the development department and the speculators will allow as of right. This is neutral? Certainly not.

Now look at those small houses between Mass. Ave. and Mt. Auburn in this area. Under the real zoning a developer has to put together six lots in order to be able to satisfy the variable set back requirements. Graham Gund says he's put together four, and wants to build at an FAR of about 3.5, with a maximum of 3.0. He would not even be allowed 3.0 under the real zoning. The change will legalize his building at 3.0. The 3.5 is another matter.

Harvard's side street dorms would be included in this retail upzoning. These buildings are frequently far above allowable F.A.R. These buildings are the most prominent under the department's voluntary scheme to declare them historical. They are also extremely unlikely to be torn down because they are so very much above what the zoning allows. They do not need the game the department brags about, but Harvard can benefit massively using that game and give up nothing.

Harvard, in the 10 Mount Auburn project, has strongly said that it wants student housing to pay for itself by combining it with retail. 10 Mount Auburn was the first implementation of this new policy. Why should it be the last Those dorms have large areas ideal for conversion to retail malls like the Garage. Think of the Garage. Think of how small its entrances are. Think of the many residential properties converted to retail in the square. Is it unreasonable or silly to think that this can be done in the side street dorms? Of course not, and in any case, why allow it?

Why is retail so bad in this part of Harvard Square? AFter all the Harvard Defense Fund and Neighborhood 10 think it is a reasonable use. But why are they supporting it now and opposed it in Craigie, in the Vickery building across from the post office, and, to the extent possible,in Charles Square? Is there a difference? There sure is. Those buildings are next to Neighborhood 10. They are impacted by retail development in their back yard. REtail development in someone else's back yard generates taxes at no harm to them. They have closed off Mass. Ave. at the subway exit, so they are protected from the traffic.

Look at the particular streets I've discussed above. Compare the main streets to J.F.K. Compare the side streets to Dunster and Holyoke Streets. Then the question's answer is obvious.

In general, retail generates three time the traffic as office uses. Retail generates nine times the traffic as residential uses. Seven intersections east of Harvard Square are scheduled to be traffice nightmares in the year 2000 without this zoning change. IT will make a nightmare that much worse.

IV. Protections which aren't.

1. National Register/Contributing Building. This is completely the control of the developer. The largest affected have FAR above the zoning as stated above. This is not protection. This is yet another option for the developer. I've also pointed out how the provision is likely illegal an cannot be limited in the nature advertised.

2. Lowering maximum height. All the developers care about is:

a. Building size in comparison to the size of the lot; and

b. Allowed use.

The provision which is described as lowering the absolute maximum height more importantly increases the maximum height as of right as described above. Changing the absolute maximum does not protect existing buildings any more because the relaxation of the as of right maximum bring the FAR up to a very high limit which cannot be exceeded by spreading the same floor space over several more floors. Councillor Vellucci's point in one of the hearings was: is there really a difference between 80 feet and 110? It was well taken. The importance of the clause is not in design criteria.

3. Design review committee.

a. Under zoning law, the powers under the zoning ordinance can only be delegated to specified bodies. This is not one of them. The staff has admitted the committee will be powerless.

b. The committee is blatantly stacked to represent overwhelmingly development interests. As a result it constitutes a tool by which a developer can obtain support for his project against "irresponsible" neighbors who have the nerve to go against the opinion of this fine committee. Does that sound familiar? The committee would prevent meaningful neighborhood input.

4. Reference to the CDD document. The document says nothing. To the extent it says anything, the document is destructive. To the extent the CDD can change a document after city council approval of the zoning, the designation is illegal. It is the City Council's job do decide zoning maters, not the staff's. Such a delegation would be clearly illegal since zoning ordinances cannot create means of amendment other than that stated in the statute, and amendment of zoning by staff fiat is not one of the stated means.

5. A "Special Permit" is an allowed use. A "Special Permit" can only be denied for good reason. The bulk and retail upzonings in this terrible package constitute items which are illegal and which really cannot be legally obtained being changed to items which are legal and which really cannot be easily denied.

6. The "two-year planning process". The staff negotiated with the local speculators, including the present employer of the principle negotiator. That is not a planning process of the city. It is a planning process of the city's sharks at the expense of the city.

V. The Players.

The city council's approach to zoning and development has changed dramatically for the better in the past two years.

Before 1984 the City Council rubber stamped zoning proposals from the Development Department unless somebody could prove a good reason why those proposals should be defeated.

I recall, when the City Council was considering a major revision of the city's parking regulations, that David Wylie asked David Vickery whether that proposal would be different from the Townhouse proposal. Wylie pointed out that Vickerey had promised that the Townhouse Ordinance would not hut the city and that it had hurt the city. Wylie accepted Vickerey assurances that there was nothing in the proposal to hurt the city. Wylie then proceeded to state that he was voting for the proposal because he did not understand it, based on Mr. Vickery's assurances.

A few weeks later the City Council met at the Morse School. A Maple Avenue resident came to the City Council to complain how the parking changes had hurt his street. Councillor Wylie was so disappointed in Mr. Vickery.

In 1984 the Council showed a striking difference in approach. The staff proposed a series of "technical" amendments to theZoning Ordiance which in reality were anything but "technical". One was withdrawn; one was passed; the rest did not pass (I don't believe a specific vote was taken on them). The one which was withdrawn impacted two projects on which I was sorking: a townhouse project proposed for Frost Street and one proposed for Maple Avenue. The change removed any need for developers to protect exisint parking on the sites. The neighbors communicated to the council and the initial proposal was withdrawn.

The staff submitted a proposal which they said corrected the perceived problems. As is customary with subsequent submittals by the staff, the rewording did not correct the problem. It made it worse. I communicated this to the neighbors. They communicated it to the Council. On the last dav before the proposal would have automatically died without a City Council vote, Walter Sullivan pulled the proposal off the table and put it to a vote. It was defeated unanimously.

Errors have been made by the city council because the city council trusted its staff. It is folly to repeat errors which would not have been made in the first place had the city council been properly advised.

The major upzoning of Harvard Square which did not pass in 1979 was so deceptive it even fooled Harvard, its principle beneficiary. When Harvard, in the 10 Mount Auburn project, found out what was really in the proposal, Harvard attempted to withdraw its objectsions. The city council can

correct the situation by a 5-4 vote to correct the record.

Neither the Harvard building at 8-8½ Mount Auburn, as part of the 10 Mount Auburn project, nor the Gund project at 17-19 Mount Auburn and 4-6 ARrow are legal under the real zoning. The only semblance of legality they have is a fiction voted into the record by a 5-4 vote of the city council in 1979. That fiction is entitled "The Harvard Square Overlay District". A 5-4 vote does not pass zoning. A 6-3 vote, which was obtained on the actual proposal, does not pass zoning when the owners of more than 20% of the land object. A 5-4 vote can create a fictional record. The city council meant well. It was badly advised. Why continue an erroneous decision after it becomes clear that the advice was bad when you made the decision, if you have a chance to correct that decision.

The Neighborhood 10 Association has spoken in favor of the retail upzoning. DAvid Vickery was its spokesman. Mr. Vickery was the principal architect of the original fictional zoning. He is the one who went around to the neighborhoods getting aprovals. He did not tell the neighborhoods or the city council that the zoning would render legal massive projects which would otherwise be illegal, such as 8-8½ Mount Auburn and West Cambridge resident Graham Gund's project. Would this mistake have been made if Mr. Vickery fully advised the community?

The Harvard Defense Fund has spoken in favor of the retail upzoning. It has given voting membership to the Development Director of Harvard, Ms. Spiegelman, who was quite active in the Defense Fund review of the project. She was the principle architect of the proposal. I attended the organizational meeting of the body this year. I was told that I would be invited to the body's consideration of the project. I was not.

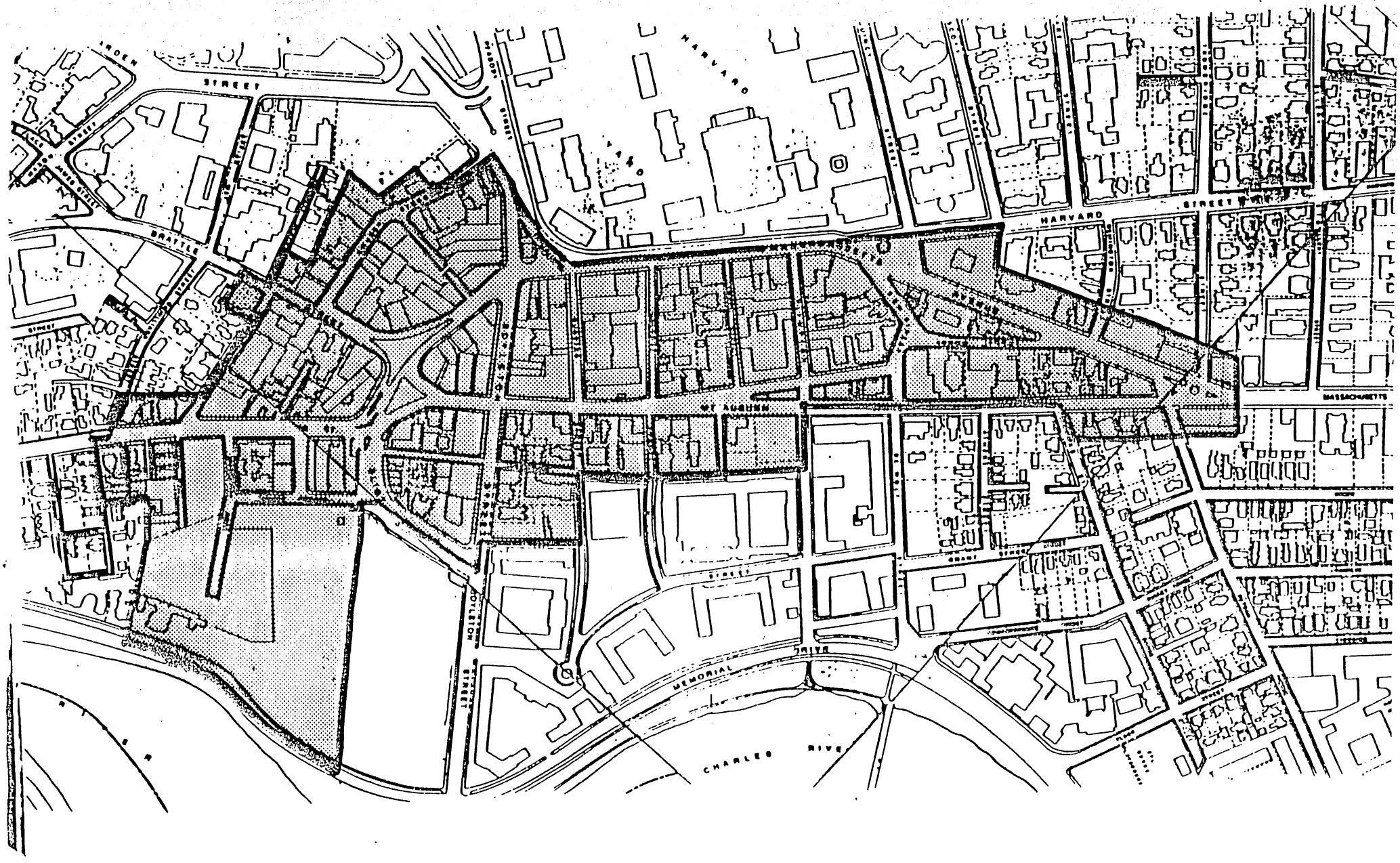
VI. Summary.

A proposal is in front of the city council which would do a great deal of harm. The arguments for it seem to say that people should ignore the real impact of the proposal and support the decorations. Underlying that argument is a feeling that the confusion over what happened in 1979 should be cleared up. I agree it should be cleared up, but the smart way to clear up the "confusion" is not to worsen the error. The smart way is to take the opportunity to correct the error.

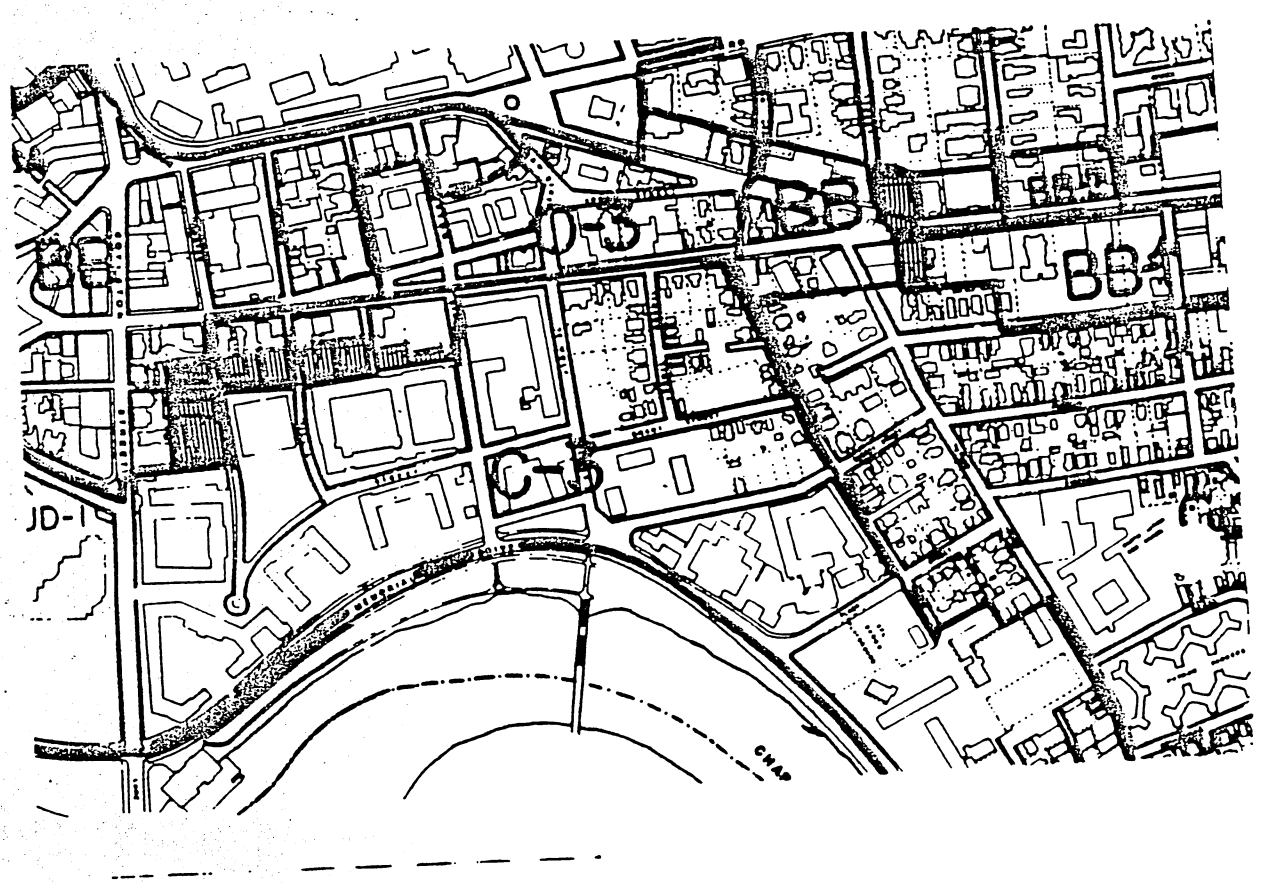


Robert J. La Tremouille

Recommended Revised Harvard Square Overlay District



Recommended Extensions to the Harvard Square Overlay District



Comm. from Robert J. LaTremouille, Esq., transmitting a position paper Re: pending proposals to rezone in the Harvard Square area.

In City Council,

May 19, 1986

Placed on File

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 12, 1986

To the Honorable, the City Council:

In accordance with City Council Order No. 13 of May 5, 1986, the tour of the Harvard Overlay District will take place on Wednesday, May 21, 1986, at 8:30 A.M. Please contact Mike Rosenberg, Assistant City Manager for Community Development, at 498-9034, for details.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

Agenda Item No. 1

Re: notification that the Harvard Overlay District Tour will take place on Wednesday, May 21, 1986 at 8:30 a.m.

In City Council,

May 12, 1986

Placed on File.
Copy to all Councillors.

copy to all Committees in their 5/16/86 packages. mlh

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 1, 1986

TO: The Honorable, The City Council

FROM: Planning Board

SUBJECT: Harvard Square Overlay District Rezoning Petition (revisions to the text and boundaries) and a Rezoning of an Area in the Overlay District south of Mt. Auburn Street from Residence C-3 and Business B to Residence C-2. Both petitions submitted by the Planning Board

Recommendation:

1. The Planning Board recommends adoption of the Mt. Auburn Street rezoning as submitted.

2. The Board also recommends adoption of the Overlay District Boundary Lines as submitted in the petition.

3. The Board recommends adoption of a revised text of the Overlay District which incorporates minor modifications reflecting recommendations made through the public hearing process. (A recommended revised text is attached.)

Findings

The Harvard Square petitions are the result of three years of effort on the part of neighborhood groups, property owners, business people and the City working cooperatively to improve the regulatory environment in Harvard Square. The petitions are an effort to more clearly define public policy in Harvard Square while at the same time protect the interests of property owners and respect the concern of abutting neighborhoods that change in the Square be well considered and sensitive to the balance between change and preservation in the future.

The petitions as revised represent a fragile consensus among the major property owners, business people and residents for a reasonable alteration in the Harvard Square regulations which have been in effect since 1979. The proposal is not the perfect document for any one constituent group but as a reasonably crafted compromise of sometimes conflicting positions it has gathered the support of the Harvard Square Defense Fund, the Harvard Square Business Association, and Harvard University and others.

The City and community at large gain as well with the careful articulation of public goals and policies in matters of urban design, building preservation, regulatory flexibility and community participation in Harvard Square. The zoning mechanisms designed to advance those objectives are summarized in the enclosed document Proposed Revisions to the Harvard Square Overlay District.

The revisions to the petition that the Board is recommending are highlighted in the enclosed revised petition. The principal changes increase representation on the Development Review Committee, clarify certain issues related to building preservation, and make clear the tradeoffs required for certain reductions in parking that might be granted.

The petition cannot be easily categorized as an up-zoning or a down-zoning but rather as a redefinition of public policy in Harvard Square. The Mt. Auburn Street rezoning has been proposed because it is desired by a proponderance affected property owners. Planning Board public hearings were held on January 21, 1985 and March 4, 1986.

Respectfully submitted

Arthur C. Parris

Arthur Parris, Chairman

Enclosures:

1. Revised Harvard Square Overlay District Zoning Text

2. Map of Recommended Harvard Square Overlay District (and map showing the minor additions proposed to the District)

3. Map of the Recommended rezoning on Mt. Auburn Street (Business B and Residence C-3 to Residence C-2)

4. Summary of Provisions - Proposed Revisions to the Harvard Square Overlay District

5. Harvard Square Development Guidelines (Draft to be published formally by July 1, 1986)

REVISED HARVARD SQUARE OVERLAY DISTRICT

PLANNING BOARD RECOMMENDATION

APRIL 15, 1986

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided

by the objectives and criteria contained in the publication Harvard Square Development Guidelines, Community Development Department, July 1, 1986, in addition to the requirements of Sections 10.30 (Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.533 National Register and Contributing Buildings

For the purposes of this Section 11.50 the following definitions shall apply:

a. National Register Building shall be a building individually listed or determined eligible for the National Register of Historic Places as determined by the Secretary of the Department of the Interior.

b. A contributing building shall be

(1) Identified as a contributing building in a listed or eligible National Register District as determined by the Secretary of the Department of the Interior; or

(2) A building located outside a National Register District but identified as a contributing building in the Harvard Square Development Guideline, Community Development Department, July 1, 1986.

However, a building shall no longer be considered a contributing building as defined in this Subsection 11.533(b) for the purposes of this Section 11.50 if, upon application for a demolition permit, the Cambridge Historical Commission shall determine the building not to be a preferably preserved significant building as defined in the City of Cambridge Demolition Ordinance 965.

11.54 DETAILED PROVISIONS

11.541 Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities, and membership.

a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.

1. To establish a formal, on-going body that will review all major development actions in the Harvard Square Overlay District.

2. To provide a forum within which a wide range of perspectives on development actions can be heard.

3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for the Harvard Square Overlay District.

b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition, the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.

c. Procedure.

1. Within the six months preceding any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for their review and comment.

2. Within 30 days of that submittal, (or within up to 60 days with the written consent of the applicant) the Committee shall prepare a written report of findings and recommendations with respect to the applicant's proposed project.

3. The Committee's written report shall outline the urban design and development issues raised by the proposal. It shall suggest these areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private or which might help to shape the project to better serve these objectives.

4. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance.

5. The Community Development staff shall serve as staff to the Committee.

d. 1. Membership.

a. Two members having recognized qualifications as architect or landscape architect.

b. One member having recognized qualifications as real estate development or financing expert.

c. One member who operates a business within the Harvard Square Overlay District.

d. Two members owning commercial property within the Harvard Square Overlay District.

e. Three members representing residents of the abutting Cambridge neighborhoods.

f. One member representing an institution owning institutional property in the Harvard Square Overlay District.

2. Terms. Committee members shall be appointed for terms of three years each. Initial appointment shall however be staggered such that three members shall have terms of one year, four members shall have terms of two years, and three members shall have terms of three years each.

11.542 Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in

height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543 Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a base residential or office-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations; provided, however, that the following conditions are met or findings made:

a. For lots not abutting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met.

2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.

3. The addition of such use(s) will assist in the preservation, <u>rehabilitation and/or restoration</u> of a National Register or contributing building or important open space by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period that the special permit is in force and effect.

5. The proposed use will <u>preseve, rehabilitate or restore</u> the outward appearance of the structure or open space.

6. In its operation the use will not, in impact, be significantly different from the uses permitted in the base district.

7. The use is completely contained within the structure.

8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately

without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;

9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Harvard Square Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.

10. The following uses listed in Section 4.35 are however specifically prohibited:

4.35e (Lunchroom, restaurant, cafeteria);

4.35f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);

4.35g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);

4.35j. (Mortuary, undertaking or funeral establishment);

4.35l. (Veternary establishment, kennel, pet shop);

4.35m. (Sales place for new and used cars);

4.35o. (Fast order food establishment);

4.35p. (Massage establishment)

b. For lots abutting Massachusetts Avenue

1. The use is permitted in the Business B District.

2. The public entrance to the establishment is from Massachusetts Avenue.

3. Where the use is to be located in an existing structure, the preservation objectives identified in 11.543 a (3) and (4) shall be advanced if the building is identified as a National Register or contributing building.

4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

5. The uses in Subsection 11.543 a(10) above are specifically prohibited.

11.544 Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided:

(1) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

a. Provision of public parking, preferably for short-term users;

b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the City of Cambridge or other public agency or a non-profit organization;

c. Extension throughout the Harvard Square Overlay District of the surface improvements installed by the MBTA as part of the Red Line subway extension (brick sidewalks, light posts, street furniture, etc).

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure. The funds shall not be used for ordinary maintenance activities normally undertaken by the City of Cambridge.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

(2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

(3) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabic of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

(4) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

(5) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

11.545 Building Setbacks

Maintenance of the Harvard Square Overlay District's positive diversity of building form and scale and its variety of open spaces, yards and

courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, (except where such yard abuts a lot, but not a public way outside the Overlay District) if the following conditions are met:

a. The building existed as of December 15, 1985 or a building permit had been issued by that date, or

b. For any new building in any Business, Office or Residence C-3 base zoning district, for which a building permit is issued after December 15, 1985, the Planning Board issues a Special Permit exempting the building from the yard requirements provided:

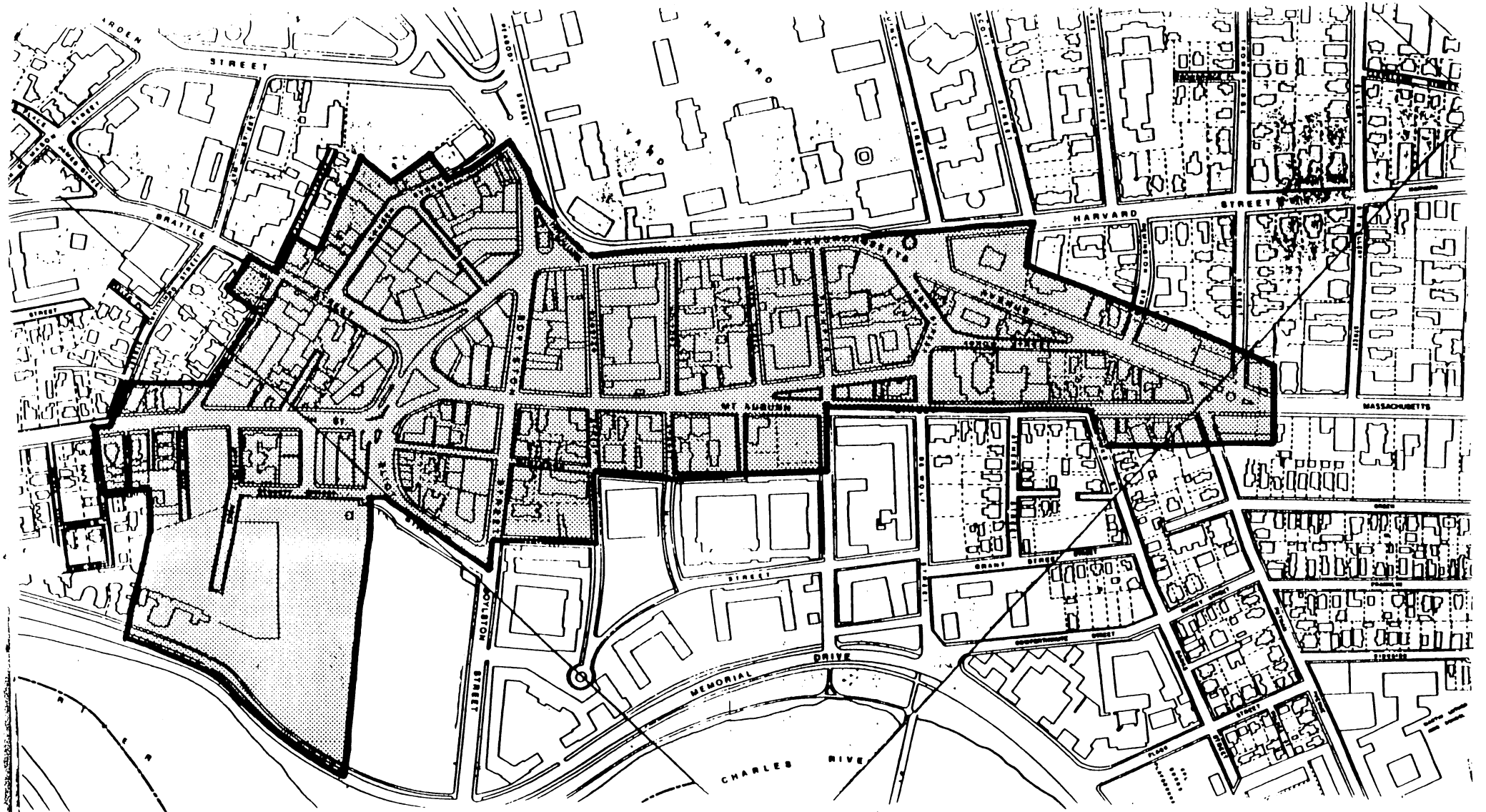
   1. The design of the new structure shall be in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

   2. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

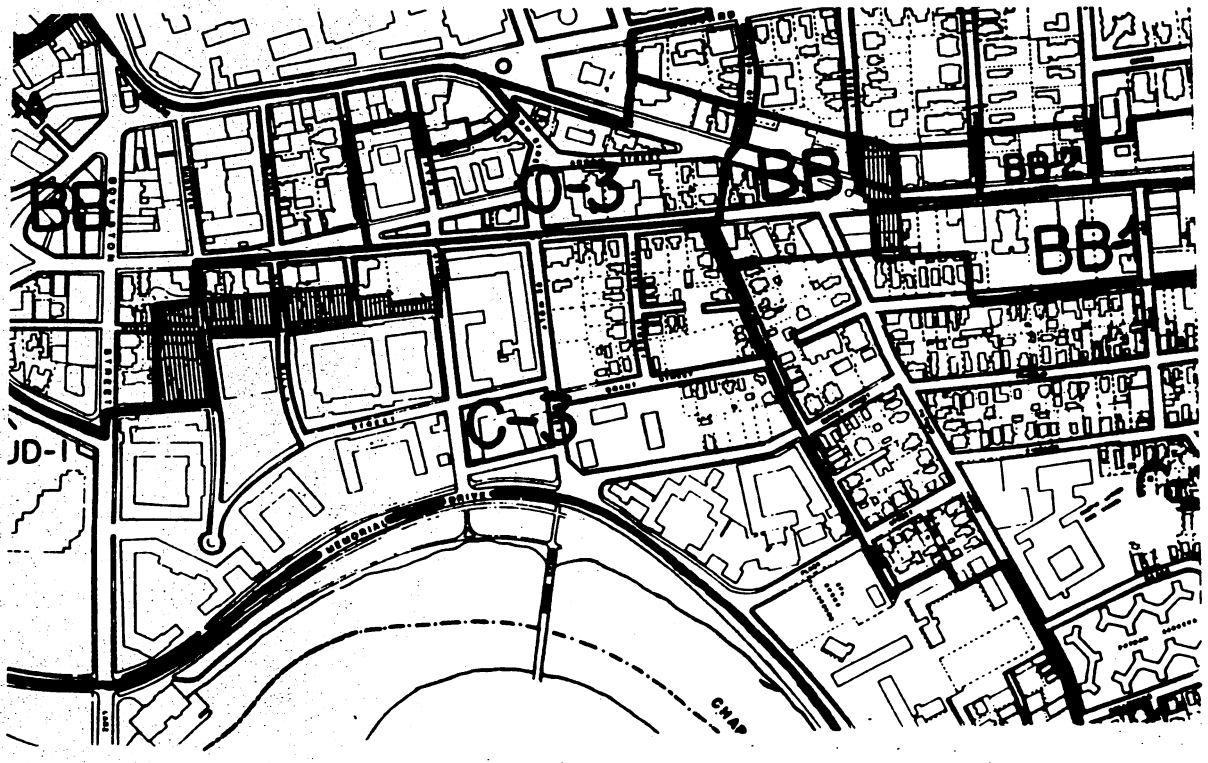
   3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to terminate or preclude its designation or demolished prior to the application.

11.546 No additional conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District subsequent to the effective date of this Section 11.50. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

RECOMMENDED BOUNDARIES OF THE HARVARD SQUARE OVERLAY DISTRICT - April 15, 1986



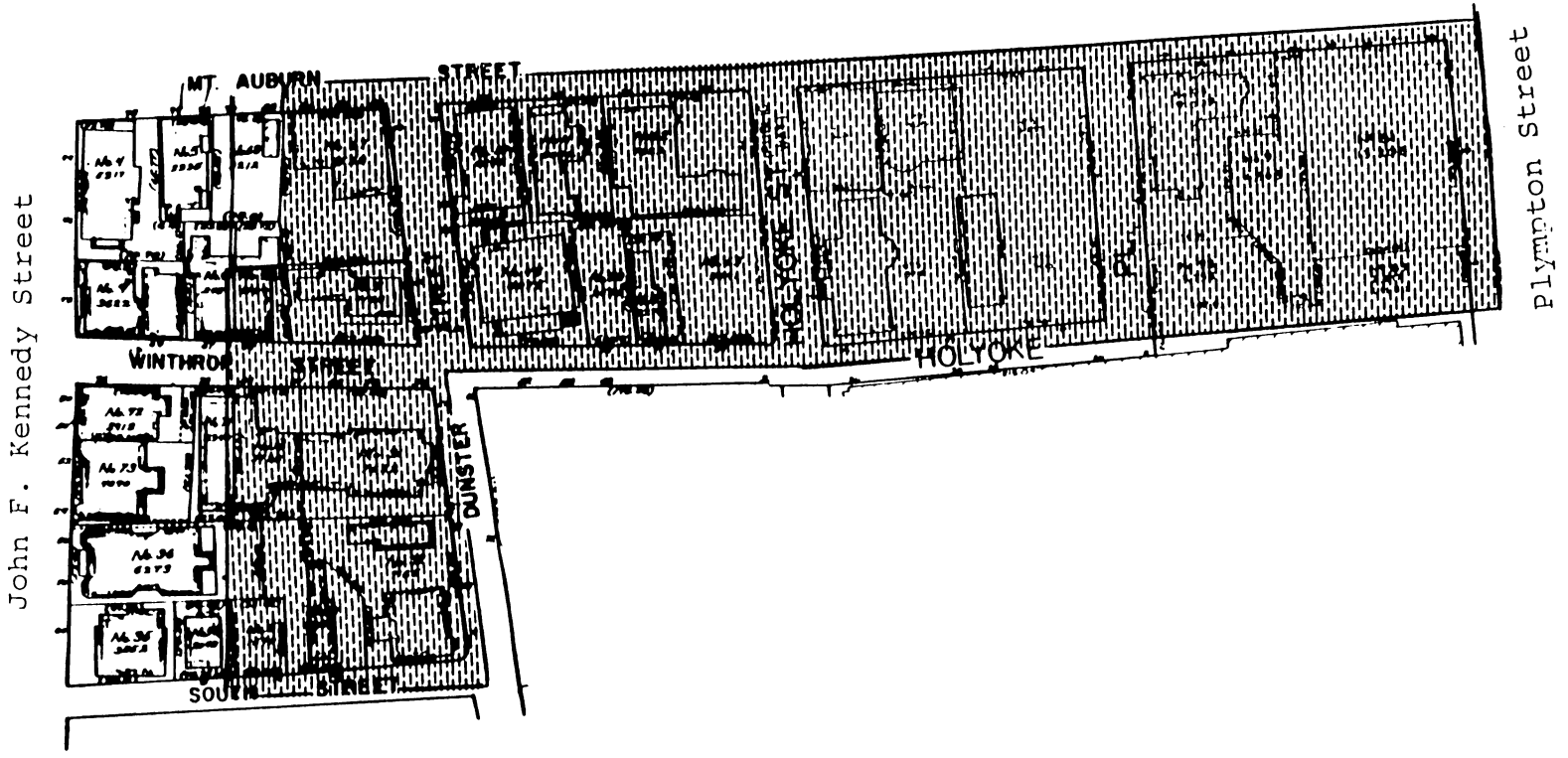
AREAS NEWLY INCORPORATED INTO THE RECOMMENDED OVERLAY DISTRICT BOUNDARIES



RECOMMENDED MT. AUBURN STREET REZONING

Business B and Residence C-3 to Residence C-2

April 15, 1986



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139
498-9034

PROPOSED REVISIONS TO THE HARVARD SQUARE OVERLAY DISTRICT

SUMMARY OF PROVISIONS

I. PURPOSE OF PROPOSED NEW OVERLAY DISTRICT

A. Establishment of an urban design policy context for all development (accomplished by publication of Harvard Square Development Guidelines which is referenced in the regulations).

B. Identification of building preservation as a specific public objective (regulations reference status of buildings in the National Register of Historic Places).

C. Provision of regulatory flexibility to encourage good urban design and preservation (reductions in parking and set back requirements).

D. Elimination of current counter-productive regulations (e.g. amenity point system for added height).

E. Provision of a consistent framework for community review (development review committee).

II. MAJOR PROVISIONS OF PROPOSED NEW OVERLAY DISTRICT

A. HARVARD SQUARE ADVISORY COMMITTEE (Section 11.541)

Before 1979 (Prior to adoption of existing Overlay District.)

No review of development required.

Existing Overlay District

Advisory review by Community Development Department with interested groups invited to participate; ad hoc representation at reviews.

Proposed Overlay District

Advisory review by an appointed committee.

INTENT/DETAILS

1. Formalization of community review of major projects (members drawn from all interest groups).

2. Provision of consistent review from project to project.

3. A guarantee of a wide range of perspectives at each review.

B. HEIGHT LIMITATIONS
(Section 11.542)

Before 1979

No height limit over most of District (The small Business A district along Church Street has a 35/85' height limit).

Existing Overlay District

1. 60' as-of-right.
2. 80' as-of-right with provision of combination of excess parking, open space, split level retail.
3. 110' by Special Permit.

Proposed Overlay District

1. 60' as-of'right.
2. 80' by Special Permit, if urban design objectives are met.

INTENT/DETAILS

Establish an acceptable scale of buildings demonstrated feasible by recent new construction.

C. LIMITED RETAIL USES IN OFFICE AND RESIDENTIAL DISTRICTS (Section 11.543)

Before 1979

Retail allowed only in Business A and B Districts.

Existing Overlay District

Retail allowed only in Business A and B Districts.

Proposed Overlay District

Limited retail in Residence C-2, C-3 and Office-3 Districts by Special Permit.

INTENT/DETAILS

A special permit could be issued if:

1. Use is in an existing building (except on Massachusetts Avenue).

2. Historic or open space resources are specifically preserved (except on Massachusetts Avenue).

3. Use can meet design and need standards.

4. Specific uses prohibited.

D. WAIVER OF PARKING AND LOADING REQUIREMENTS (Section 11.544)

Before 1979

No parking requirements in Business B District; parking for housing and all uses in office districts.

Existing Overlay District

Height bonuses for provision of parking above requirements.
(City-wide Business B parking requirements instituted and reduction in parking requirement permitted by Special Permit in 1981 in revision to Article 6.000).

Proposed Overlay District

Parking and loading waived for structures in existence before 1940; parking and loading requirements waived by Special Permit for limited new construction.

INTENT/DETAILS

Special Permit for limitation of parking and loading requirements if:

1. Historic resources are not destroyed.

2. Project is small scale (ca. 10,000 square foot lot).

3. Floor area built is less than permitted or an in-lieu payment is made for public improvements in the Square.

E. BUILDING SETBACKS

Before 1979

Formula setbacks for all housing and all uses in office and residence districts.

Existing Overlay District

Setback requirements waived in most circumstances by right.

Proposed Overlay District

Setbacks waived by Special Permit except in Residence C-2 districts.

INTENT/DETAILS

1. Historic resources are not destroyed.

2. Urban Design objectives are met by new development.

III. POSSIBLE MODIFICATIONS TO THE SUBMITTED PETITION

A. Identify "contributing" historic structures outside the Harvard Square National Register Historic District (two small areas at the east and west ends of the Overlay District).

B. Allow "contributing" buildings to be demolished or destroyed if the Cambridge Historical Commission determines they are not preferably preserved significant buildings under the demolition ordinance.

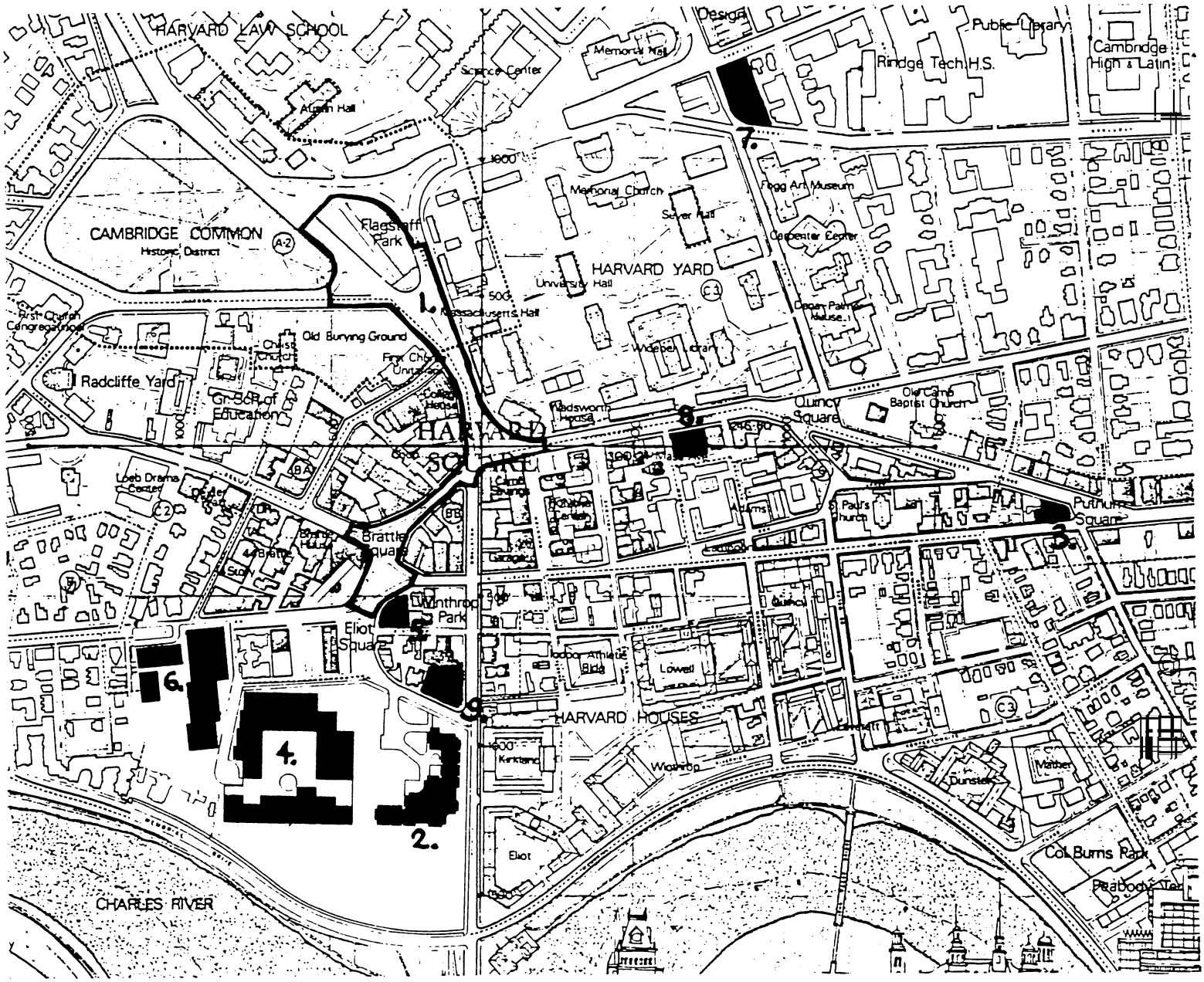
c. Increase the representation of the abutting neighborhoods and of property owners in the square by one each on the advisory committee.

D. Require a <u>minimum</u> floor area reduction or payment of in lieu of parking spaces not provided, where parking requirement is waived.

(These modifications have been incorporated into the Planning Board's revised petition recommendation dated April 15, 1986)

Harvard Square Development Guidelines





This plan was originally part of Harvard Square Investigations in Urban Design by Monacelli Associates for the City of Cambridge, 1975. The plan has been modified to show major projects built since 1975:

1. Harvard Square Subway Station
2. Kennedy School of Government
3. Putnam Square Office building
4. Charles Square
5. Coolidge Bank
6. University Place and University Green
7. The Fogg Museum expansion
8. Office building by the Niles Company
9. The Eliot Street parking garage

In this same decade, several important pieces of growth management legislation affecting Harvard Square have been added to the Cambridge Zoning Ordinance, including the Planned Unit Development regulations, the original Harvard Square Overlay District, the Institutional Use regulations, the Parking Amendment, and the Sign Ordinance.

HARVARD SQUARE DEVELOPMENT GUIDELINES

City of Cambridge
Community Development Department
Winter, 1986

Table of Contents

General Guidelines for the Harvard Square Overlay District

Specific Guidelines for the Square's Subdistricts

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. Gold Coast/Mt. Auburn Street
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

Appendices

1. 1985 Review of Harvard Square Investigations in Urban Design, 1975, Monacelli Associates.

2. Summary of design and development points from Development in the Harvard Square Overlay District, 1984, Vigier and Chadbourne.

3. Harvard Square National Register District, plan of August, 1986, Cambridge Historical Commission.

HARVARD SQUARE DEVELOPMENT GUIDELINES

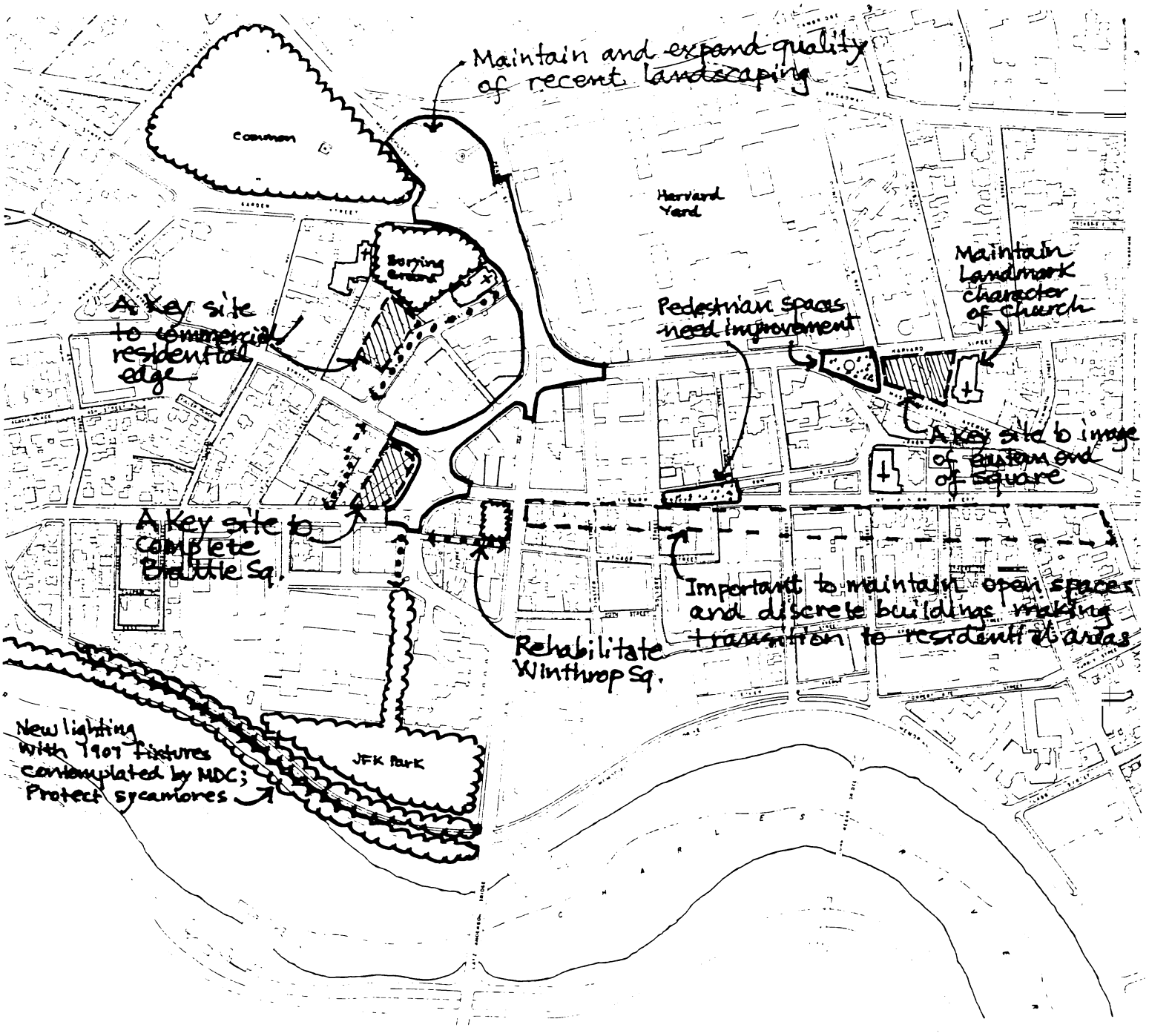
Purpose

The Harvard Square Development Guidelines are intended to help guide future incremental growth and change in the area. The last ten years have brought millions of dollars worth of change, including a new $70 million subway station, and hundreds of thousands of square feet of new uses to the Square. Development of this magnitude is not forseen or encouraged in the next ten years. But some degree of rehabilitation and new construction is inevitable. The challenge to the Cambridge community is to keep what is special about the Square while allowing for well-considered new projects.

Source materials for guidelines include the Harvard Square Investigations in Urban Design. by Monacelli Associates 1975; and Development in Harvard Square Overlay District, by the Special Programs of the Harvard Graduate School of Design, 1984. The appendix to these guidelines summarizes particularly relevant issues raised by each of these studies. Both studies made the following points, which are the reason for being of this document.

1. A better process is needed, and an associated plan.
2. The guidelines should be as specific to area context and particular sites as possible.

As well as referring to these studies, the Community Development Department has drawn upon comments from the Planning Board, Cambridge Historical Commission community residents, businesses, and property owners, received during extensive meetings held from the spring of 1984 to the spring of 1986.



Overall Urban Design Plan for Harvard Square

This plan summarizes key urban design considerations that face all of Harvard Square in the coming years. Every aspect of new development activities, both public and private, should be considered at the scale of the entire Square, as well as at the smaller scales of the subdistrict and individual site.

General Development Guidelines for the Harvard Square Overlay District

1. Retention and upgrading of much of the Square's existing inventory of old buildings.

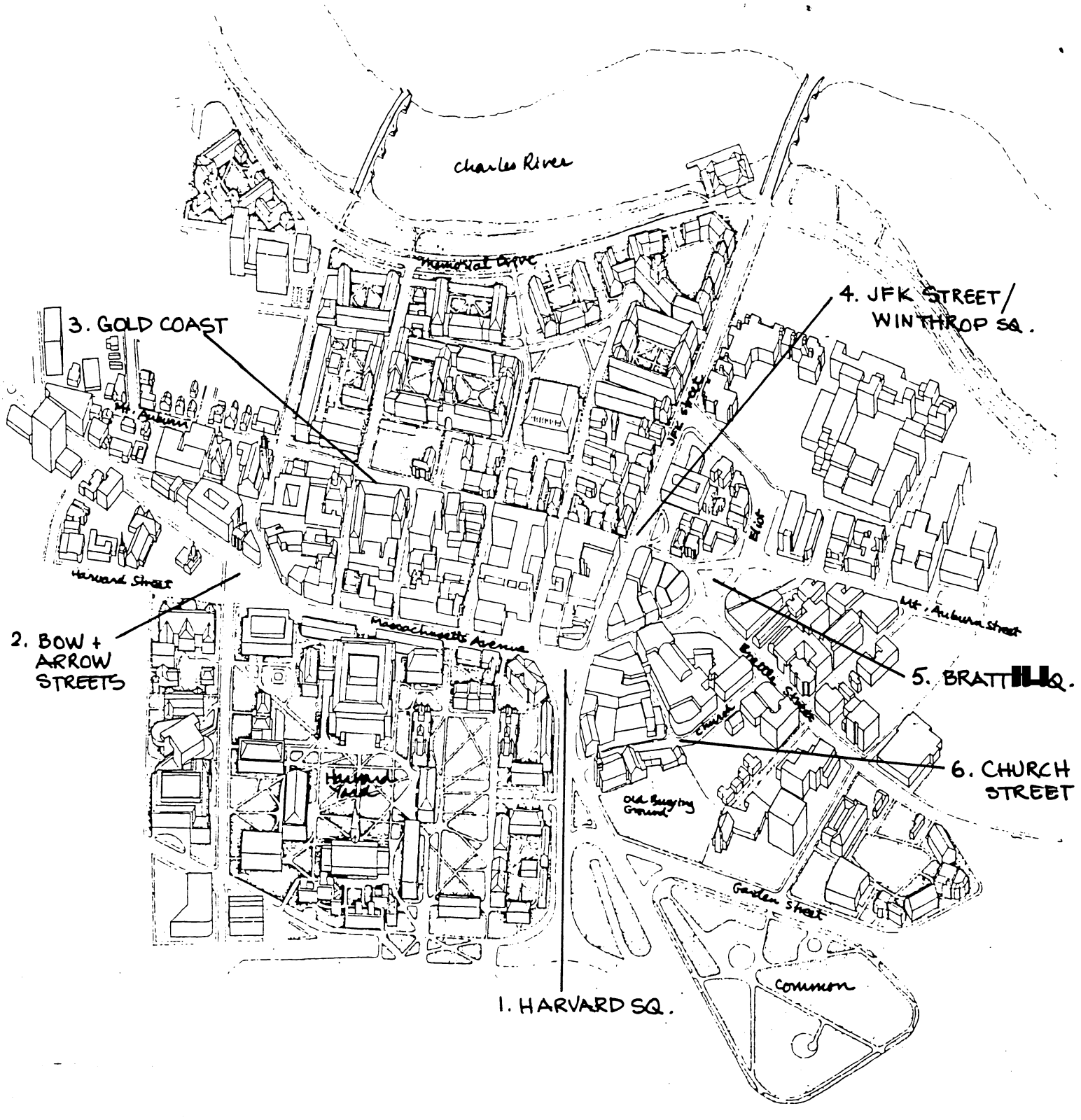
2. Respect for the diversity of building form and scale: encourage green yards and courtyards and small, free-standing buildings where that character prevails; streetwall buildings where that character has been set.

3. Expansion of the high quality public environment now established in the heart of the Square with a consistent palette of materials and street furniture.

4. Expansion of the network of pedestrian walkways and paths whenever they could conveniently provide alternate routes through the District.

5. Expansion of residential living in the Square where possible. Maintenance of a wide diversity of uses serving neighborhood needs, as well as the academic community and the larger region.

6. Encouragement of creative solutions to the Square's parking problems.


Charles River
Memorial Drive
3. GOLD COAST
4. JFK STREET/
WINTHROP SQ.
Mt. Auburn
Harvard Street
2. BOW +
ARROW
STREETS
Massachusetts Avenue
Mt. Auburn Street
5. BRATTLE SQ.
Bristol Street
Church
6. CHURCH
STREET
Harvard Yard
Old Burying Ground
Garden Street
Common
1. HARVARD SQ.

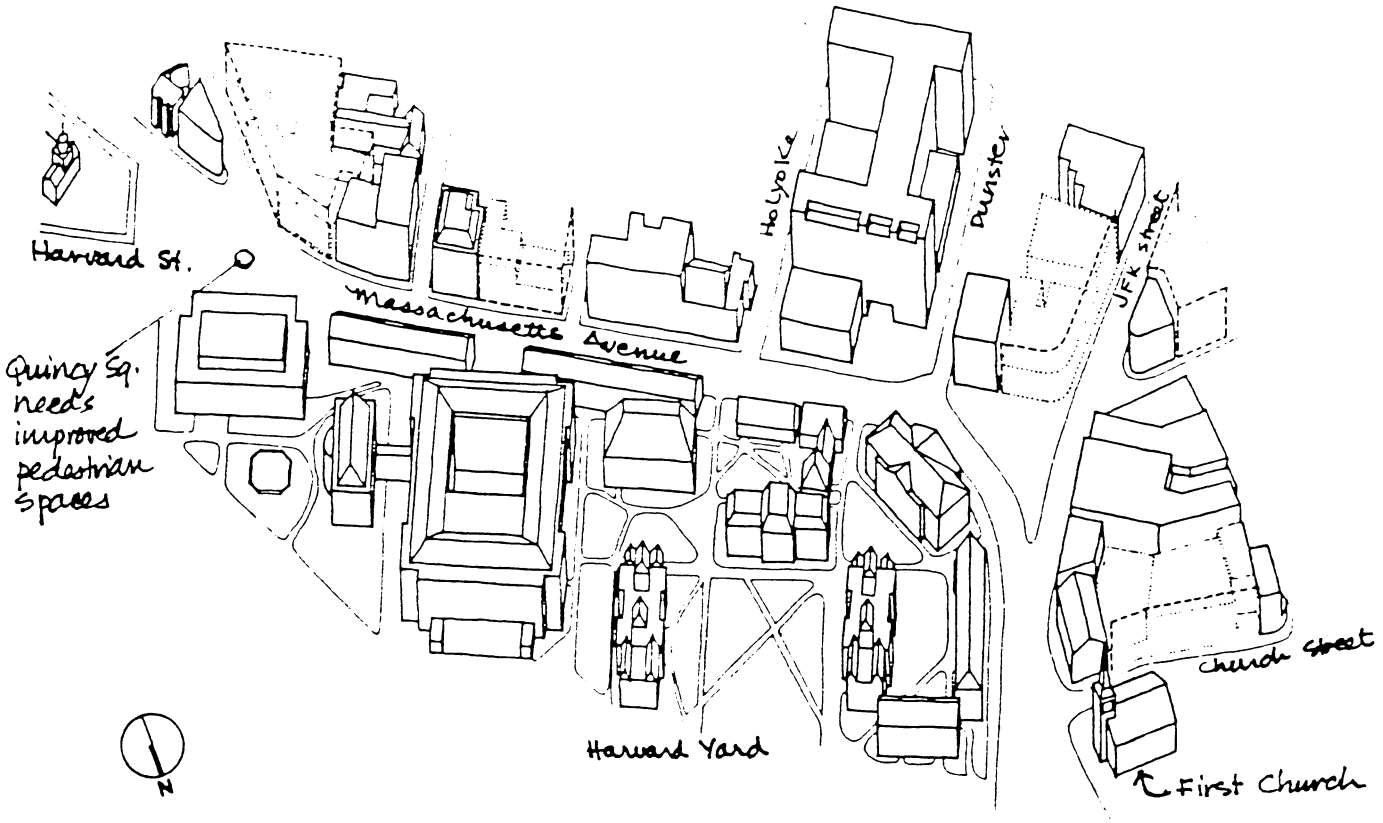
Specific Guidelines for the Square's Subdistricts

In every subdistrict, public and private projects should respond to the particular characteristics of the site context. These development criteria are written to summarize the most distinctive aspects of each district, and to suggest how new projects should be considered in regard to these special attributes.

Strict boundaries need not be drawn to separate the subdistricts; while each area has special qualities, there are also important connections and overlapping design considerations throughout the Square. Thus, many sites must be judged in relation to more than one of these interconnected districts:

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. The Gold Coast
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

The drawing shows the general location of each district in the context of the whole of Harvard Square. On the following pages, the Square has been broken down into these six subdistricts so that more specific guidelines for each area can be elaborated.





The new building on the left fits in well with older Harvard Square structures because of its massing, materials, ground floor treatment, fenestration, and detailing.

1. HARVARD SQUARE/MASSACHUSETTS AVENUE

The heart of the Square has been redefined by the new subway station and associated surface renovations, while Massachusetts Avenue remains as a special corridor having the edge of Harvard Yard on the north and the dense, mixed-use urban core on the south.

Public Space

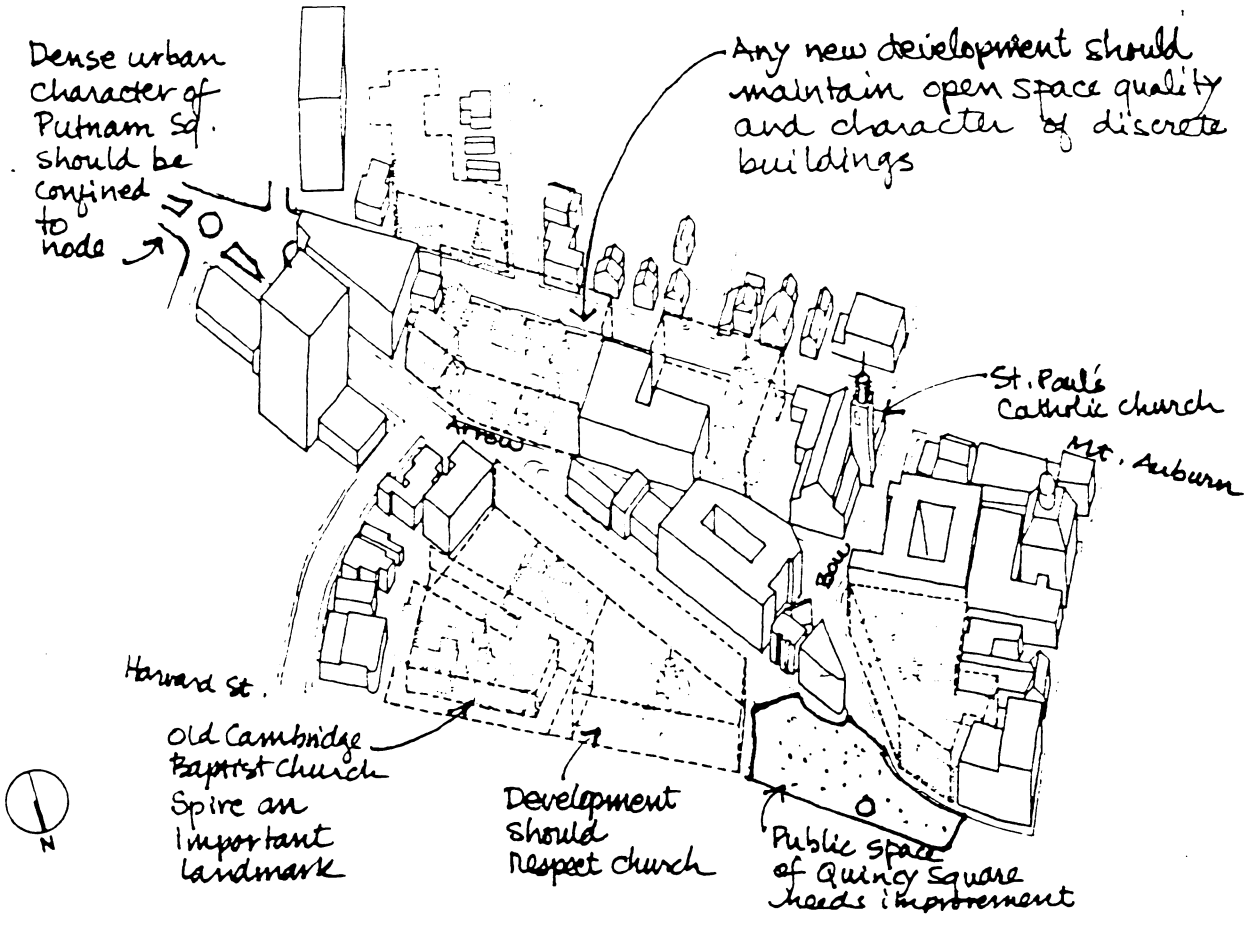
Many uses compete for space in Harvard Square. It is essential that the Square remain flexible to accommodate these demands. The small proportion of space that is actually open must remain so, for the Square is in danger of becoming overcrowded. The actively used space of Forbes Plaza is a welcome addition to the amount of private outdoor space at least partially accessible to the public.

Private Sites

A variety of building rehabilitation projects seem possible and perhaps likely in the Square, while major redevelopment seems improbable. Any new structure should respect the tightly-knit, though eclectic, character of this subdistrict. Design review should insure that materials, signs, etc. are in keeping with the strong historical identity of most of the buildings in this area. In addition, the surface level improvements associated with the new Harvard Square subway station should be maintained and extended to areas still in need of better landscaping and paving treatments.



New landscaping in the heart of the Square needs to be respected and maintained.





The spire of the Old Cambridge Baptist Church is one of the most dramatic landmarks in the Square.

2. BOW AND ARROW TO PUTNAM SQUARE

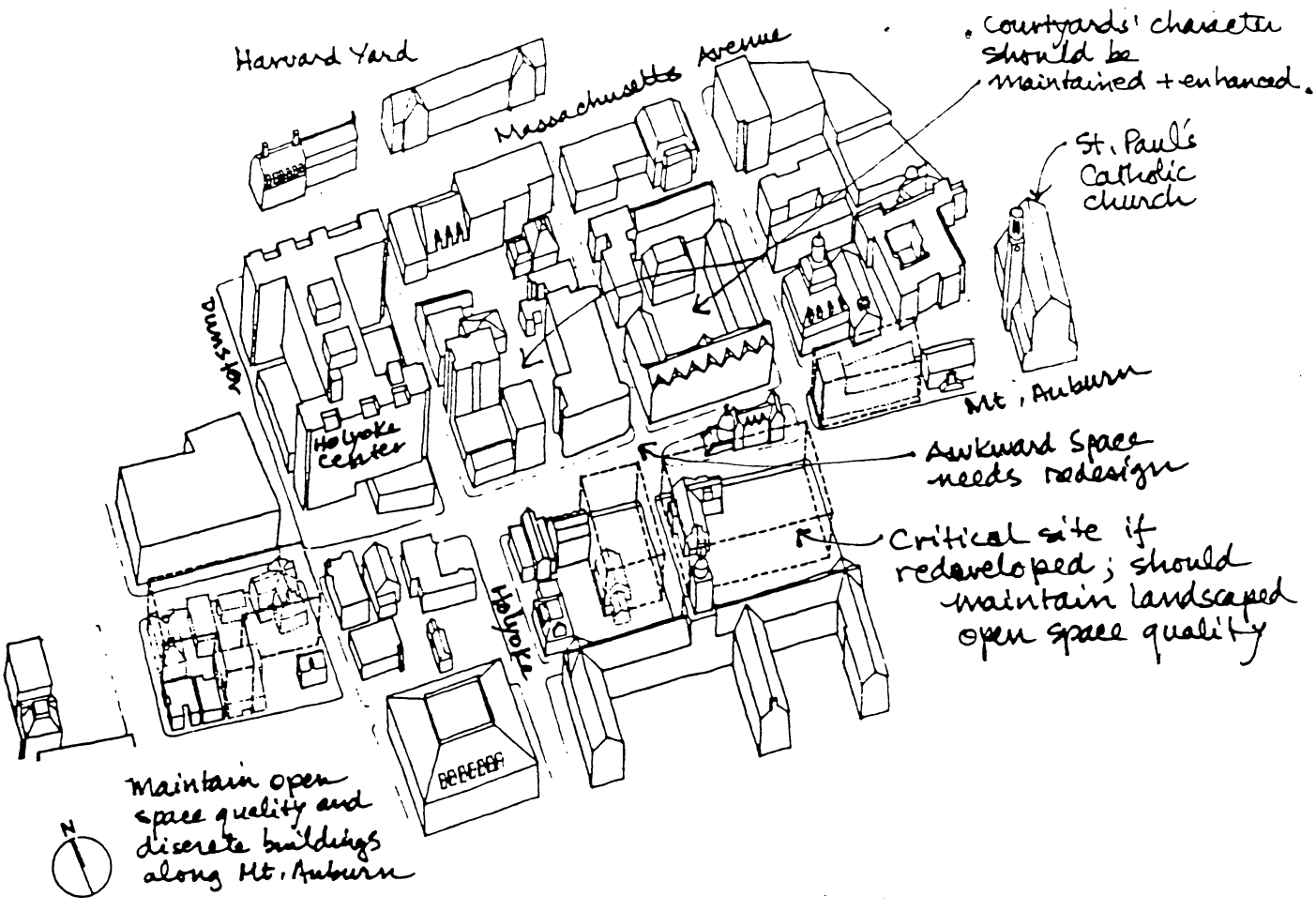
This area, which overlaps the Gold Coast, is very distinctive because of curving Bow Street and its counterpoint, Arrow Street. Masonry structures built to their property lines complement St. Paul's Catholic Church with its landmark bell tower to form a sequence of spaces that is much like a tightly knit European street. At the edges of the subdistrict, there are transitions to residential sectors. On Harvard Street, the stone tower of the Old Cambridge Baptist church is a dramatic landmark signalling the eastern edge of Harvard Square. On Mt. Auburn Street, there is a more gradual transition from denser Harvard Square to the Riverside neighborhood, characterized by small-scale wooden structures with some setbacks and yard spaces.

Public Spaces

The place referred to as Quincy Square is little more than a wide expanse of asphalt at present. The potential exists to make a much safer and more appealing use of this neglected open space, capturing unused roadway for pedestrian use as has been achieved in Harvard and Brattle Squares.

Private Sites

Closely associated with the public space of Quincy Square is the former Gulf Station site, now used as a car rental agency. If this site redeveloped, there would be a major change in the area's character because of the prime visibility of this piece of land at the intersection of Harvard and Quincy Street and Massachusetts Avenue, and because of the visual importance of the Old Cambridge Baptist Church. Any new structure will inevitably be very visible, design review should require that a new structure respect the church, Quincy Square, and the gateway character of the site. The wide diversity of building forms and scale should be maintained throughout the subdistrict. In addition, in any new development should respect and reflect this area's function as a bridge from commercial Harvard Square to residential Riverside.





St. Paul's bell tower, the mix of masonry and wooden structures, and trees make this part of Mt. Auburn Street an especially urbane walk.

3. THE GOLD COAST

The area from Massachusetts Avenue to Mt. Auburn Street and from Bow Streets to the Holyoke Center area makes up this subdistrict. The Gold Coast's architecture is composed of primarily older masonry structures. There is a rich mix of Harvard dormitories and other uses, clubs, and commercial establishments in handsome older buildings which make this a very special sector.

Public Spaces

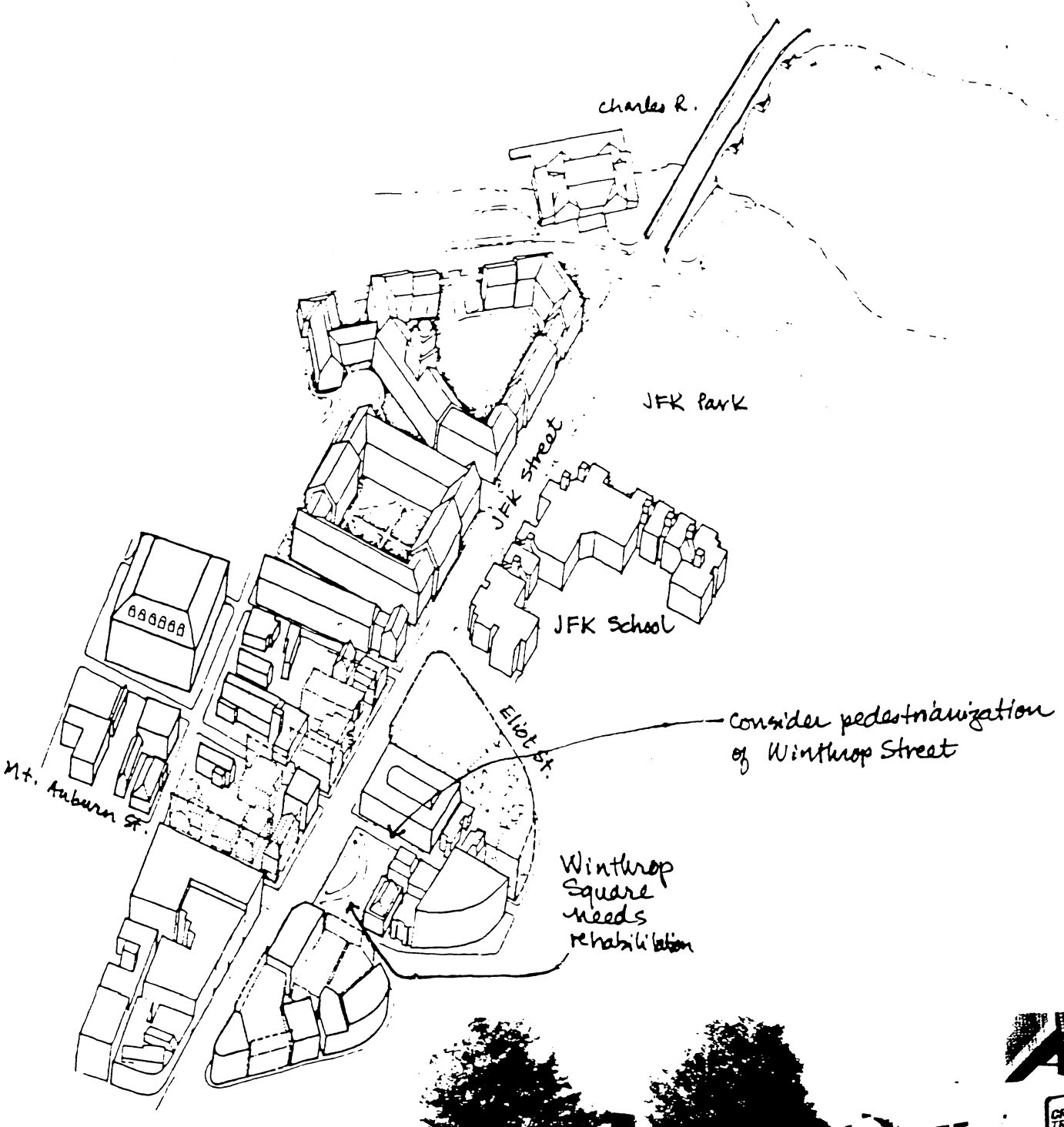
There are no major public spaces other than the streets and sidewalks. The streets between Massachusetts Avenue and Mt. Auburn are generally narrow and lined with rather dense development, which gives a sense of enclosure and urbanity to these ways. At the intersection of Bow and Mt. Auburn, in front of the Lampoon building, there is an awkward and somewhat hazardous space used for parking and service, as well as for pedestrian circulation. This space should be redesigned to make walking safer and easier, and additional trees should be planted if there is room.

Private Sites

Many attractive courtyards in the interior of private blocks or behind fences may be glimpsed from the public ways, thus enhancing the spatial richness of the Gold Coast. Other outdoor spaces need to be cleaned up and landscaped to help this area realize its full environmental potential. Any private redevelopment should maintain and enhance this delicate balance of building and open space.



The street is very wide with a multi-use character, which is necessary but overly chaotic at present.





Winthrop Square needs enhancement as an oasis of green in the midst of an increasingly urban Harvard Square.

4. JFK STREET/WINTHROP SQUARE

John F. Kennedy (JFK) Street is the major connection between the Charles River and the heart of Harvard Square. The Harvard University dormitories, Kirkland and Eliot Houses, established a residential character along the river. Newer Southwest Sector projects will continue to have a major impact on the scale and character of the spaces at the river's edge, where JFK Street intersects Memorial Drive. Growth of Harvard University's Kennedy School of Government and the construction of Charles Square have given architectural form to this formerly ill-defined area. In addition, the new JFK Park will create a major river-oriented space for use by pedestrians. Towards Harvard Square along JFK Street, there is a very diverse mix of older wooden structures and more recent concrete and brick buildings. At the intersection of Mt. Auburn and JFK is historic Winthrop Square, which, if renovated, could help give needed focus to this area.

Public Spaces

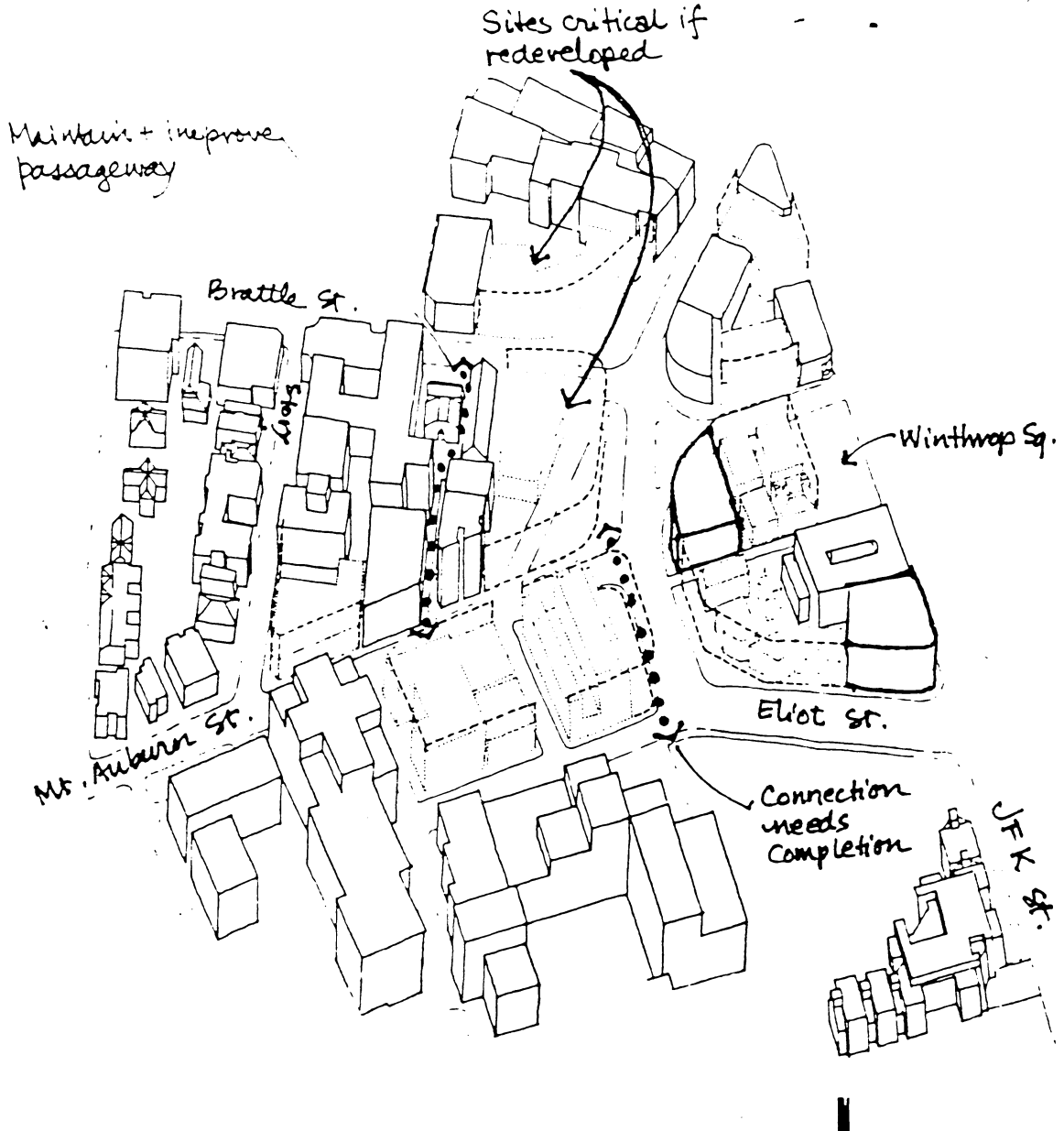
The new JFK Park will establish an important new entry to Cambridge via Harvard Square. The sidewalks linking JFK Park and the Square are uneven in quality. There will be some improvements at Eliot Street in conjunction with the new parking garage recently completed. However, the streets and sidewalks in the vicinity of Winthrop Square need improvement.

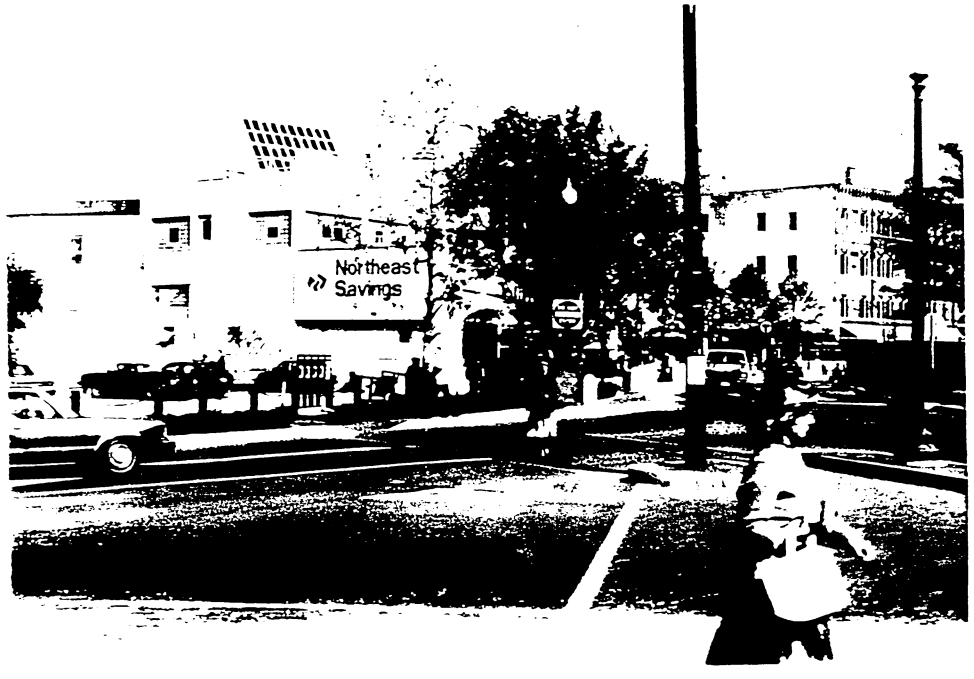
Winthrop Square itself has recently been surveyed and considered for refurbishing. Of major concern is the reclamation of a ten-foot wide strip of the park which is now paved. In addition, the private uses at the park's edges need to be rehabilitated to remove their blighting influence on this neglected open space.

Private Sites

Several of the commercial buildings in this area are unattractive because of a proliferation of signs and inappropriate paint colors on some of the wooden structures. While bland homogenity is not desired, some more order would be an improvement. A more consistent level of building renovation and maintenance would be desirable.

The Armenian Church bordering Winthrop Square has plans to enlarge. The Pi Eta Club building adjacent to the church, housing several restaurants, also may be renovated. These projects could do much to rescue Winthrop Square from its present air of disrepair and neglect.





The MBTA owns the parking lot now used by the bank. A study is currently underway to consider the site's development potential.

5. BRATTLE SQUARE

This subdistrict is roughly defined by the sites bordering the confluence of Brattle, Mt. Auburn, and Eliot Streets. The area brings together the major new projects of the Southwest Sector with the older structures along Brattle Street towards Harvard Square.

Public Spaces

The recent creation of landscaped sidewalks and plaza areas near Brattle and Mt. Auburn has started to create an image for Brattle Square proper, and to connect the area to Harvard Square. However, there is still an important missing link between Brattle Square and the MDC pedestrian walkway running between Charles Square and the Kennedy School of Government and connecting to JFK Park and the River.

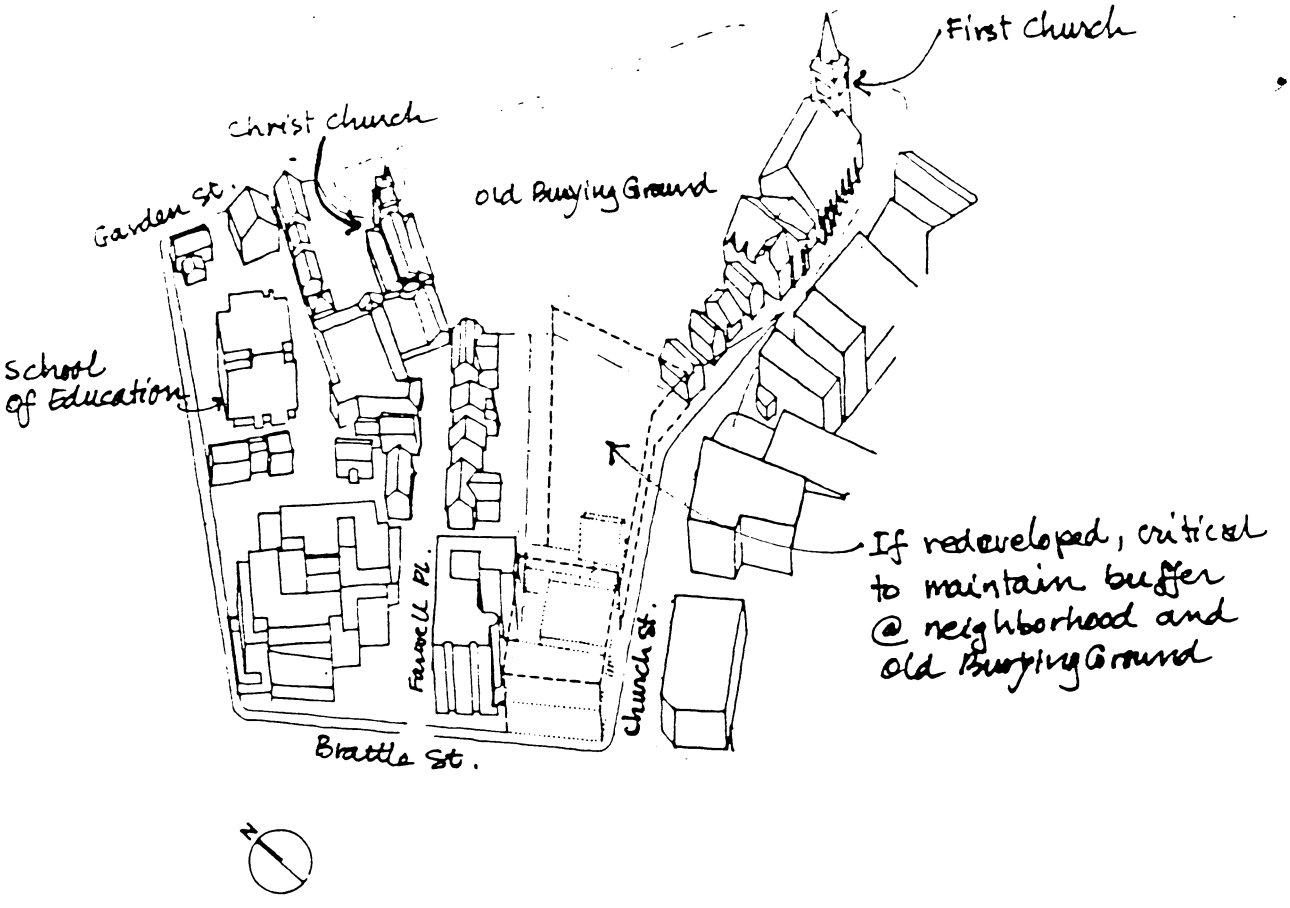
Private Sites

Private development of the site at the corner of Mt. Auburn and Eliot Streets could help provide this missing link in the public open space system through creation of a facade following the curve of the street, thus further defining the space of Brattle Square. Such development could also improve crossings from Mt. Auburn Street towards the MDC pedestrian walkways.

In addition, renovation and reuse of portions of the Motor Inn block, which has a public parking garage at its base, could complete this much-needed connection.

Other new private developments have been considered in the area. In general, all of these projects should be built to the property line, respecting the vitality of the sidewalk and plaza spaces. Improved mid-block connections, such as at Mifflin Place, would be welcome as complementary to the subdistrict's public open spaces in the area. Most development in this area took place in the 1930's, often using stucco or concrete rather than the more traditional brick and stone. Therefore, the design context for materials is somewhat freer here than in other parts of the Square.

Furthermore, the new buildings of the Southwest Sector appear to be more massive than the Square's older buildings. New development in Brattle Square should help make a better transition between these two areas.





Development of the parking lot owned by Harvard must be carefully designed to minimize impacts on neighbors.

6. CHURCH STREET

This small subdistrict is roughly defined by Garden Street on the northeast, Church Street, Brattle Street on the west, and Appian Way. The First Church (Unitarian), Christ Church (Episcopal), the Burying Ground and the Harvard School of Education are the most distinctive constituent elements. Along Church Street, there is a transition from the historic character of these elements and the smaller-scale residential character of Farwell Place toward the heart of the business sector of Harvard Square.

Public Spaces

The width of Church Street is barely adequate to meet the needs of the many pedestrians, automobiles, and trucks using this active corridor. The street should be improved over time to reflect the quality and design of the landscaping and plaza areas recently built along the immediately adjacent sections of Massachusetts Avenue and Brattle Street.

The Burying Ground is a relatively quiet space in active Harvard Square. Any change to public or private spaces in the Church Street area should avoid encouraging extensive pedestrian traffic in the vicinity of this historic cemetery.

Private Sites

Private development should recognize the transitional character of the Church Street subdistrict. More active or denser portions of new projects should orient directly to Church Street, with significant open space buffers between any new construction and existing uses. New development should also reflect the historic pattern of smaller scale buildings which form the area's context. The design of development on the parking lot site should respect the former police station building, the old Burying Ground, and the residential structures on Farwell Place.

Appendix 1.

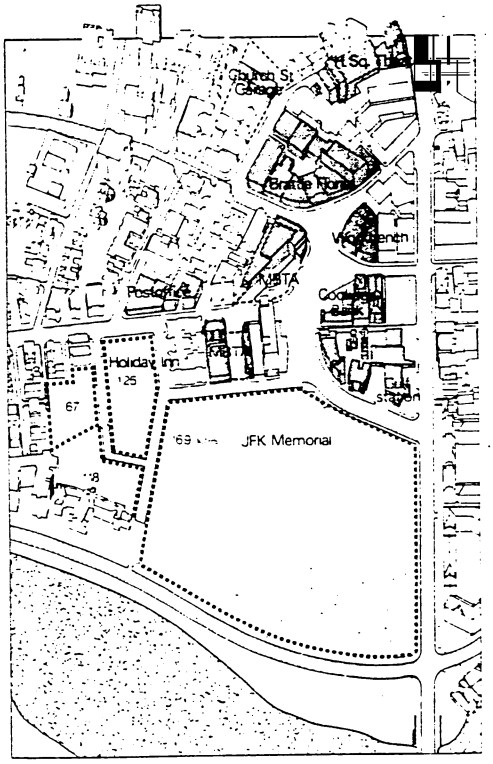
Review of Harvard Square Investigations in Urban Design
1975, Study by Monacelli Associates for the City of Cambridge

This award-winning study has been an important reference for those who have helped shape Harvard Square in recent years. A number of the study's recommendations have been respected in recent development; others have not. In fact, the study in many instances only suggested options. A major focus of the study was development of the Southwest Sector, which by now is nearly complete. The purpose of this update is to extrapolate those points which are still helpful as a new era of preservation and continuing development activity begins.

The Monacelli study was organized in four sections:

I. Introduction and Background
II. Urban Context
III. Elements of Form
IV. Movement and Activity

The present analysis summarizes each of these four topics, and notes the still relevant points of consideration.



Development Activity

1. INTRODUCTION & BACKGROUND

The study says "as the Square becomes more attractive to those beyond its immediate environs and as attempts are made to accommodate new and larger scale development, the essential structure of the Square's physical setting may well be destroyed and with it the very streetlife and character which was its attraction." Indeed, significant "new and larger scale development" has taken place, though not all of the sites shown on the "Development Activity" plan have been redeveloped.

The study emphasizes the value of the "essential structure", although the word "preservation"is not used. The present effort to protect the character of the Square is more directly a preservation-oriented undertaking.

II. URBAN CONTEXT

Many of the recommendations have been more or less followed or are no longer at issue.

a. The Southwest Sector was undeveloped.

b. "The existing sectors should be reinforced and the Southwest Sector developed to contain rather than expand the core."

As developed, the Southwest Sector has a complex relation to the core, connecting to it, expanding it, and containing it all at once.

1. Sectors

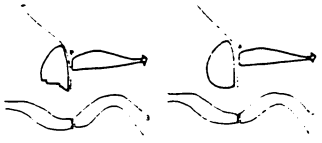


a. Size and shape of retail core is easily understood and experiences.

b. "Commercial development in the Southwest Sector should be contiguous with the existing retail core."

A limited amount of retail has been located to enliven the path connecting the River and the Brattle Square district.

2. Retail Core



a. There was a single focal point at the entry to Harvard Square Station.

b. The focus at a point needed expansion to "a line which is reinforced by multiple activities".

The MBTA surface improvements now help connect the station area to the Brattle Square district.

3. Focus



a. Common and River not connected to core.

b. "These areas should be linked to the core by pedestrian ways, landscape treatment, and building development."

The MBTA project and the MDC connector to JFK park will link Brattle Square to the River and Common.

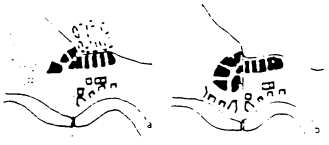
4. River & Common



III. ELEMENTS OF FORM

Large-scale redevelopment "might not only destroy the fabric of the Square, but also lead to neglect of small design details which contribute to visual vitality." If the design of new buildings incorporates an understanding of the existing physical elements, the Square's character need not be destroyed.

1. Building Density

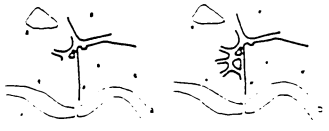


a. "In the core, all buildings are contiguous." "The sectors are composed of separate buildings."

b. "Redevelopment of the core and alterations to the surrounding sectors should maintain the existing" coverage and open space pattern.

The Southwest Sector was developed more densely than in the way diagrammed here.

2. Walls & Objects



a. Extensive streetwalls of 2 to 6 stories "provide the visual continuity within the core and the spires and cupolas serve as reference points from the core."

b. Walls should be continued and a 60-80' height limit imposed in the core.

The Overlay District subsequently set a height limit for much of the Square.

3. Squares & Channels

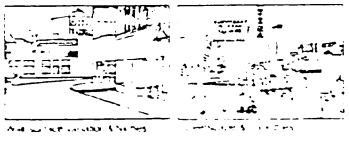


a. Parallel walls make channels leading to triangular open spaces formed by curved walls.

b. This pattern should be carried to the southwest, and open spaces be "converted to predominantly pedestrian use".

The MBTA project has improved many pedestrian spaces; the Coolidge Bank, Niles building, and Eliot garage all continue streetwalls; and some links are missing.

4. Tunnels & Niches



a. Occasionally walls, awnings, streetscape, and sidewalks produce "tunnels". "Niches such as doorways, shop windows, parks, and street cafes" occur along the tunnels at random.

b. Guidelines should include the concepts.

The 1978 Overlay District did encourage some of these elements, though not in a clear or consistent way.

IV. MOVEMENT & ACTIVITY

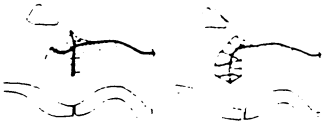
Monacelli suggests consideration of ways to separate pedestrians and vehicles, but emphasizes the need to insure that vehicle-free areas will be dynamic and active.

1. Pedestrian

a. "Pedestrian movement in Harvard Square parallels principal and secondary roadways and occurs on through-block passages."

b. Through-block movements and the whole pedestrian network should be strengthened.

Many through-block connections should still be improved or created.

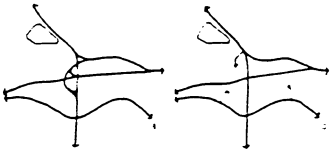


2. Vehicular

a. Through and local traffic intermingle.

b. These should be separated.

Changes since 1975 have eliminated the direct connection between Mass. Ave. and Brattle Street, and have made Eliot two-way.



3. Parking

a. On-street parking should be removed.

b. Small scale garages should be built close to the core, and long-term parking provided at some distance.

On-street parking has been greatly reduced. New garages have been built in the Southwest Sector. Long-term facilities are not contemplated.

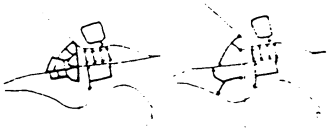


4. Service

a. Deliveries contribute to congestion.

b. Loading and service facilities should be designed in the southwest. On-street service in the core should be controlled.

The Southwest Sector has made provisions for on-site service. On-street servicing continues in the core.



Appendix 2.

Development in the Harvard Square Overlay District, Christopher Chadbourne and Francois Vigier, 1984

The purpose of this study, produced by the Special Programs of the Harvard Graduate School of Design, was "to promote informed discussion among all interested in improvement of the environmental quality of Harvard Square and in the development of legislative controls to guide its development".

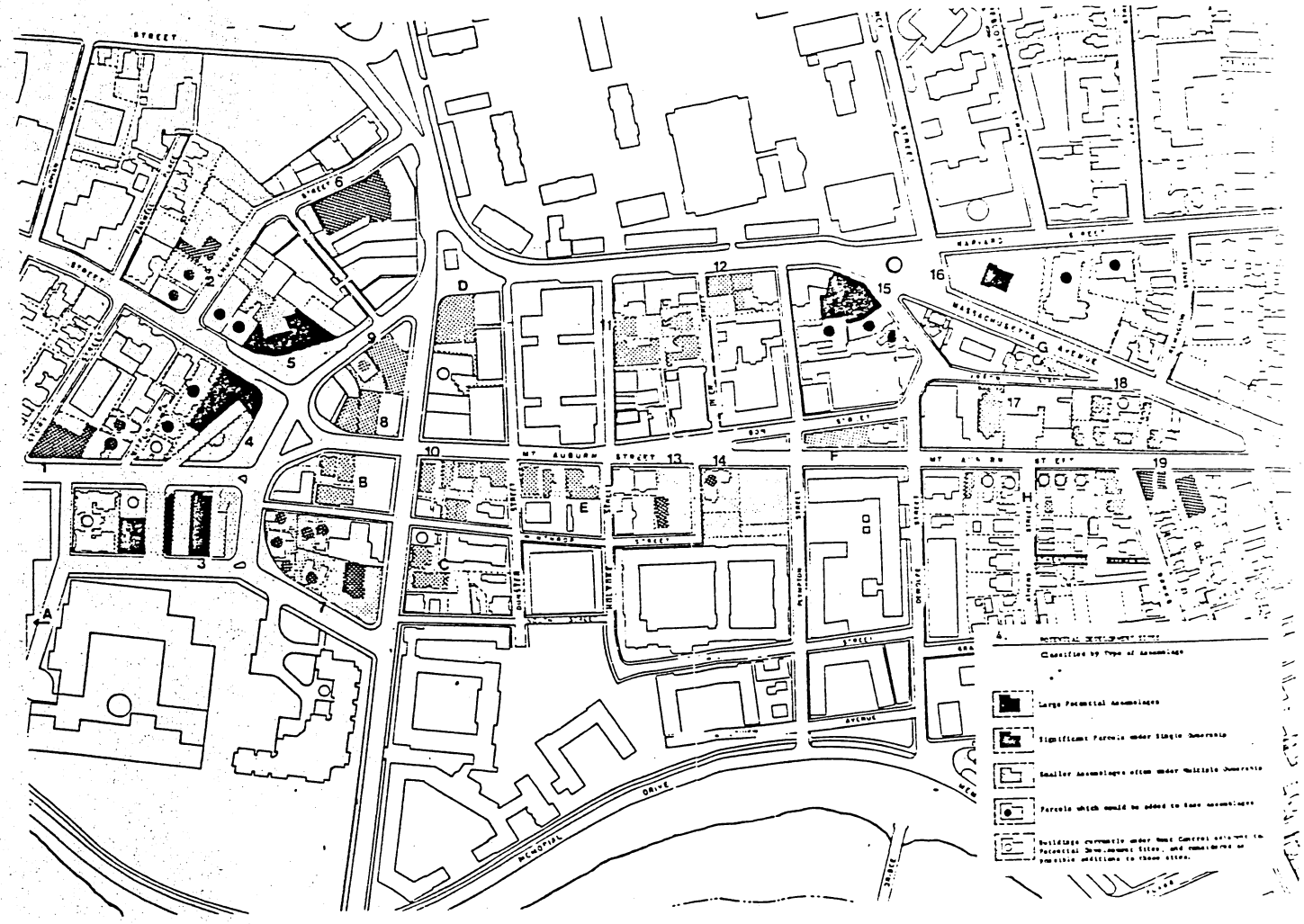
The topics which were addressed:

Market Conditions
Potential for New Development
Impact of Zoning Regulations on Development
Preservation Tax Incentives and Facade Easements
Environmental Quality -- Overall and in Districts.

"Finely-tuned zoning" was suggested to deal with a variety of policies. These policy alternatives are summarized:

Parking Reassess the current mandatory parking ration
Housing Determine if housing is a priority; if so, take actions to encourage
Height Limit Consider more stringent in some areas, with TDR linked; in this context, consider change from 60' to 65'
FAR Lower Far to protect older structures; combine with TDR
Mixed Uses Develop more forceful policy to preserve mixed-use character
Environmental Amenities Define more precisely nature of public amenities to be obtained from developers

This plan from Development in the Harvard Square Overlay District shows sites which were analyzed for their development potential.



POTENTIAL DEVELOPMENT PARCELS

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
1	The Post Office Site	12,732	10,000	BB	4	40,392	50,892	Retail/ Office	Institutional
2	The Church Street Site	31,774	4,086	BA	1.75	51,518	55,604	Retail	Retail Parking
	The Brattle Corner Extension	11,860	7,670	BA	1.75	13,085	20,791	Retail/ Residential	
	The Combined Site	43,634	11,756	BA	1.75	64,603	76,395		Institutional
3	The Harvard Motor Lodge/Cragie Arms Site	37,983	43,070	PUD	4	108,862	151,932	Retail/ Office	Hotel/Transit/ Parking
4	The MBTA Site	29,632	12,000	BB	4	106,582	118,582	Retail/ Office	Retail Transit
	The Brattle Theater Extension	13,000	29,600	BB	4	31,400	52,000		
	The Combined Site	42,632	32,240	BB	4	137,982	170,528		
5	The Brine's Site	26,157	26,902	BB	4	77,726	104,628	Retail/ Office	Retail
	The Sage's Corner Extension	10,175	23,760	BB	4	16,940	40,700	Retail/ Office	
	The Combined Site	36,332	50,662	BB	4	94,666	145,328		
6	The Harvard Square Theater Site	12,651	14,040	BB	4	35,564	50,604	Entertainment/ Office	Entertainment
7	The JFK Gulf Station Site	15,678	4,428	BB	4	58,284	62,712	Retail/ Office	Retail, Resid.
	Extension to Brattle Square	22,367	22,736	BB	4	66,372	89,468	Retail/ Office	
	The Combined Site	38,045	27,164	BB	4	124,656	152,180	Retail/Office	
8	The Charrette Site	9,142	15,580	BB	4	21,006	36,586	Retail/ Office	Retail
9	The Charles Bank/ Urban Outfitter's Site	15,850	37,400	BB	4	26,000	63,400	Retail/ Office	Retail Office
10	The J. Press Block	15,300	17,200	BB	4	44,000	61,200	Retail/ Office	Retail Office/ Residential

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
11	The Hasty Pudding Assemblage	27,871	34,424	BB	4	77,300	111,484	Retail Office Institutional	Institutional
12	The Niles Block	12,351	14,660	BB	4	34,744	49,404	Retail/ Office	Retail/Office
13	The Gold Coast Sites Lots 3 & 4	13,649	2,740	C1	3	38,207	40,947	Residential Retail[1] Hotel	Institutional
14	The Gold Coast Sites Lots 81,82	15,825	7,044	C3	3	40,431	47,475	Retail[1] Hotel Residential	Institutional
	Lots 81,82,83	33,102	7,044	C3	3	92,262	99,306	Retail[1] Hotel Residential	Institutional
15	The Chinese Restaurant Site	13,176	25,006	BB	4	27,689	52,704	Retail/ Office	Retail/ Residential/ Institutional
	Extension Along Bow Street	10,855	17,188	BB	4	26,232	43,420	Retail/ Office	
	Extension to Plympton Street	13,206	13,980	BB	4	38,844	58,824	Retail/ Office	
	The Combined Site	37,237	56,094	BB	4	92,774	154,948	Retail/ Office	
16	The Gulf Station Site	30,902	4,500	C3	3	92,706	88,206	Retail[1]/ Residential	Retail
	The Baptist Church Site	18,572	12,960	O3/C1	3/.75	62,360	72,833	Office/ Retail/ Residential	Institutional
	The Elks Club Site	16,223	9,680	C3	.75	2,687	12,167	Retail/ Residential	Institutional
	The Combined Site	65,697	27,140	O3/C1	3/.75	155,066	173,206	Office/ Retail/ Residential	Retail/ Institutional
17	St. Paul's Church Site	17,810	20,460	O3	3	32,970	53, 430	Retail[1]/ Residential	Institutional
18	Typotech Block/East Portion	17,678	19,360	BB/O3	4/3	40,953	60,313	Retail[1]/ Office	
	Typotech Block/West Portion	7,307	5,470	BB	4	33,049	38,519	Retail/ Office	Retail Residential Office
	The Combined Site	24,985	24,830	BB/O3	4/3	74,006	98,823	Retail/ Office	
19	The Putnam Square Site	15,087	6,260	BB	4	54,090	60,350	Retail/ Office	Residential/ Retail

OTHER DEVELOPMENT PARCELS (HIGHLY UNLIKELY OR OUTSIDE THE OVERLAY DISTRICT)

A	The Half Crown District--South of Mt. Auburn	No Specific Sites Selected							
B	The Armenian Church Site	13,212	20,296	BB	4	32,552	52,848	Retail/ Office	Retail/ Residential
C	The Bolyston Victorians	13,276	17,376	BB	4	35,728	53,104	Retail/ Office	Retail/ Residential
D	The Wursthaus Site	22,614	54,813	BB	4	35,643	90,456	Retail/ Office	Retail/ Office
E	The Mt. Auburn Clubs	15,877	18,304	C3	3	29,327	47,631	Retail[1]/ Residential	Institutional/ Clubs

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
F	The Block at DeWolfe and Bow	11,420	16,990	O3	3	17,270	34,260	Retail[1] Office	Retail/ Residential
G	The Arrow/Massachusetts Avenue Fiatiron Site	6,993	4,221	O3	3	20,979	29,200	Retail[1] Office	Retail Residential
H	The Athens St. District								
	Mt. Auburn West of Athens	14,740	11,000[2]	C3	3	33,220[2]	44,220	Retail[1]/ Residential	Residential
	Mt. Auburn East of Athens	22,330	13,000[2]	C3	3	53,990[2]	66,990	Retail[1]/ Residential	

NOTES TO TABLE

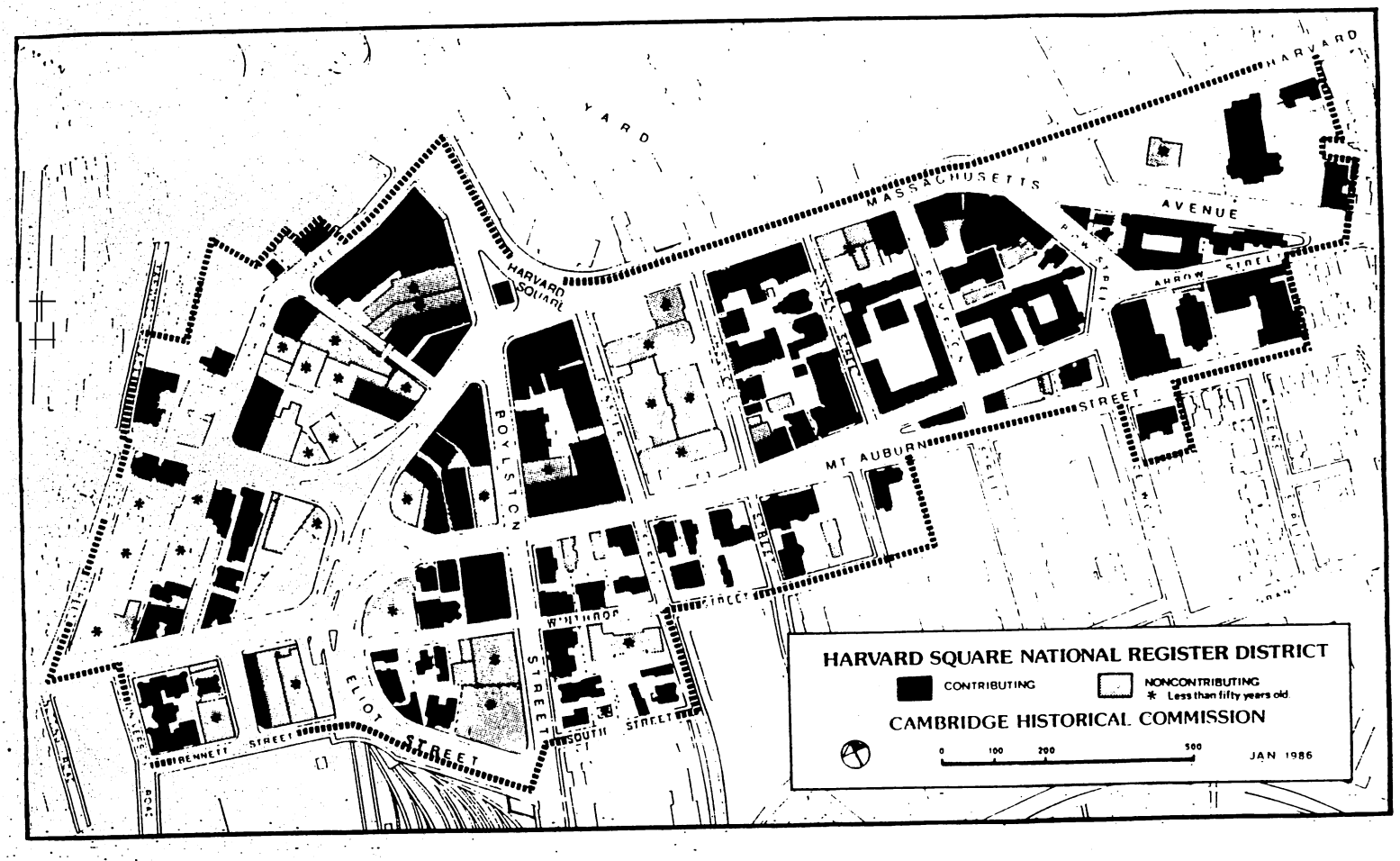
1. Retail use assumes a variance in the O3 and C3 zones.

2. Figure is approximate due to insufficient data.

Appendix 3.

Plan of proposed Harvard Square National Register District, Cambridge Historical Commission, January, 1986

This map shows the boundaries of the proposed Harvard Square National Register District. Contibuting buildings are those which are architecturally or historically significant and add to the overall historical character of the District. Non-contributing buildings are those which lack significance or which are under the statutory 50 year age limit. Buildings less than 50 years old may be significant and will be considered contributing when they pass the 50 year mark.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 5, 1986

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's recommendation relative to the Harvard Square Overlay District Rezoning Petition and a rezoning of an area in the Overlay District south of Mt. Auburn Street from Residence C-3 and Business B to Residence C-2.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 6

Re: Planning Board recommendation on the Harvard Square Overlay District Rezoning Petition & a rezoning of an area in the Overlay District south of Mt. Auburn St. from Residence C-3 and Business B to Residence C-2.

In City Council,

May 5, 1986

Referred to the Petition

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

May 6, 1986

Russell B. Higley, Esquire
City Solicitor
City Hall
Cambridge, Massachusetts 02139

Dear Sir:

Enclosed you will find copies of items that were passed to a second reading at the City Council meeting held on May 5, 1986 as follows:

1. Proposed amendment to the Zoning Ordinances to rezone land in the Plympton, Mt. Auburn, JFK, South, Dunster, Winthrop and Holyoke Streets and Holyoke Place.

2. Proposed amendment to the Zoning Ordinances providing for the Harvard Square Overlay District designation.

3. Loan order in the sum of $850,000 for remodeling, reconstructing or making extraordinary repairs to municipal buildings.

4. Loan order in the sum of $1,500,000 for remodeling, reconstructing or making extraordinary repairs to the Cambridge Hospital.

5. Loan order in the sum of $3,000,000 for reconstruction of streets with bituminious macadam or other permanent pavement.

Would you kindly review these amendments and loan orders and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
Acting City Clerk

JEC/dl

Encs. (5) First publication numbers 2297, 2298, 2299, 2300, 2301.

c.c. Councillor Walsh, Chairman, Committee on Ordinances
Mr. Cellucci, Commissioner of Inspectional Services.

FIRST PUBLICATION NO. 2298.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning an area currently designated Business B and Residence C-3 to Residence C-2 as described below:

3.0 Rezone to Residence C-2 that area presently zoned Residence C-3 and Busines B which is circumscribed by a line beginning at a point, said point being the intersection of the center-lines of Plympton Street and Mount Auburn Street,

3.1 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street to the north-easterly extension of the northeasterly sideline of lot number 68 on Assessor's Plat numbered 161, for a distance of approximately 750 feet,

3.2 Thence turning and proceeding in a southwesterly direction along the northeasterly sideline of lot numbered 68, Assessor's Plat numbered 161, to its intersection with a line 100 ft. distant from and parallel to the southwesterly side-line of Mout Auburn Stree;

3.3 Thence turning and proceeding in a northwesterly direction to a point 100 feet from the sideline of John F. Kennedy Street along a line 100 feet from and parallel to the side-line of Mount Auburn Street for a distance of approximately 29 feet,

3.4 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to John F. Kennedy Street to a point of intersection with the centerline of South Street for a distance of approximately 300 feet,

3.5 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of inter-section with the centerline of Dunster Street for a distance of approximately 180 feet,

3.6 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of inter-section with the center line of Winthrop Street for a distance of approximately 200 feet,

3.7 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance for approximately 230 feet,

3.8 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its extension to a point of intersection with the centerline of Plympton Street, for a distance of approximately 460 feet;

3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of origin for a distance of approximately 200 feet.

3.01 <u>Premises shown on Assessor's Plat numbered 161</u>:

Odd numbers 57-61 Plympton Street, even number 52-72 Mount Auburn Street, even numbers 2-26 Holyoke Place, 1-35 Holyoke

Place, and 28-30 Holyoke Street which includes all or parts of lots numbered 81, 83, 84, 82, 76, 4, 3, 2, 1, and 5.

3.02 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-86 Mount Auburn STreet, odd numbers 25-33 Holyoke Street, 39-67 and 38-70 Winthrop Street, 43-77 and 44-56 Dunster Street, and 17-21 South Street, which includes all or parts of lots numbered 62, 11, 10, 49, 50, 14, 63, 67, 48, 7, 71, 16, 31, 36, 52, 51, 53, and 32.

Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

FIRST PUBLICATION NO. 2297.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

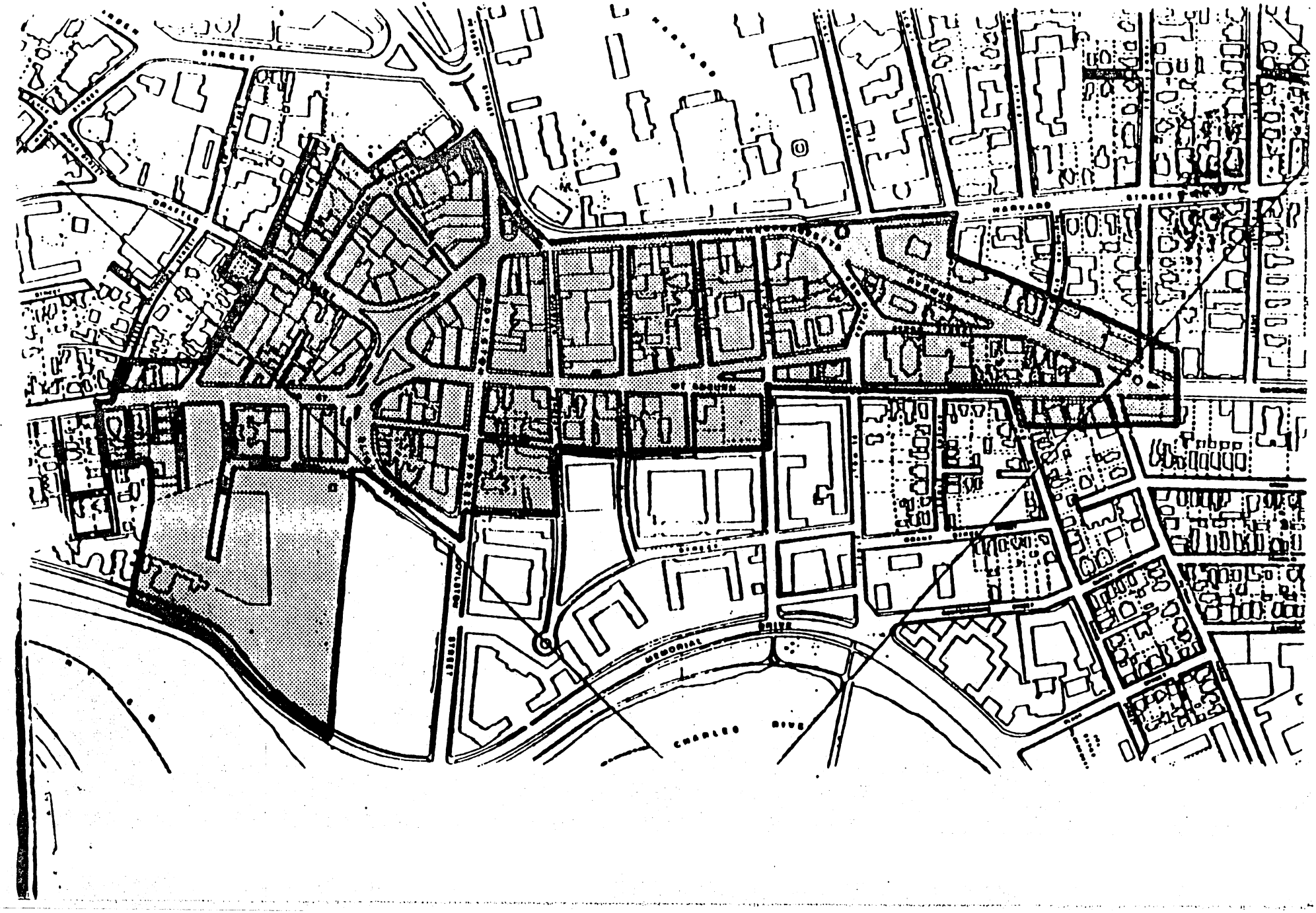
Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



CCM-101

FIRST PUBLICATION NO. 2301.

City of Cambridge

IN CITY COUNCIL

May 5, 1986

ORDERED:

That $850,000 is appropriated for remodeling, reconstructing or making extraordinary repairs to municipal buildings, and that to meet this appropriation the Treasurer with the approval of the City Manager is authorized to borrow $850,000 under G. L. c. 44, s. 7(3A).

Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on adoption.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

FIRST PUBLICATION NO. 2300.

CCM-101

City of Cambridge

IN CITY COUNCIL

May 5, 1986

ORDERED:

That $1,500,000 is appropriated for remodeling, reconstructing or making extraordinary repairs to the Cambridge Hospital, and $1,500,000 is appropriated for additional equipment for the hospital, and that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow $3,000,000 under G. L. c. 44, s. 7 (3A and (9).

Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on adoption.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

CCM-101

FIRST PUBLICATION NO. 2299.

City of Cambridge

IN CITY COUNCIL

May 5, 1986

ORDERED:

That $3,000,000 is appropriated for the reconstruction of streets with bituminous macadam or other permanent pavement of similar lasting character, for macadam pavement or other road material and for construction of concrete sidewalks; and that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow $3,000,000 under G. L. c. 44, s. 7 (5) and (6).

Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on adoption.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

FIRST PUBLICATION NO. 2297.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by amending the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

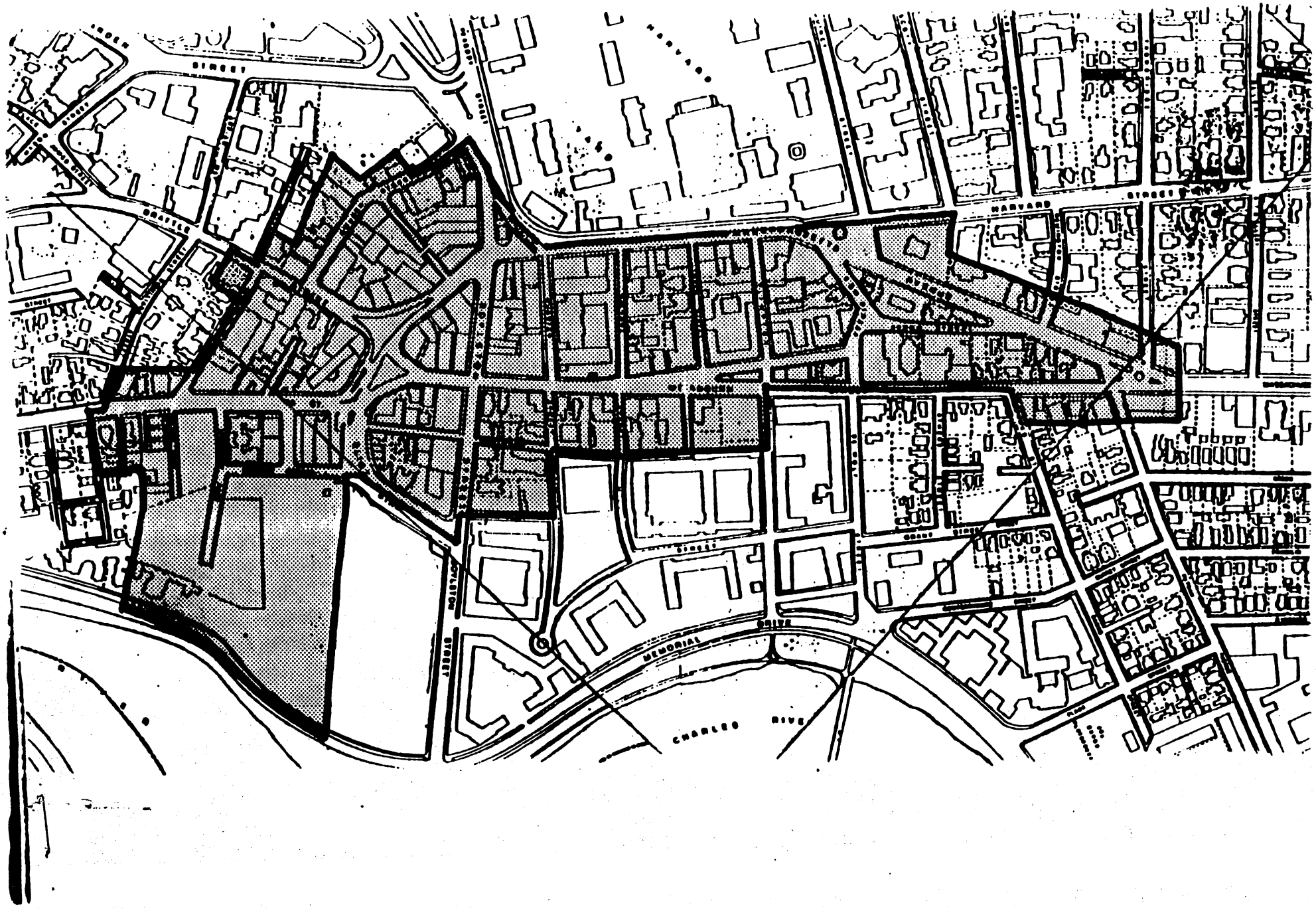
Passed to a second reading at the City Council meeting held on May 5, 1986 and on or after May 19, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, Acting City Clerk.

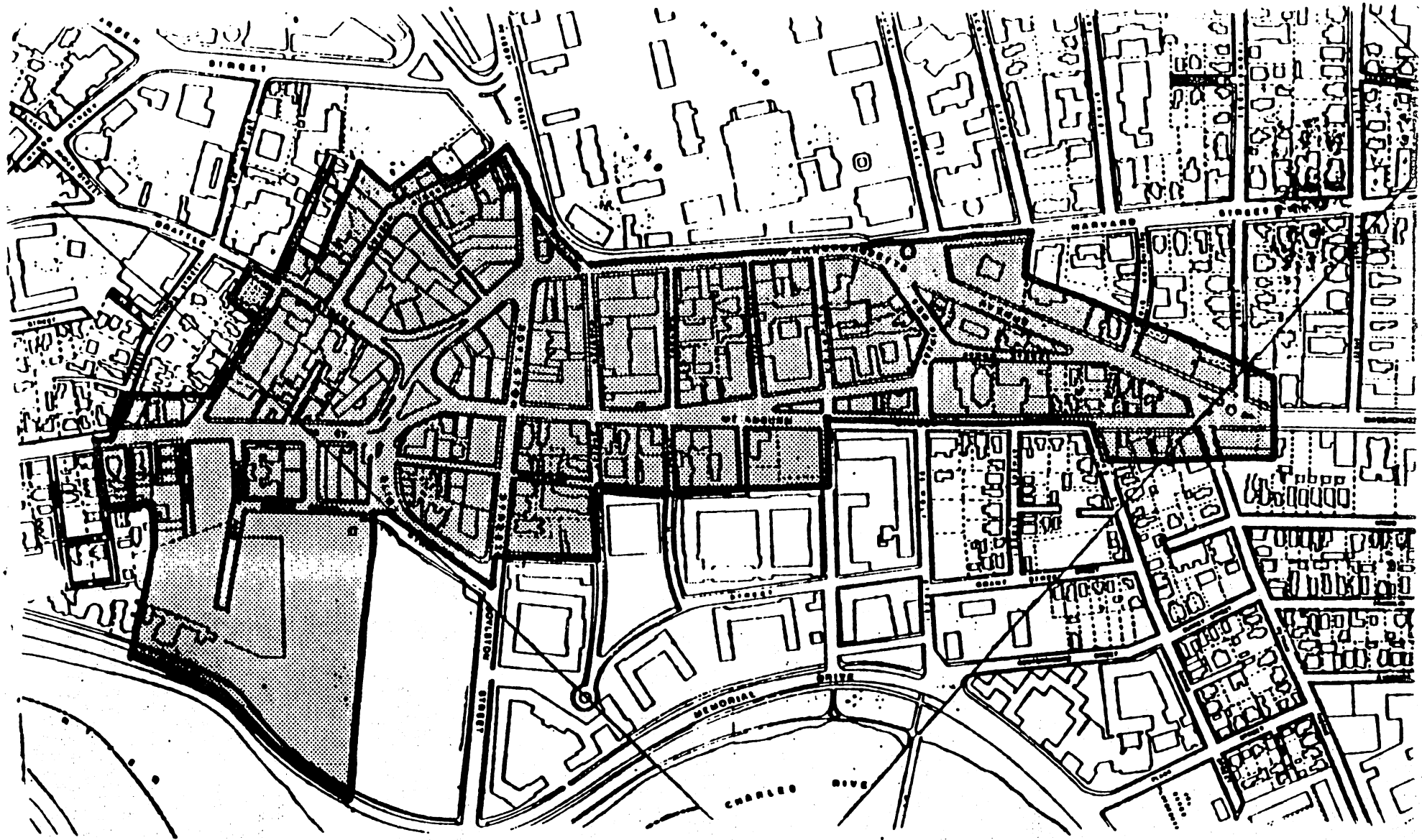
NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection it its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton,
Acting City Clerk.

Harvard Square Overlay District



Harvard Square Overlay District



City of Cambridge

In City Council April 28, 1986

The Ordinance *Committee* conducted a public hearing on Tuesday, April 15, 1986 beginning at 5:15 p. m. in the Sullivan Chamber, City Hall, Cambridge.

to which

Councillor William Walsh, Chairman of the Committee called the hearing to order and stated that the first item on the agenda would be the petition by the Planning Board to amend the Zoning map and text of the Zoning Ordinances by deleting the existing Section 11.50 entitled "Harvard Square Overlay" designation and substituting therefore a new Section 11.50 entitled "Harvard Square Overlay District".

At this time the Committee heard from Mr. Michael Rosenberg, Assistant City Manager for Community Development who outlined the petition of the Planning Board and stated that the petition before the Committee represents three years of work with the community, both residential and commercial. He further stated that it was the Planning Board's intent to improve the 1979 response by the City on this development issue. He further stated that the Community Development Department attempted to balance preservation and growth.

Mr. Roger Booth, also of the Community Development Department, stated there were basically five changes in the current petition:

1. the establishment of an Advisory Review Committee to review all future major development projects.

2. a relaxation of base zoning district set back requirements.

3. a new Special Permit provision to allow for the waiver of parking requirements on small lots and the location of limited retail uses in non-business districts.

4. changing the height limitation by Special Permit from 110 feet to 80 feet; and

5. establishing by reference the identification of buildings in Harvard Square worthy of preservation; a proposed National Register Historic District.

At this time Councillor Alice Wolf questioned the number of real neighborhood residents who would serve as members of the Advisory Committee. She stated additional residents versus business persons should be appointed.

REPORT

Committee on Ordinances

Re: Planning Board petition to amend the Zoning Map & text of the Zoning Ordinances by deleting the existing Section 11.50 entitled "Harvard Square Overlay" designation & substituting therefor a new Section 11.50 entitled "Harvard Square Overlay District".

In City Council,

April 28, 1986

C.D.S

Tabled

Mr. Rosenberg responded by stating the Planning Board was currently pursuing this idea and possibly 1 or 2 additional residents could be recommended.

Councillor Wolf responded by stating four persons should be appointed. She further suggested that a Cambridge designation should be considered for all members.

Councillor Wolf further questioned whether or not there were enough protections and incentives within the petition to maintain some of the older buildings.

Mr. Charles Sullivan, Director of the Historical Commission responsed by stating that would be the purpose of the National Register District.

At this time Councillor Walsh requested a show of hands in support of the petition; approximately twenty-two hands were raised.

Speaking in favor of the petition were:

Phoebe Brooks of the Harvard Square Defense Fund

Jackie O'Neill, Associate Vice-President, Harvard University.

David Vickery, Vice-President, Neighborhood Ten Association

Sheldon Cohen President, Harvard Square Business Association

Speaking in opposition to the petition were:

Robert LaTremouille, 348 Franklin Street, Cambridge, MA

Michael Turk, 24 Prescott Street, Cambridge, MA

Both of these individuals in response to questions by Councillor David Sullivan voiced strong objection to the petition stating that a previous petition before the City Council, which they felt was flawed, was better than the current one and further they objected to the proposed changes within this petition.

Also appearing before the Committee was Mr. William Cunningham, 3 Putnam Gardens, who stated that he really did not have a formal position yet.

Councillor Duehay stated although he did not agree with every detail of the proposed petition he was impressed with the effort of the Community Development Department.

At this time Councillor Alice Wolf moved that the petition be referred, without recommendation, to the full City Council.

The motion -

Carried.

The hearing was adjourned at 6:29 p. m.

For the Committee,

Wm H Walsh

Councillor William H. Walsh,
Chairman.

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, April 15, 1986 at 5:00 p. m in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District from the text and the existing Harvard Square Overlay designation from the Zoning Map and substituting therefore a new Section 11.50, Harvard Square Overlay District, in the text of the Ordinance and a new description on the Zoning Map entitled "Harvard Square Overlay District" as indicated on the accompanying map. The text of the amendment would substantually revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with small extensions in Putnam Square and along Dunster Street, Winthrop Street and Holyoke Place south of Mount Auburn Street.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor William H. Walsh,
Chairman.

Harvard Square Overlay District



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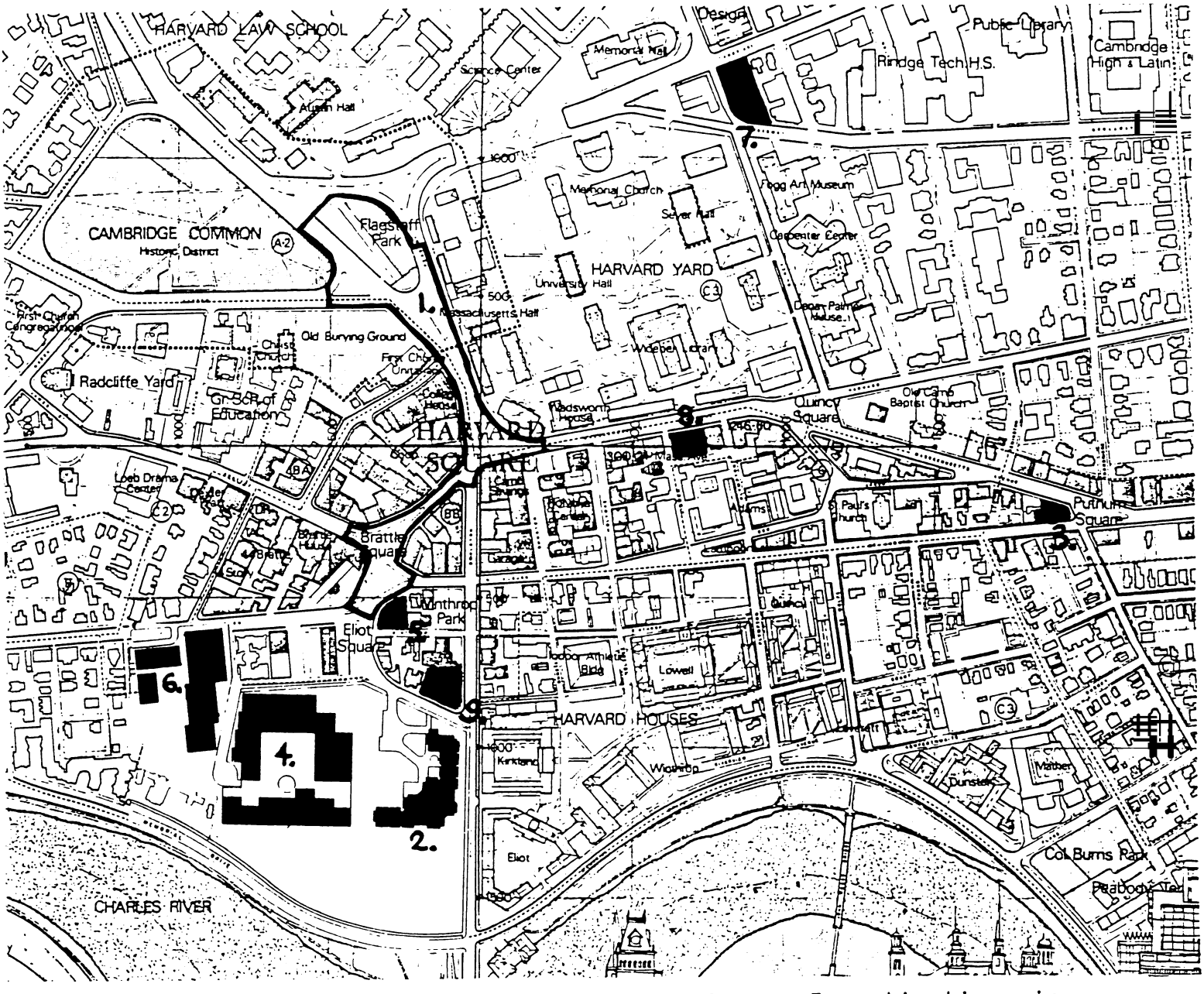
Harvard Square Development Guidelines



HARVARD SQUARE DEVELOPMENT GUIDELINES

City of Cambridge
Community Development Department
Winter, 1986



This plan was originally part of Harvard Square Investigations in Urban Design by Monacelli Associates for the City of Cambridge, 1975. The plan has been modified to show major projects built since 1975:

1. Harvard Square Subway Station
2. Kennedy School of Government
3. Putnam Square Office building
4. Charles Square
5. Coolidge Bank
6. University Place and University Green
7. The Fogg Museum expansion
8. Office building by the Niles Company
9. The Eliot Street parking garage

In this same decade, several important pieces of growth management legislation affecting Harvard Square have been added to the Cambridge Zoning Ordinance, including the Planned Unit Development regulations, the original Harvard Square Overlay District, the Institutional Use regulations, the Parking Amendment, and the Sign Ordinance.

Table of Contents

General Guidelines for the Harvard Square Overlay District

Specific Guidelines for the Square's Subdistricts

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. Gold Coast/Mt. Auburn Street
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

Appendices

1. 1985 Review of Harvard Square Investigations in Urban Design, 1975, Monacelli Associates.

2. Summary of design and development points from Development in the Harvard Square Overlay District, 1984, Vigier and Chadbourne.

3. Harvard Square National Register District, plan of August, 1986, Cambridge Historical Commission.

HARVARD SQUARE DEVELOPMENT GUIDELINES

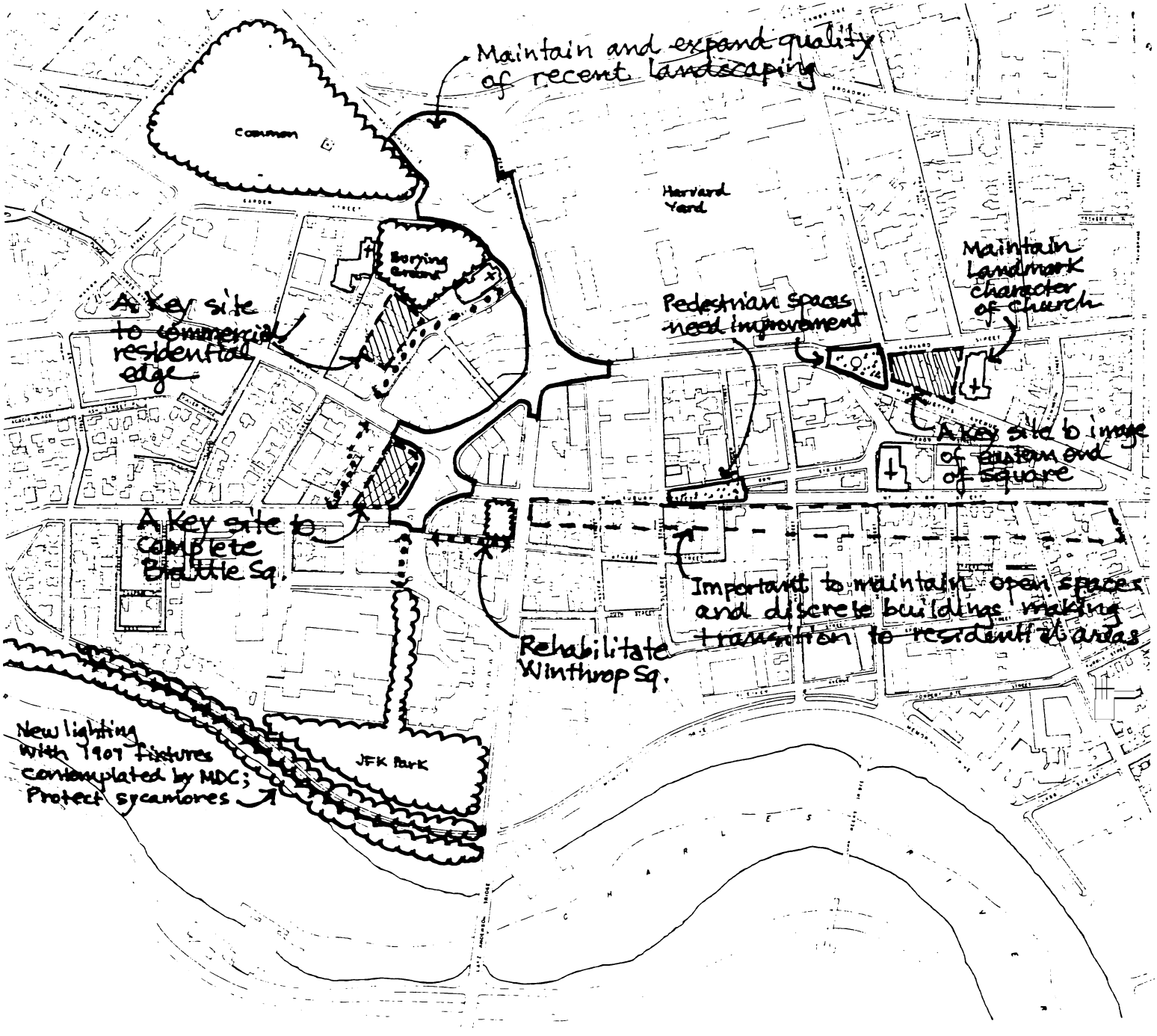
Purpose

The Harvard Square Development Guidelines are intended to help guide future incremental growth and change in the area. The last ten years have brought millions of dollars worth of change, including a new $70 million subway station, and hundreds of thousands of square feet of new uses to the Square. Development of this magnitude is not forseen or encouraged in the next ten years. But some degree of rehabilitation and new construction is inevitable. The challenge to the Cambridge community is to keep what is special about the Square while allowing for well-considered new projects.

Source materials for guidelines include the Harvard Square Investigations in Urban Design, by Monacelli Associates 1975; and Development in Harvard Square Overlay District, by the Special Programs of the Harvard Graduate School of Design, 1984. The appendix to these guidelines summarizes particularly relevant issues raised by each of these studies. Both studies made the following points, which are the reason for being of this document.

1. A better process is needed, and an associated plan.
2. The guidelines should be as specific to area context and particular sites as possible.

As well as referring to these studies, the Community Development Department has drawn upon comments from the Planning Board, Cambridge Historical Commission community residents, businesses, and property owners, received during extensive meetings held from the spring of 1984 to the spring of 1986.



Overall Urban Design Plan for Harvard Square

This plan summarizes key urban design considerations that face all of Harvard Square in the coming years. Every aspect of new development activities, both public and private, should be considered at the scale of the entire Square, as well as at the smaller scales of the subdistrict and indivitual site.

General Development Guidelines for the Harvard Square Overlay District

1. Retention and upgrading of much of the Square's existing inventory of old buildings.

2. Respect for the diversity of building form and scale: encourage green yards and courtyards and small, free-standing buildings where that character prevails; streetwall buildings where that character has been set.

3. Expansion of the high quality public environment now established in the heart of the Square with a consistent palette of materials and street furniture.

4. Expansion of the network of pedestrian walkways and paths whenever they could conveniently provide alternate routes through the District.

5. Expansion of residential living in the Square where possible. Maintenance of a wide diversity of uses serving neighborhood needs, as well as the academic community and the larger region.

6. Encouragement of creative solutions to the Square's parking problems.


Charles River
Memorial Drive
3. GOLD COAST
4. JFK STREET/
WINTHROP SQ.
Mt. Auburn
Harvard Street
2. BOW +
ARROW
STREETS
Massachusetts Avenue
Eliot
Mt. Auburn Street
5. BRATTLE SQ.
Brattle Street
Church
6. CHURCH
STREET
Harvard Yard
Old Burying Ground
Garden Street
Common
1. HARVARD SQ.

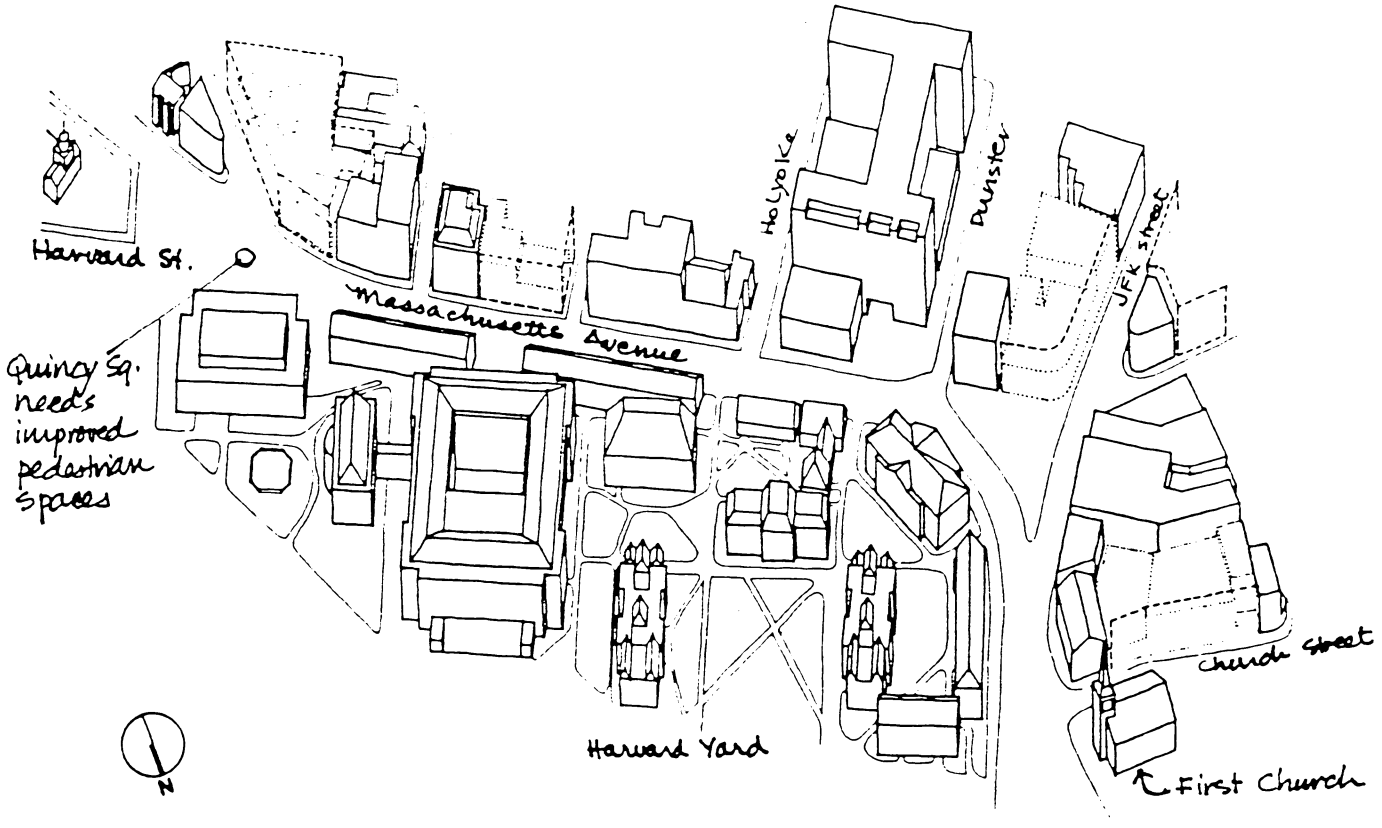
Specific Guidelines for the Square's Subdistricts

In every subdistrict, public and private projects should respond to the particular characteristics of the site context. These development criteria are written to summarize the most distinctive aspects of each district, and to suggest how new projects should be considered in regard to these special attributes.

Strict boundaries need not be drawn to separate the subdistricts; while each area has special qualities, there are also important connections and overlapping design considerations throughout the Square. Thus, many sites must be judged in relation to more than one of these interconnected districts:

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. The Gold Coast
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

The drawing shows the general location of each district in the context of the whole of Harvard Square. On the following pages, the Square has been broken down into these six subdistricts so that more specific guidelines for each area can be elaborated.





The new building on the left fits in well with older Harvard Square structures because of its massing, materials, ground floor treatment, fenestration, and detailing.

1. HARVARD SQUARE/MASSACHUSETTS AVENUE

The heart of the Square has been redefined by the new subway station and associated surface renovations, while Massachusetts Avenue remains as a special corridor having the edge of Harvard Yard on the north and the dense, mixed-use urban core on the south.

Public Space

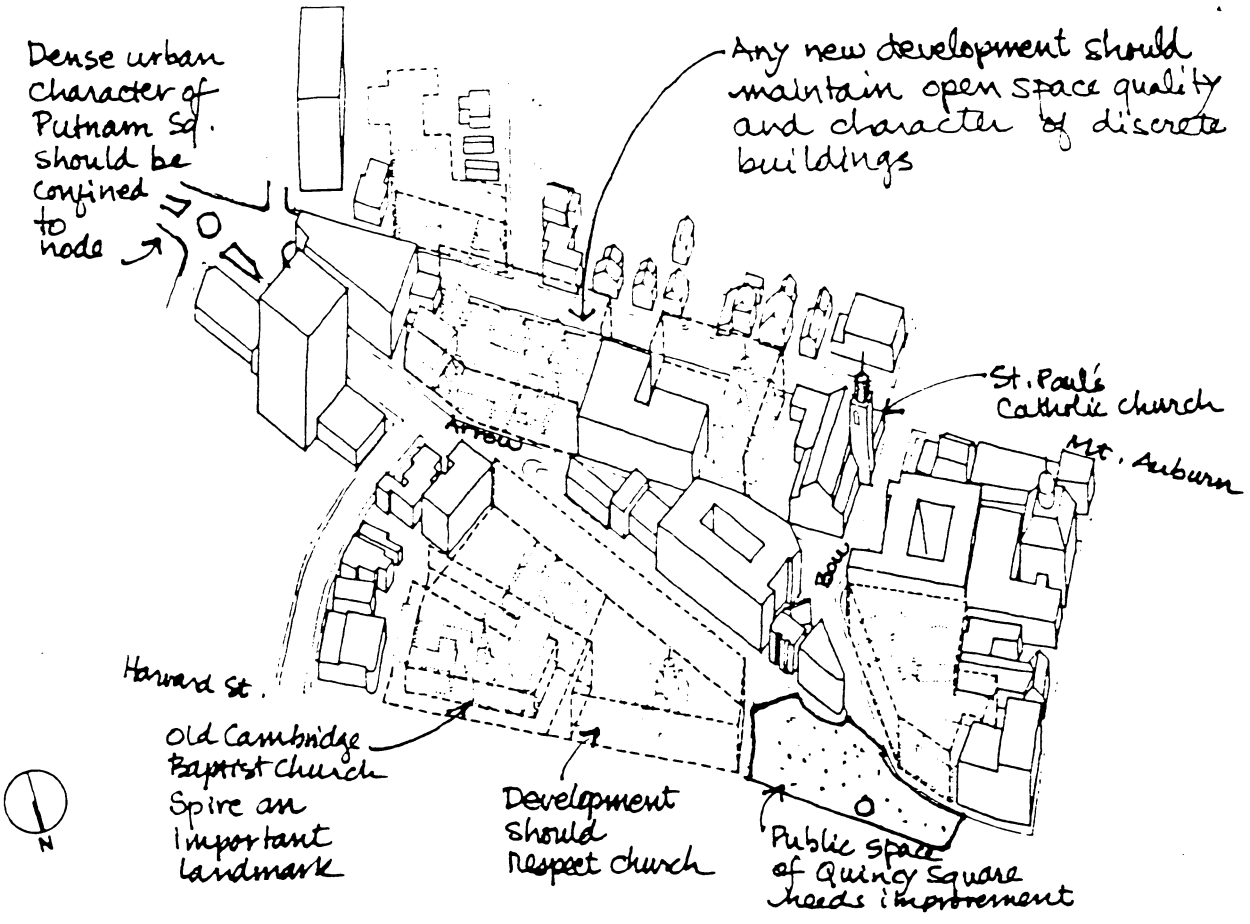
Many uses compete for space in Harvard Square. It is essential that the Square remain flexible to accommodate these demands. The small proportion of space that is actually open must remain so, for the Square is in danger of becoming overcrowded. The actively used space of Forbes Plaza is a welcome addition to the amount of private outdoor space at least partially accessible to the public.

Private Sites

A variety of building rehabilitation projects seem possible and perhaps likely in the Square, while major redevelopment seems improbable. Any new structure should respect the tightly-knit, though eclectic, character of this subdistrict. Design review should insure that materials, signs, etc. are in keeping with the strong historical identity of most of the buildings in this area. In addition, the surface level improvements associated with the new Harvard Square subway station should be maintained and extended to areas still in need of better landscaping and paving treatments.



New landscaping in the heart of the Square needs to be respected and maintained.





The spire of the Old Cambridge Baptist Church is one of the most dramatic landmarks in the Square.

2. BOW AND ARROW TO PUTNAM SQUARE

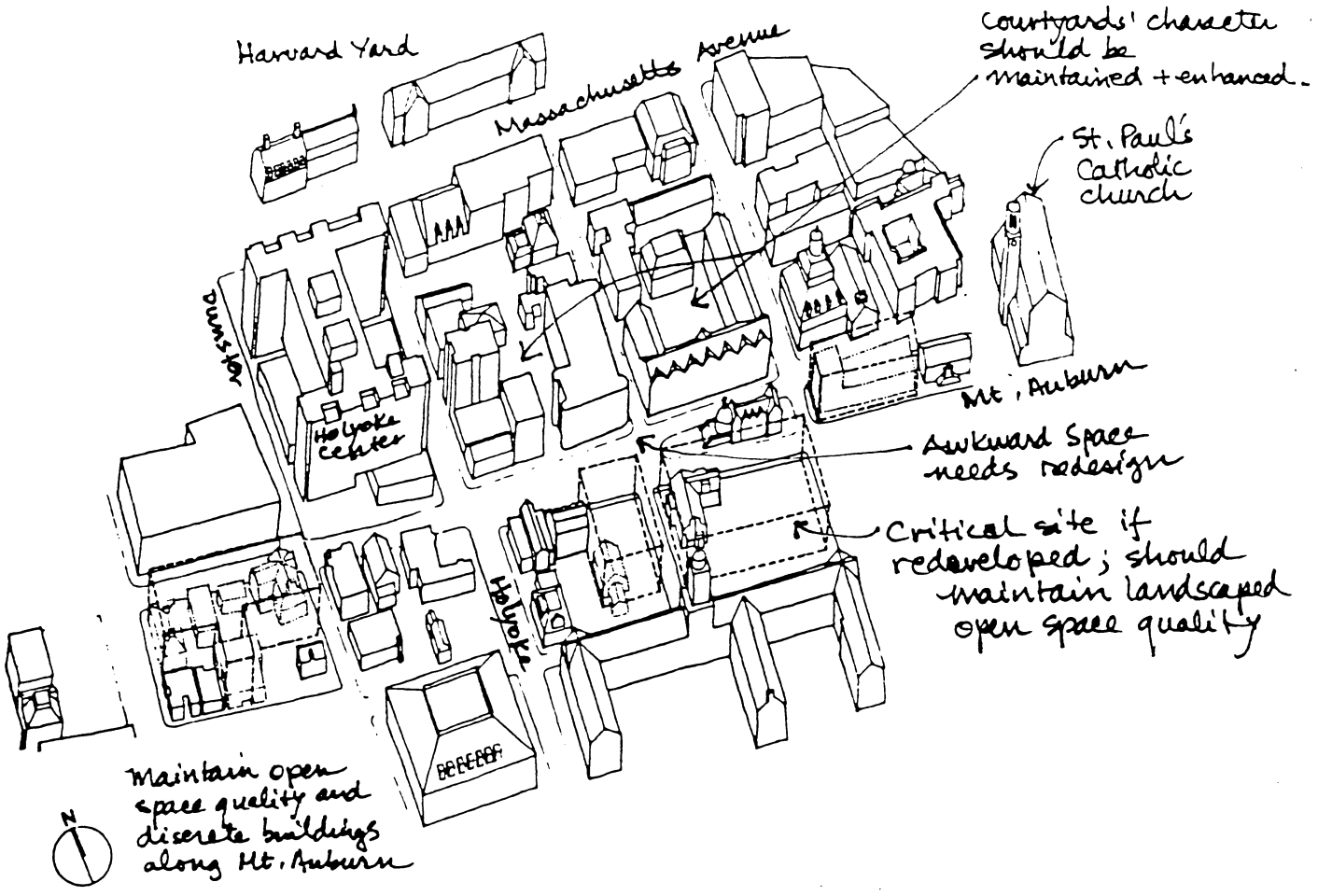
This area, which overlaps the Gold Coast, is very distinctive because of curving Bow Street and its counterpoint, Arrow Street. Masonry structures built to their property lines complement St. Paul's Catholic Church with its landmark bell tower to form a sequence of spaces that is much like a tightly knit European street. At the edges of the subdistrict, there are transitions to residential sectors. On Harvard Street, the stone tower of the Old Cambridge Baptist church is a dramatic landmark signalling the eastern edge of Harvard Square. On Mt. Auburn Street, there is a more gradual transition from denser Harvard Square to the Riverside neighborhood, characterized by small-scale wooden structures with some setbacks and yard spaces.

Public Spaces

The place referred to as Quincy Square is little more than a wide expanse of asphalt at present. The potential exists to make a much safer and more appealing use of this neglected open space, capturing unused roadway for pedestrian use as has been achieved in Harvard and Brattle Squares.

Private Sites

Closely associated with the public space of Quincy Square is the former Gulf Station site, now used as a car rental agency. If this site redeveloped, there would be a major change in the area's character because of the prime visibility of this piece of land at the intersection of Harvard and Quincy Street and Massachusetts Avenue, and because of the visual importance of the Old Cambridge Baptist Church. Any new structure will inevitably be very visible, design review should require that a new structure respect the church, Quincy Square, and the gateway character of the site. The wide diversity of building forms and scale should be maintained throughout the subdistrict. In addition, in any new development should respect and reflect this area's function as a bridge from commercial Harvard Square to residential Riverside.





St. Paul's bell tower, the mix of masonry and wooden structures, and trees make this part of Mt. Auburn Street an especially urbane walk.

3. THE GOLD COAST

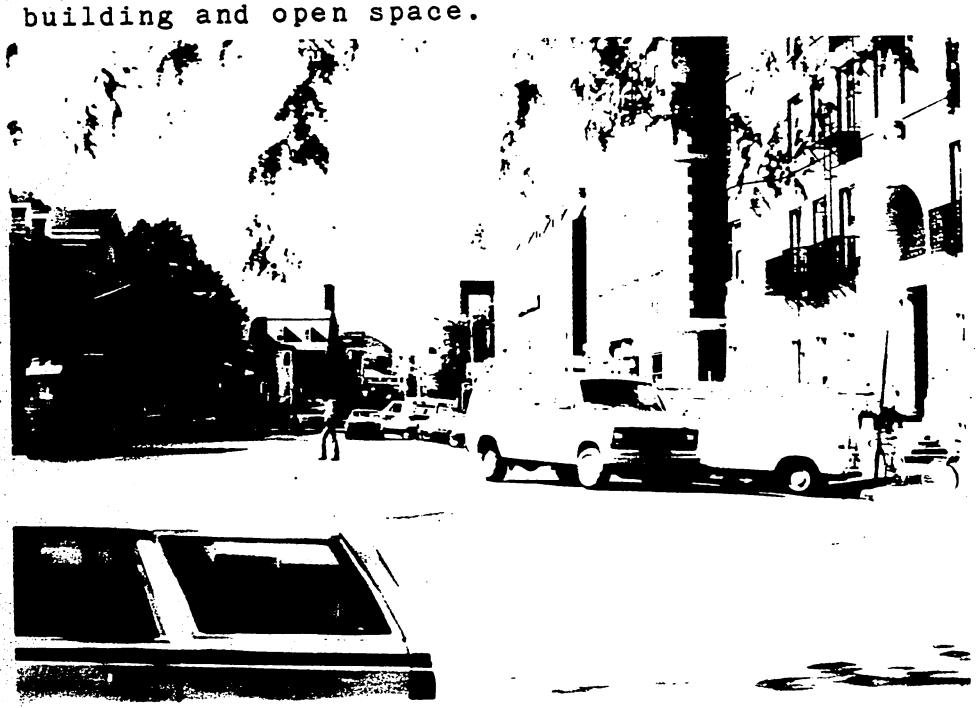
The area from Massachusetts Avenue to Mt. Auburn Street and from Bow Streets to the Holyoke Center area makes up this subdistrict. The Gold Coast's architecture is composed of primarily older masonry structures. There is a rich mix of Harvard dormitories and other uses, clubs, and commercial establishments in handsome older buildings which make this a very special sector.

Public Spaces

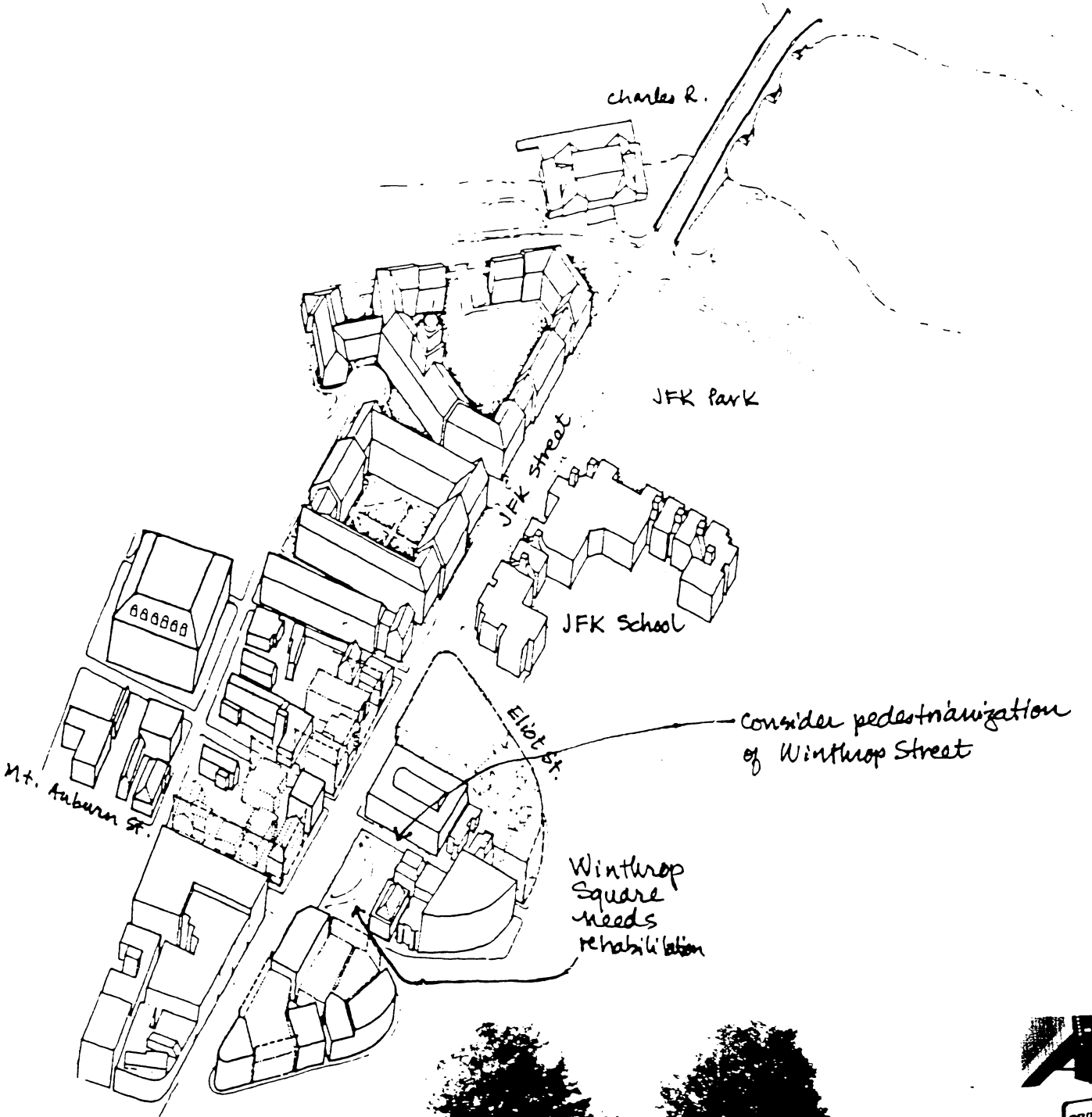
There are no major public spaces other than the streets and sidewalks. The streets between Massachusetts Avenue and Mt. Auburn are generally narrow and lined with rather dense development, which gives a sense of enclosure and urbanity to these ways. At the intersection of Bow and Mt. Auburn, in front of the Lampoon building, there is an awkward and somewhat hazardous space used for parking and service, as well as for pedestrian circulation. This space should be redesigned to make walking safer and easier, and additional trees should be planted if there is room.

Private Sites

Many attractive courtyards in the interior of private blocks or behind fences may be glimpsed from the public ways, thus enhancing the spatial richness of the Gold Coast. Other outdoor spaces need to be cleaned up and landscaped to help this area realize its full environmental potential. Any private redevelopment should maintain and enhance this delicate balance of building and open space.



The street is very wide with a multi-use character, which is necessary but overly chaotic at present.





Winthrop Square needs enhancement as an oasis of green in the midst of an increasingly urban Harvard Square.

4. JFK STREET/WINTHROP SQUARE

John F. Kennedy (JFK) Street is the major connection between the Charles River and the heart of Harvard Square. The Harvard University dormitories, Kirkland and Eliot Houses, established a residential character along the river. Newer Southwest Sector projects will continue to have a major impact on the scale and character of the spaces at the river's edge, where JFK Street intersects Memorial Drive. Growth of Harvard University's Kennedy School of Government and the construction of Charles Square have given architectural form to this formerly ill-defined area. In addition, the new JFK Park will create a major river-oriented space for use by pedestrians. Towards Harvard Square along JFK Street, there is a very diverse mix of older wooden structures and more recent concrete and brick buildings. At the intersection of Mt. Auburn and JFK is historic Winthrop Square, which, if renovated, could help give needed focus to this area.

Public Spaces

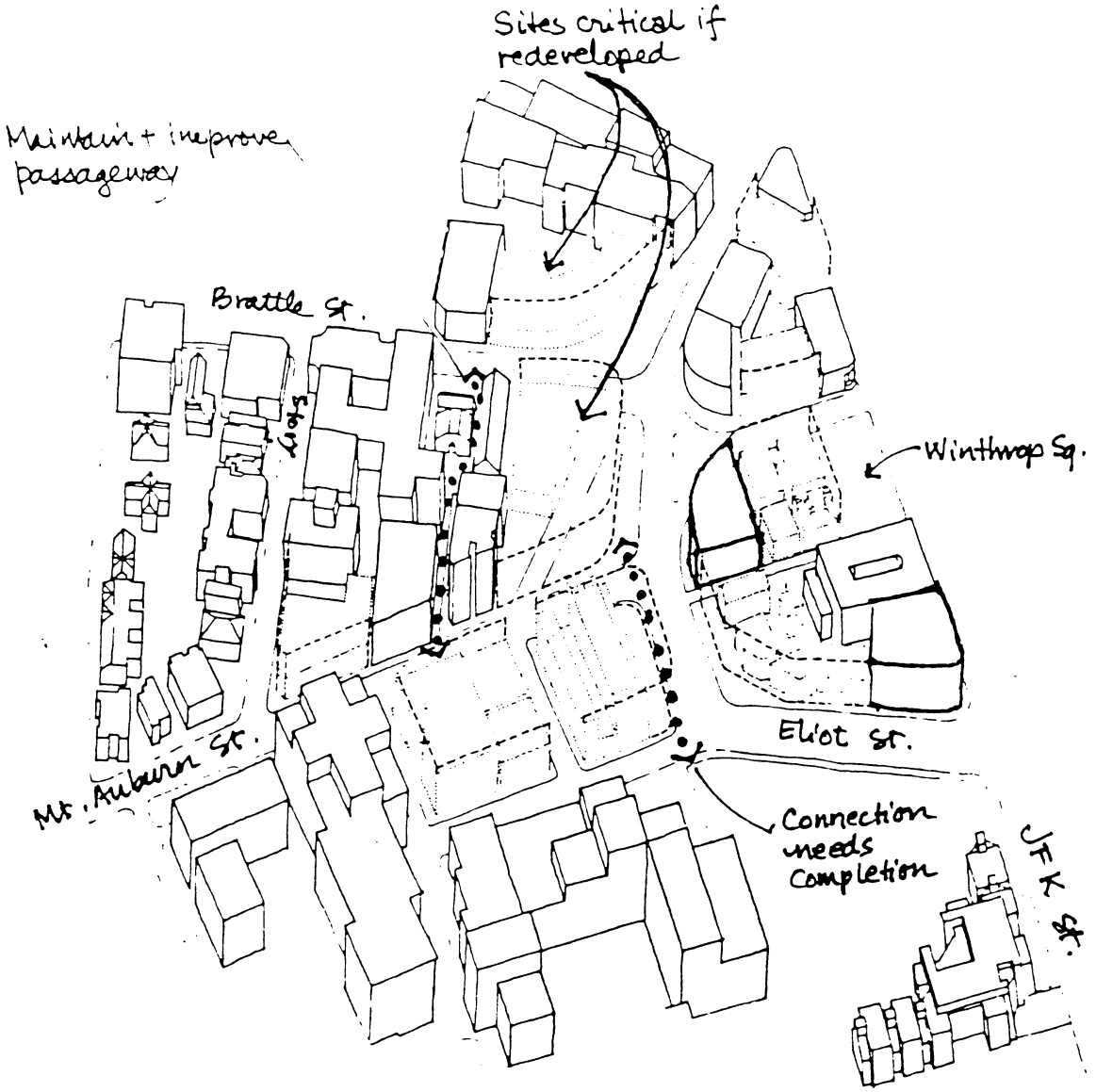
The new JFK Park will establish an important new entry to Cambridge via Harvard Square. The sidewalks linking JFK Park and the Square are uneven in quality. There will be some improvements at Eliot Street in conjunction with the new parking garage recently completed. However, the streets and sidewalks in the vicinity of Winthrop Square need improvement.

Winthrop Square itself has recently been surveyed and considered for refurbishing. Of major concern is the reclamation of a ten-foot wide strip of the park which is now paved. In addition, the private uses at the park's edges need to be rehabilitated to remove their blighting influence on this neglected open space.

Private Sites

Several of the commercial buildings in this area are unattractive because of a proliferation of signs and inappropriate paint colors on some of the wooden structures. While bland homogenity is not desired, some more order would be an improvement. A more consistent level of building renovation and maintenance would be desirable.

The Armenian Church bordering Winthrop Square has plans to enlarge. The Pi Eta Club building adjacent to the church, housing several restaurants, also may be renovated. These projects could do much to rescue Winthrop Square from its present air of disrepair and neglect.





The MBTA owns the parking lot now used by the bank. A study is currently underway to consider the site's development potential.

5. BRATTLE SQUARE

This subdistrict is roughly defined by the sites bordering the confluence of Brattle, Mt. Auburn, and Eliot Streets. The area brings together the major new projects of the Southwest Sector with the older structures along Brattle Street towards Harvard Square.

Public Spaces

The recent creation of landscaped sidewalks and plaza areas near Brattle and Mt. Auburn has started to create an image for Brattle Square proper, and to connect the area to Harvard Square. However, there is still an important missing link between Brattle Square and the MDC pedestrian walkway running between Charles Square and the Kennedy School of Government and connecting to JFK Park and the River.

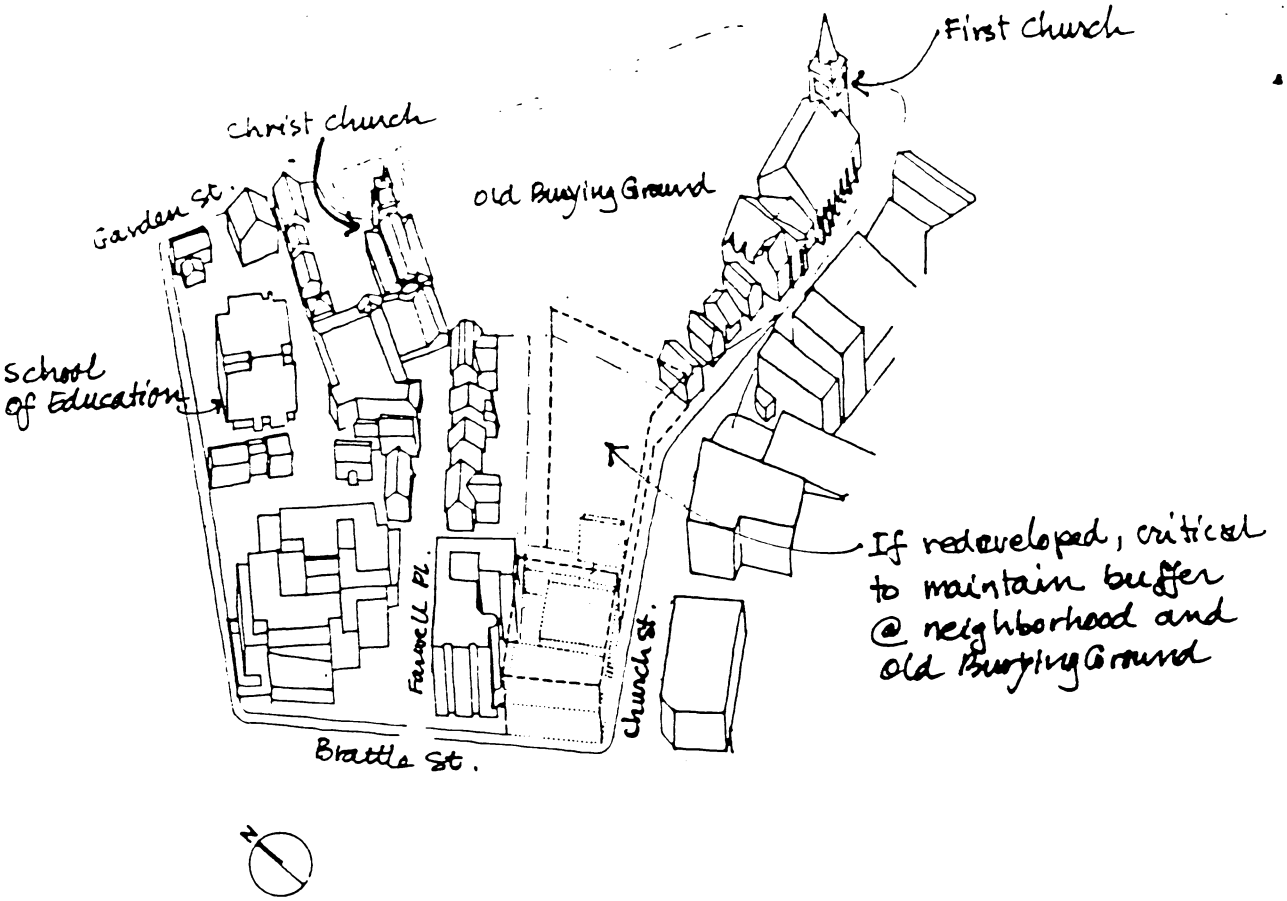
Private Sites

Private development of the site at the corner of Mt. Auburn and Eliot Streets could help provide this missing link in the public open space system through creation of a facade following the curve of the street, thus further defining the space of Brattle Square. Such development could also improve crossings from Mt. Auburn Street towards the MDC pedestrian walkways.

In addition, renovation and reuse of portions of the Motor Inn block, which has a public parking garage at its base, could complete this much-needed connection.

Other new private developments have been considered in the area. In general, all of these projects should be built to the property line, respecting the vitality of the sidewalk and plaza spaces. Improved mid-block connections, such as at Mifflin Place, would be welcome as complementary to the subdistrict's public open spaces in the area. Most development in this area took place in the 1930's, often using stucco or concrete rather than the more traditional brick and stone. Therefore, the design context for materials is somewhat freer here than in other parts of the Square.

Furthermore, the new buildings of the Southwest Sector appear to be more massive than the Square's older buildings. New development in Brattle Square should help make a better transition between these two areas.





Development of the parking lot owned by Harvard must be carefully designed to minimize impacts on neighbors.

6. CHURCH STREET

This small subdistrict is roughly defined by Garden Street on the northeast, Church Street, Brattle Street on the west, and Appian Way. The First Church (Unitarian), Christ Church (Episcopal), the Burying Ground and the Harvard School of Education are the most distinctive constituent elements. Along Church Street, there is a transition from the historic character of these elements and the smaller-scale residential character of Farwell Place toward the heart of the business sector of Harvard Square.

Public Spaces

The width of Church Street is barely adequate to meet the needs of the many pedestrians, automobiles, and trucks using this active corridor. The street should be improved over time to reflect the quality and design of the landscaping and plaza areas recently built along the immediately adjacent sections of Massachusetts Avenue and Brattle Street.

The Burying Ground is a relatively quiet space in active Harvard Square. Any change to public or private spaces in the Church Street area should avoid encouraging extensive pedestrian traffic in the vicinity of this historic cemetery.

Private Sites

Private development should recognize the transitional character of the Church Street subdistrict. More active or denser portions of new projects should orient directly to Church Street, with significant open space buffers between any new construction and existing uses. New development should also reflect the historic pattern of smaller scale buildings which form the area's context. The design of development on the parking lot site should respect the former police station building, the old Burying Ground, and the residential structures on Farwell Place.

Appendix 1.

Review of Harvard Square Investigations in Urban Design
1975, Study by Monacelli Associates for the City of Cambridge

This award-winning study has been an important reference for those who have helped shape Harvard Square in recent years. A number of the study's recommendations have been respected in recent development; others have not. In fact, the study in many instances only suggested options. A major focus of the study was development of the Southwest Sector, which by now is nearly complete. The purpose of this update is to extrapolate those points which are still helpful as a new era of preservation and continuing development activity begins.

The Monacelli study was organized in four sections:

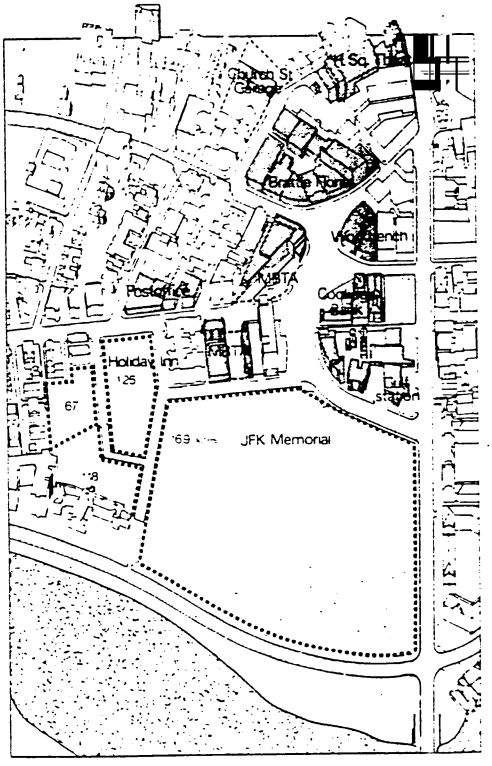
I. Introduction and Background
II. Urban Context
III. Elements of Form
IV. Movement and Activity

The present analysis summarizes each of these four topics, and notes the still relevant points of consideration.

1. INTRODUCTION & BACKGROUND

The study says "as the Square becomes more attractive to those beyond its immediate environs and as attempts are made to accommodate new and larger scale development, the essential structure of the Square's physical setting may well be destroyed and with it the very streetlife and character which was its attraction." Indeed, significant "new and larger scale development" has taken place, though not all of the sites shown on the "Development Activity" plan have been redeveloped.

The study emphasizes the value of the "essential structure", although the word "preservation"is not used. The present effort to protect the character of the Square is more directly a preservation-oriented undertaking.

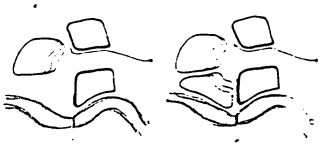


Development Activity

II. URBAN CONTEXT

Many of the recommendations have been more or less followed or are no longer at issue.

1. Sectors

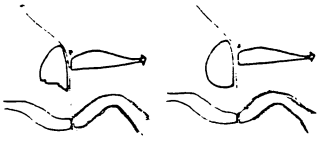


a. The Southwest Sector was undeveloped.

b. "The existing sectors should be reinforced and the Southwest Sector developed to contain rather than expand the core."

As developed, the Southwest Sector has a complex relation to the core, connecting to it, expanding it, and containing it all at once.

2. Retail Core



a. Size and shape of retail core is easily understood and experiences.

b. "Commercial development in the Southwest Sector should be contiguous with the existing retail core."

A limited amount of retail has been located to enliven the path connecting the River and the Brattle Square district.

3. Focus



a. There was a single focal point at the entry to Harvard Square Station.

b. The focus at a point needed expansion to "a line which is reinforced by multiple activities".

The MBTA surface improvements now help connect the station area to the Brattle Square district.

4. River & Common



a. Common and River not connected to core.

b. "These areas should be linked to the core by pedestrian ways, landscape treatment, and building development."

The MBTA project and the MDC connector to JFK park will link Brattle Square to the River and Common.

III. ELEMENTS OF FORM

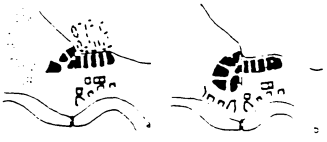
Large-scale redevelopment "might not only destroy the fabric of the Square, but also lead to neglect of small design details which contribute to visual vitality." If the design of new buildings incorporates an understanding of the existing physical elements, the Square's character need not be destroyed.

1. Building Density

a. "In the core, all buildings are contiguous." "The sectors are composed of separate buildings."

b. "Redevelopment of the core and alterations to the surrounding sectors should maintain the existing" coverage and open space pattern.

The Southwest Sector was developed more densely than in the way diagrammed here.



2. Walls & Objects

a. Extensive streetwalls of 2 to 6 stories "provide the visual continuity within the core and the spires and cupolas serve as reference points from the core."

b. Walls should be continued and a 60-80' height limit imposed in the core.

The Overlay District subsequently set a height limit for much of the Square.

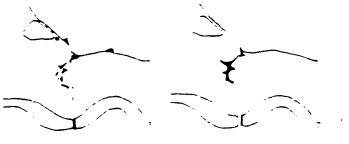


3. Squares & Channels

a. Parallel walls make channels leading to triangular open spaces formed by curved walls.

b. This pattern should be carried to the southwest, and open spaces be "converted to predominantly pedestrian use".

The MBTA project has improved many pedestrian spaces; the Coolidge Bank, Niles building, and Eliot garage all continue streetwalls; and some links are missing.

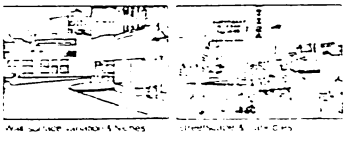


4. Tunnels & Niches

a. Occasionally walls, awnings, streetscape, and sidewalks produce "tunnels". "Niches such as doorways, shop windows, parks, and street cafes" occur along the tunnels at random.

b. Guidelines should include the concepts.

The 1978 Overlay District did encourage some of these elements, though not in a clear or consistent way.



IV. MOVEMENT & ACTIVITY

Monacelli suggests consideration of ways to separate pedestrians and vehicles, but emphasizes the need to insure that vehicle-free areas will be dynamic and active.

1. Pedestrian

a. "Pedestrian movement in Harvard Square parallels principal and secondary roadways and occurs on through-block passages."

b. Through-block movements and the whole pedestrian network should be strengthened.

Many through-block connections should still be improved or created.

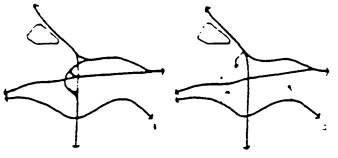


2. Vehicular

a. Through and local traffic intermingle.

b. These should be separated.

Changes since 1975 have eliminated the direct connection between Mass. Ave. and Brattle Street, and have made Eliot two-way.



3. Parking

a. On-street parking should be removed.

b. Small scale garages should be built close to the core, and long-term parking provided at some distance.

On-street parking has been greatly reduced. New garages have been built in the Southwest Sector. Long-term facilities are not contemplated.

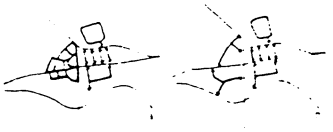


4. Service

a. Deliveries contribute to congestion.

b. Loading and service facilities should be designed in the southwest. On-street service in the core should be controlled.

The Southwest Sector has made provisions for on-site service. On-street servicing continues in the core.



Appendix 2.

Development in the Harvard Square Overlay District, Christopher Chadbourne and Francois Vigier, 1984

The purpose of this study, produced by the Special Programs of the Harvard Graduate School of Design, was "to promote informed discussion among all interested in improvement of the environmental quality of Harvard Square and in the development of legislative controls to guide its development".

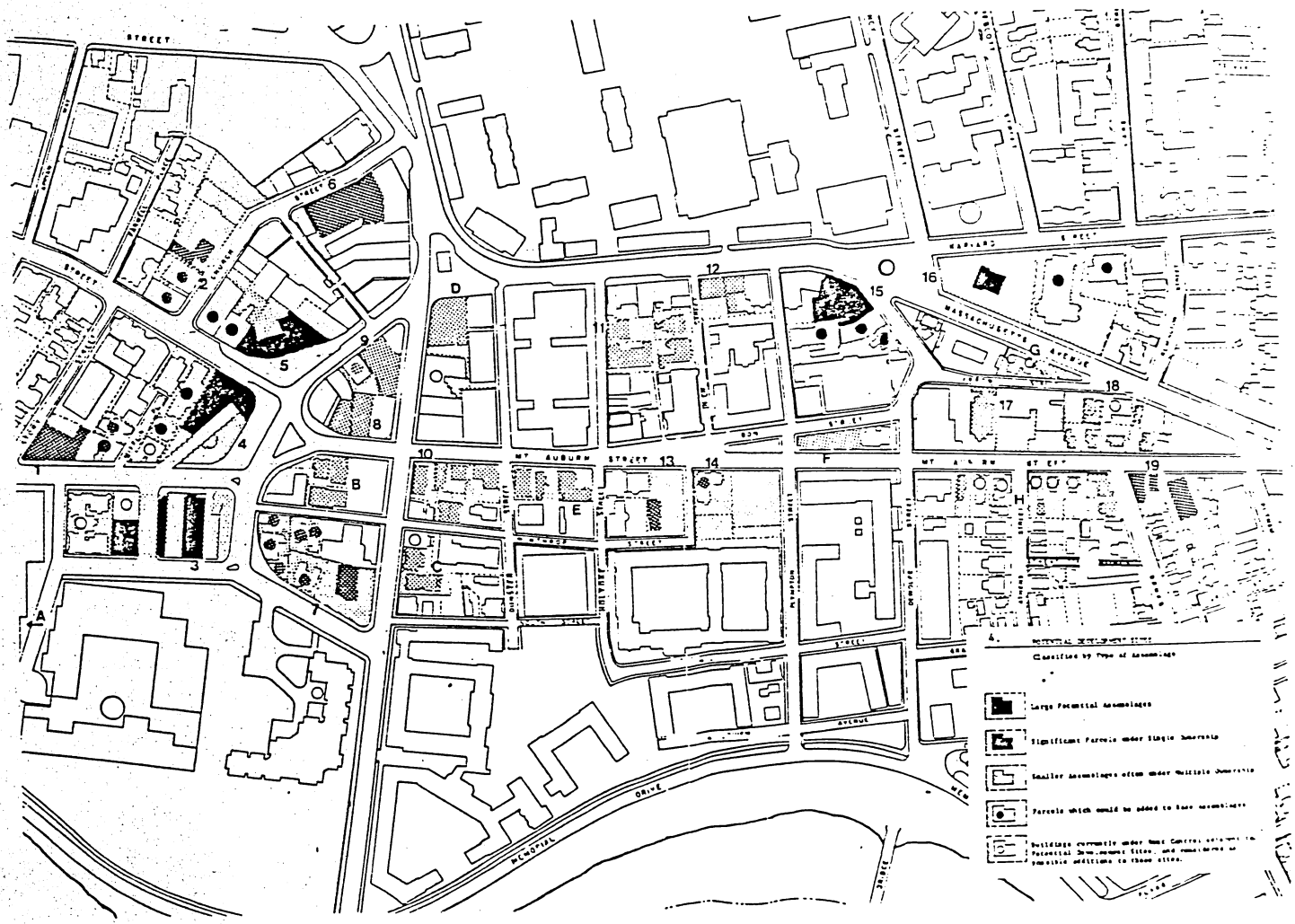
The topics which were addressed:

Market Conditions
Potential for New Development
Impact of Zoning Regulations on Development
Preservation Tax Incentives and Facade Easements
Environmental Quality -- Overall and in Districts.

"Finely-tuned zoning" was suggested to deal with a variety of policies. These policy alternatives are summarized:

Parking Reassess the current mandatory parking ration
Housing Determine if housing is a priority; if so, take actions to encourage
Height Limit Consider more stringent in some areas, with TDR linked; in this context, consider change from 60' to 65'
FAR Lower Far to protect older structures; combine with TDR
Mixed Uses Develop more forceful policy to preserve mixed-use character
Environmental Amenities Define more precisely nature of public amenities to be obtained from developers

This plan from Development in the Harvard Square Overlay District shows sites which were analyzed for their development potential.



POTENTIAL DEVELOPMENT PARCELS

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
1	The Post Office Site	12,732	10,000	BB	4	40,392	50,892	Retail/ Office	Institutional
2	The Church Street Site	31,774	4,086	BA	1.75	51,518	55,604	Retail	Retail Parking
	The Brattle Corner Extension	11,860	7,670	BA	1.75	13,085	20,755	Retail/ Residential	
	The Combined Site	43,634	11,756	BA	1.75	64,603	76,395		Institutional
3	The Harvard Motor Lodge/Cragie Arms Site	37,983	43,070	PUD	4	108,862	151,932	Retail/ Office	Hotel/Transit/ Parking
4	The MBTA Site	29,632	12,000	BB	4	106,582	118,582	Retail/ Office	Retail Transit
	The Brattle Theater Extension	13,000	29,600	BB	4	31,400	52,000		
	The Combined Site	42,632	32,240	BB	4	137,982	170,528		
5	The Brine's Site	26,157	26,902	BB	4	77,726	104,628	Retail/ Office	Retail
	The Sage's Corner Extension	10,175	23,760	BB	4	16,940	40,700	Retail/ Office	
	The Combined Site	36,332	50,662	BB	4	94,666	145,328		
6	The Harvard Square Theater Site	12,651	14,040	BB	4	35,564	50,604	Entertainment/ Office	Entertainment
7	The JFK Gulf Station Site	15,678	4,428	BB	4	58,284	67,712	Retail/ Office	Retail, Resid.
	Extension to Brattle Square	22,367	22,736	BB	4	66,372	89,468	Retail/ Office	
	The Combined Site	38,045	27,164	BB	4	124,656	152,180	Retail/Office	
8	The Charrette Site	9,142	15,580	BB	4	21,006	36,586	Retail/ Office	Retail
9	The Charles Bank/ Urban Outfitter's Site	15,850	37,400	BB	4	26,300	63,400	Retail/ Office	Retail Office
10	The J. Press Block	15,300	17,200	BB	4	44,000	61,200	Retail/ Office	Retail Office/ Residential

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
11	The Hasty Pudding Assemblage	27,871	34,424	BB	4	77,360	111,484	Retail/ Office Institutional	Institutional
12	The Niles Block	12,351	14,660	BB	4	34,744	49,404	Retail/ Office	Retail Office
13	The Gold Coast Sites Lots 3 & 4	13,649	2,740	C1	3	38,207	40,947	Residential Retail[1] Hotel	Institutional
14	The Gold Coast Sites Lots 81,82	15,825	7,044	C3	3	40,431	47,475	Retail[1] Hotel Residential	Institutional
	Lots 81,82,83	33,102	7,044	C3	3	92,262	99,306	Retail[1] Hotel Residential	Institutional
15	The Chinese Restaurant Site	13,176	25,006	BB	4	27,689	52,704	Retail/ Office	Retail/ Residential/ Institutional
	Extension Along Bow Street	10,855	17,188	BB	4	26,232	43,420	Retail/ Office	
	Extension to Plympton Street	13,206	13,980	BB	4	38,844	58,824	Retail/ Office	
	The Combined Site	37,237	56,094	BB	4	92,774	154,948	Retail/ Office	
16	The Gulf Station Site	30,902	4,500	C3	3	92,706	88,206	Retail[1], Residential	Retail
	The Baptist Church Site	18,572	12,960	03/C1	3/.75	62,360	72,833	Office/ Retail/ Residential	Institutional
	The Elks Club Site	16,223	9,680	C3	.75	2,487	12,167	Retail/ Residential	Institutional
	The Combined Site	65,697	27,140	03/C1	3/.75	155,066	173,206	Office/ Retail/ Residential	Retail/ Institutional
17	St. Paul's Church Site	17,810	20,460	03	3	32,970	53,430	Retail[1]/ Residential	Institutional
18	Typotech Block/East Portion	17,678	19,360	BB/03	4/3	40,953	60,313	Retail[1], Office	
	Typotech Block/West Portion	7,307	5,470	BB	4	33,049	38,519	Retail/ Office	Retail Residential Office
	The Combined Site	24,985	24,830	BB/03	4/3	74,006	98,825	Retail/ Office	
19	The Putnam Square Site	15,087	6,260	BB	4	54,090	60,350	Retail/ Office	Residential/ Retail

OTHER DEVELOPMENT PARCELS (HIGHLY UNLIKELY OR OUTSIDE THE OVERLAY DISTRICT)

A	The Half Crown District--South of Mt. Auburn	No Specific Sites Selected							
B	The Armenian Church Site	13,212	20,296	BB	4	32,552	52,848	Retail/ Office	Retail/ Residential
C	The Bolyston Victorians	13,276	17,376	BB	4	35,728	53,104	Retail/ Office	Retail/ Residential
D	The Wursthaus Site	22,614	54,813	BB	4	35,643	90,456	Retail/ Office	Retail/ Office
E	The Mt. Auburn Clubs	15,877	18,304	C3	3	29,327	47,631	Retail[1]/ Residential	Institutional/ Clubs
F	The Block at DeWolfe and Bow	11,420	16,990	C3	3	17,270	34,260	Retail[1] Office	Retail Residential
G	The Arrow/Massachusetts Avenue Flatiron Site	6,993	8,221	03	3	20,979	29,200	Retail[1] Office	Retail Residential
H	The Athens St. District								
	Mt. Auburn West of Athens	14,740	11,000[2]	C3	3	33,220[2]	44,220	Retail[1] Residential	Residential
	Mt. Auburn East of Athens	22,330	13,000[2]	C3	3	53,990[2]	66,990	Retail[1] Residential	

NOTES TO TABLE

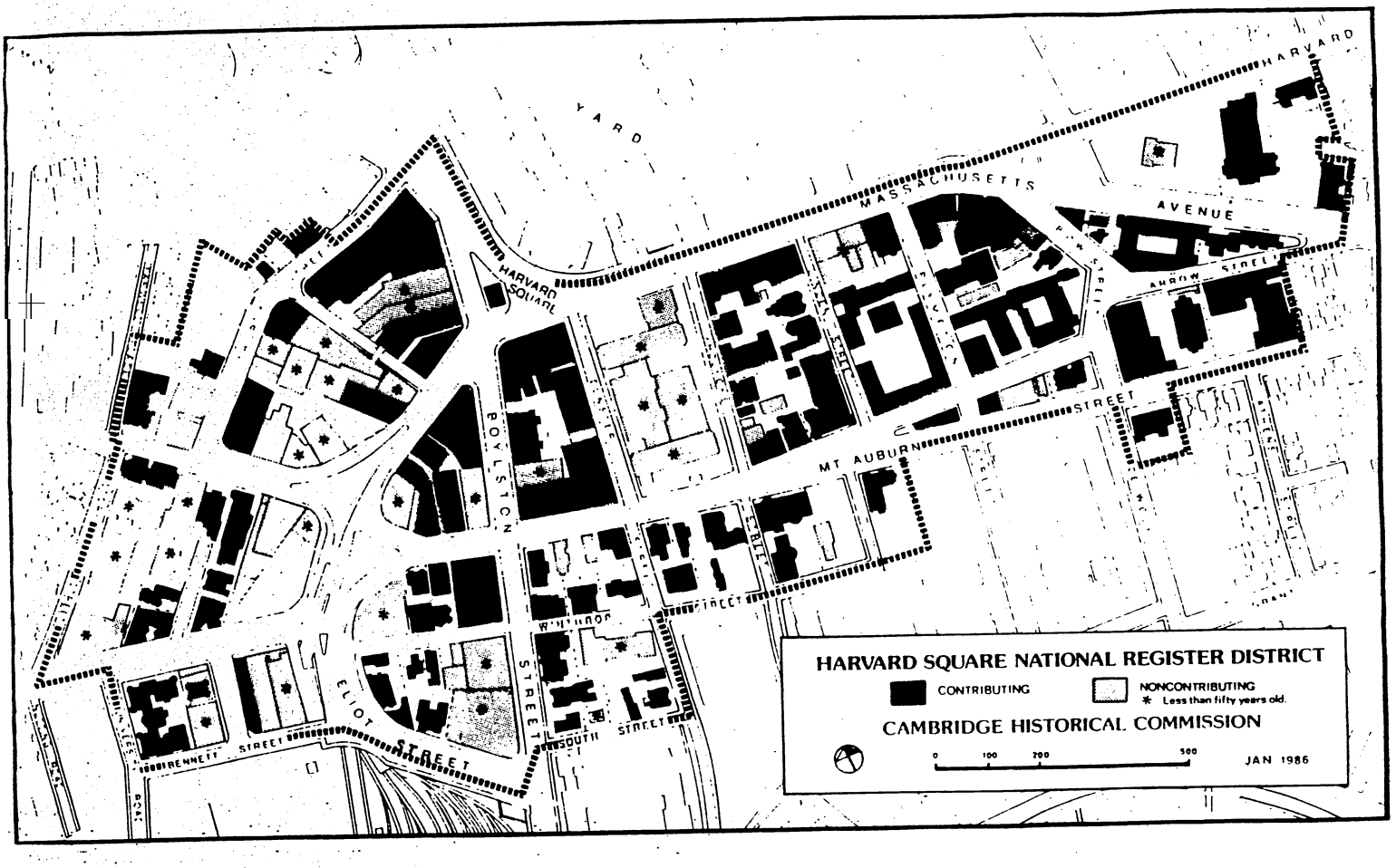
1. Retail use assumes a variance in the 03 and C3 zones.

2. Figure is approximate due to insufficient data.

Appendix 3.

Plan of proposed Harvard Square National Register District, Cambridge Historical Commission, January, 1986

This map shows the boundaries of the proposed Harvard Square National Register District. Contibuting buildings are those which are architecturally or historically significant and add to the overall historical character of the District. Non-contributing buildings are those which lack significance or which are under the statutory 50 year age limit. Buildings less than 50 years old may be significant and will be considered contributing when they pass the 50 year mark.

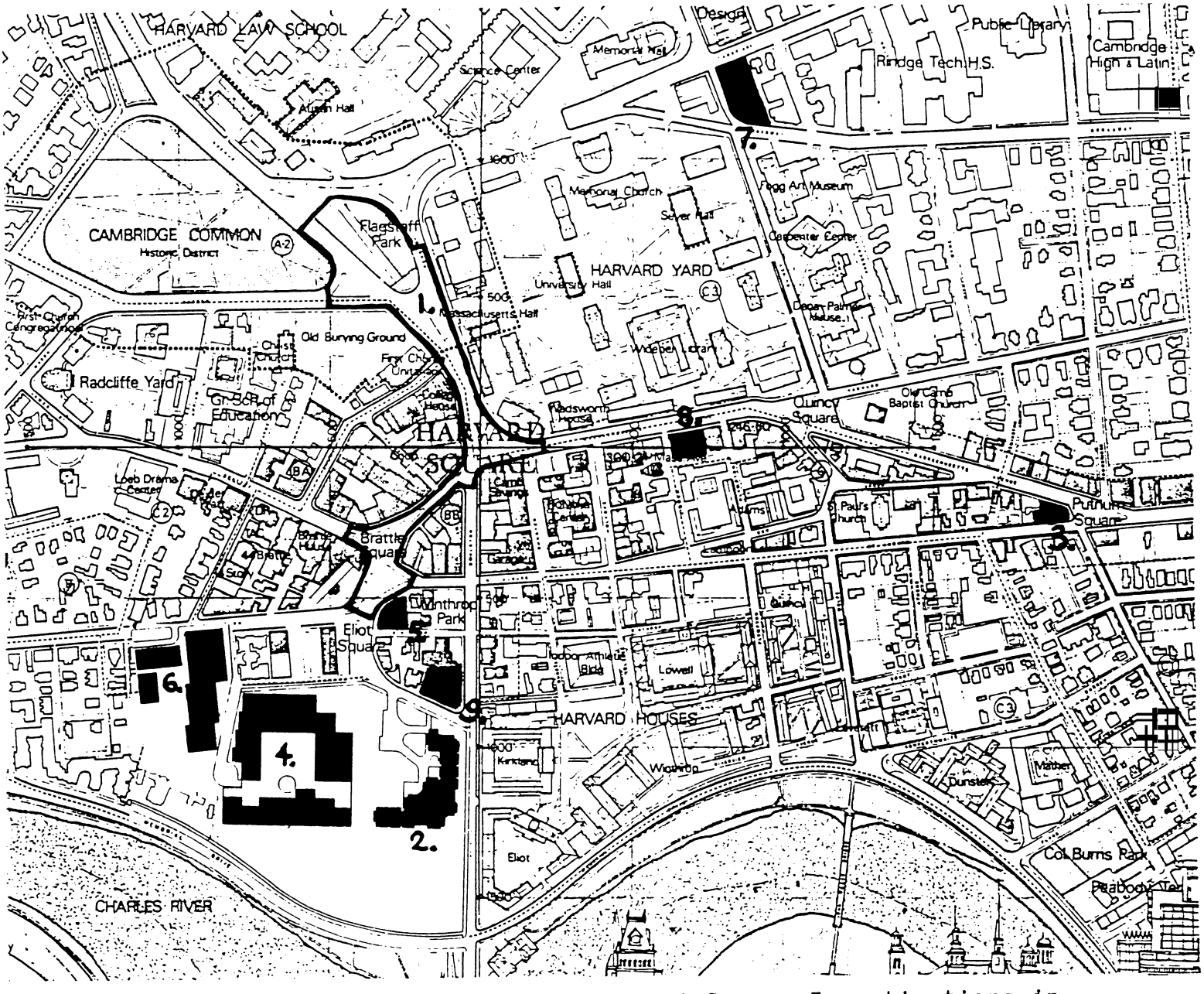


Harvard Square Development Guidelines



HARVARD SQUARE DEVELOPMENT GUIDELINES

City of Cambridge
Community Development Department
Winter, 1986



This plan was originally part of Harvard Square Investigations in Urban Design by Monacelli Associates for the City of Cambridge, 1975. The plan has been modified to show major projects built since 1975:

1. Harvard Square Subway Station
2. Kennedy School of Government
3. Putnam Square Office building
4. Charles Square
5. Coolidge Bank
6. University Place and University Green
7. The Fogg Museum expansion
8. Office building by the Niles Company
9. The Eliot Street parking garage

In this same decade, several important pieces of growth management legislation affecting Harvard Square have been added to the Cambridge Zoning Ordinance, including the Planned Unit Development regulations, the original Harvard Square Overlay District, the Institutional Use regulations, the Parking Amendment, and the Sign Ordinance.

Table of Contents

General Guidelines for the Harvard Square Overlay District

Specific Guidelines for the Square's Subdistricts

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. Gold Coast/Mt. Auburn Street
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

Appendices

1. 1985 Review of Harvard Square Investigations in Urban Design, 1975, Monacelli Associates.

2. Summary of design and development points from Development in the Harvard Square Overlay District, 1984, Vigier and Chadbourne.

3. Harvard Square National Register District, plan of August, 1986, Cambridge Historical Commission.

HARVARD SQUARE DEVELOPMENT GUIDELINES

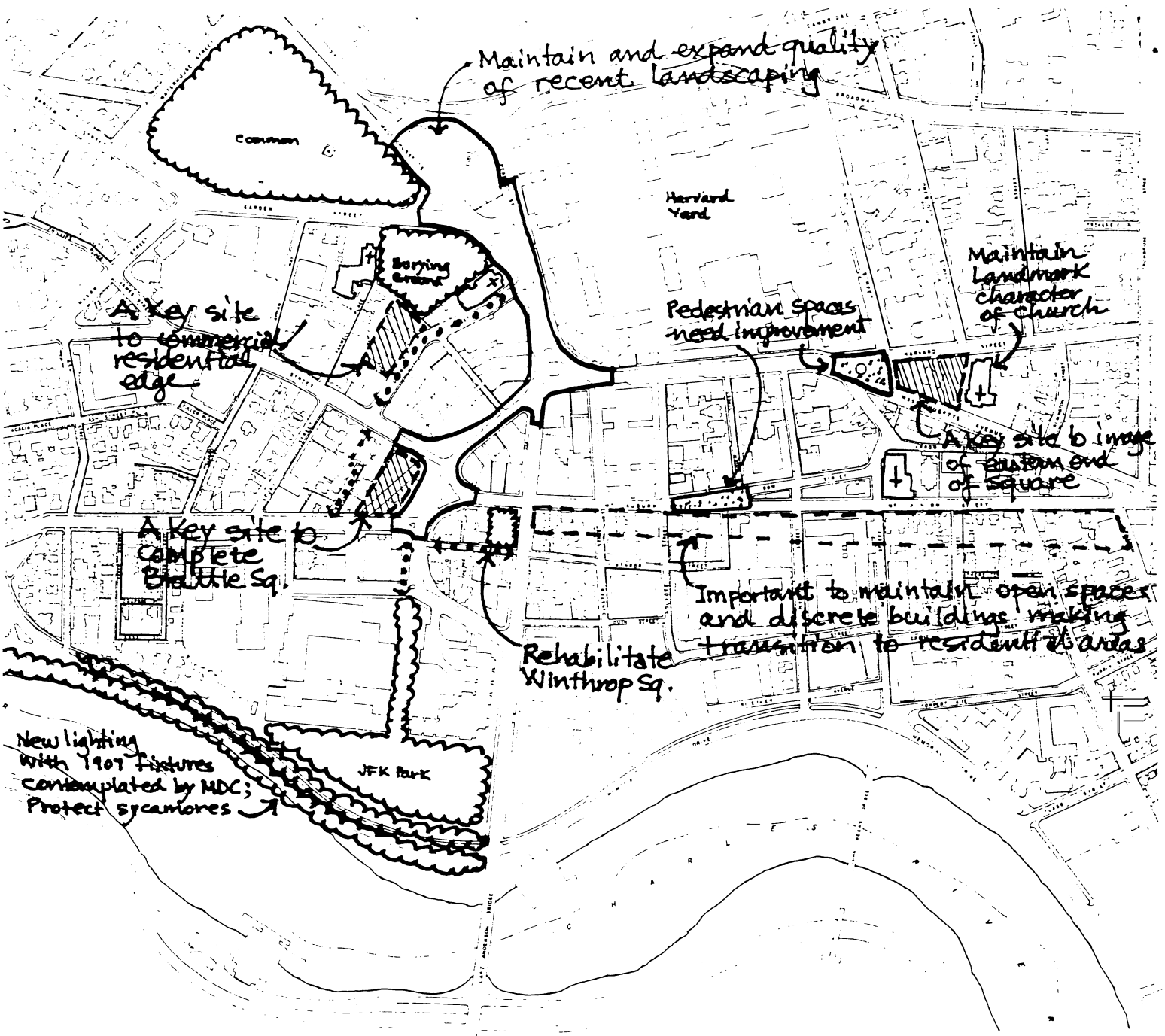
Purpose

The Harvard Square Development Guidelines are intended to help guide future incremental growth and change in the area. The last ten years have brought millions of dollars worth of change, including a new $70 million subway station, and hundreds of thousands of square feet of new uses to the Square. Development of this magnitude is not forseen or encouraged in the next ten years. But some degree of rehabilitation and new construction is inevitable. The challenge to the Cambridge community is to keep what is special about the Square while allowing for well-considered new projects.

Source materials for guidelines include the Harvard Square Investigations in Urban Design, by Monacelli Associates 1975; and Development in Harvard Square Overlay District, by the Special Programs of the Harvard Graduate School of Design, 1984. The appendix to these guidelines summarizes particularly relevant issues raised by each of these studies. Both studies made the following points, which are the reason for being of this document.

1. A better process is needed, and an associated plan.
2. The guidelines should be as specific to area context and particular sites as possible.

As well as referring to these studies, the Community Development Department has drawn upon comments from the Planning Board, Cambridge Historical Commission community residents, businesses, and property owners, received during extensive meetings held from the spring of 1984 to the spring of 1986.



Overall Urban Design Plan for Harvard Square

This plan summarizes key urban design considerations that face all of Harvard Square in the coming years. Every aspect of new development activities, both public and private, should be considered at the scale of the entire Square, as well as at the smaller scales of the subdistrict and individual site.

General Development Guidelines for the Harvard Square Overlay District

1. Retention and upgrading of much of the Square's existing inventory of old buildings.

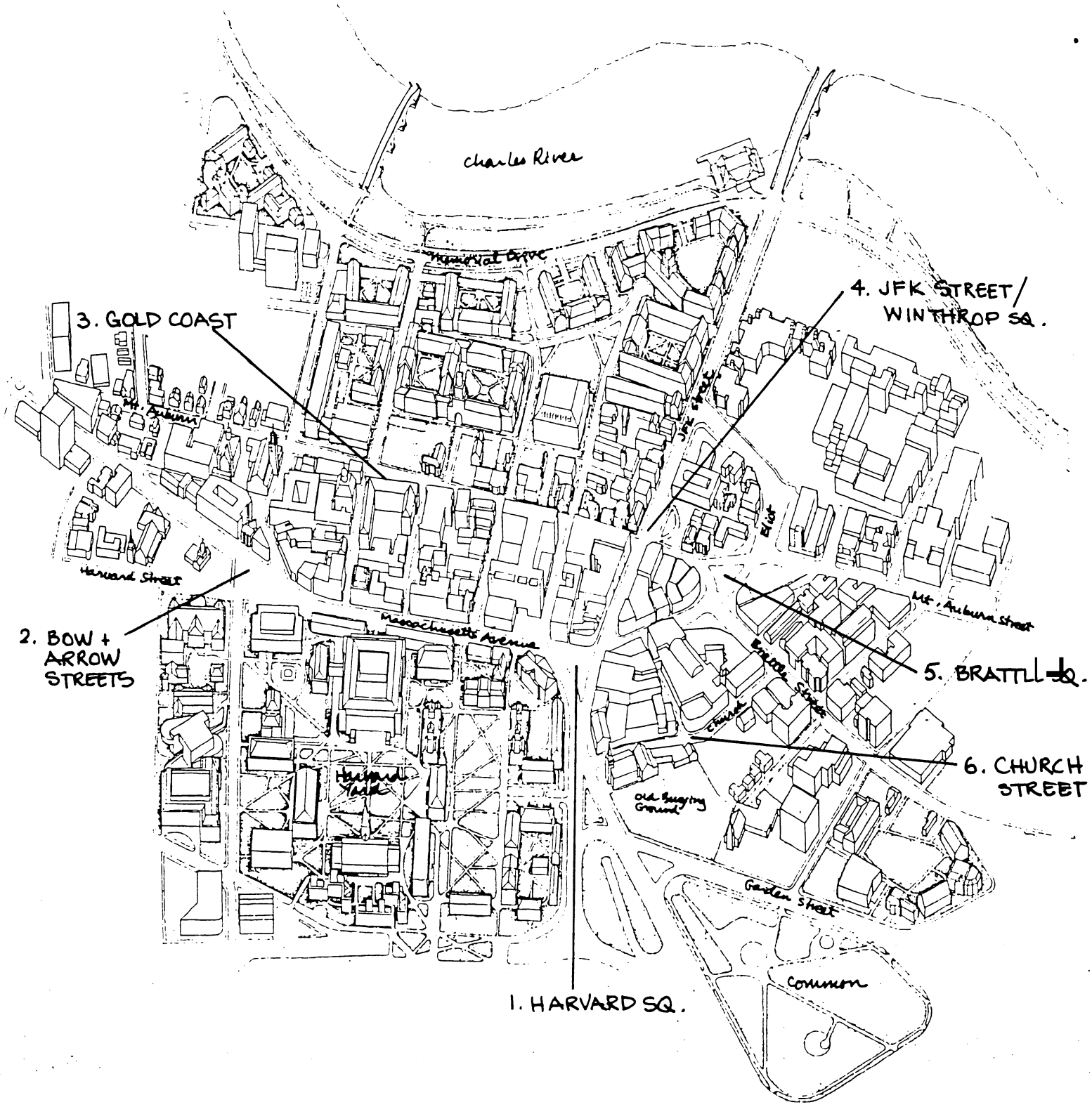
2. Respect for the diversity of building form and scale: encourage green yards and courtyards and small, free-standing buildings where that character prevails; streetwall buildings where that character has been set.

3. Expansion of the high quality public environment now established in the heart of the Square with a consistent palette of materials and street furniture.

4. Expansion of the network of pedestrian walkways and paths whenever they could conveniently provide alternate routes through the District.

5. Expansion of residential living in the Square where possible. Maintenance of a wide diversity of uses serving neighborhood needs, as well as the academic community and the larger region.

6. Encouragement of creative solutions to the Square's parking problems.


Charles River
Memorial Drive
3. GOLD COAST
4. JFK STREET/
WINTHROP SQ.
Mt. Auburn
JFK Street
Eliot
Harvard Street
2. BOW +
ARROW
STREETS
Massachusetts Avenue
Mt. Auburn Street
Winthrop Street
5. BRATTLE SQ.
Church
6. CHURCH
STREET
Harvard Yard
Old Burying Ground
Garden Street
Common
1. HARVARD SQ.

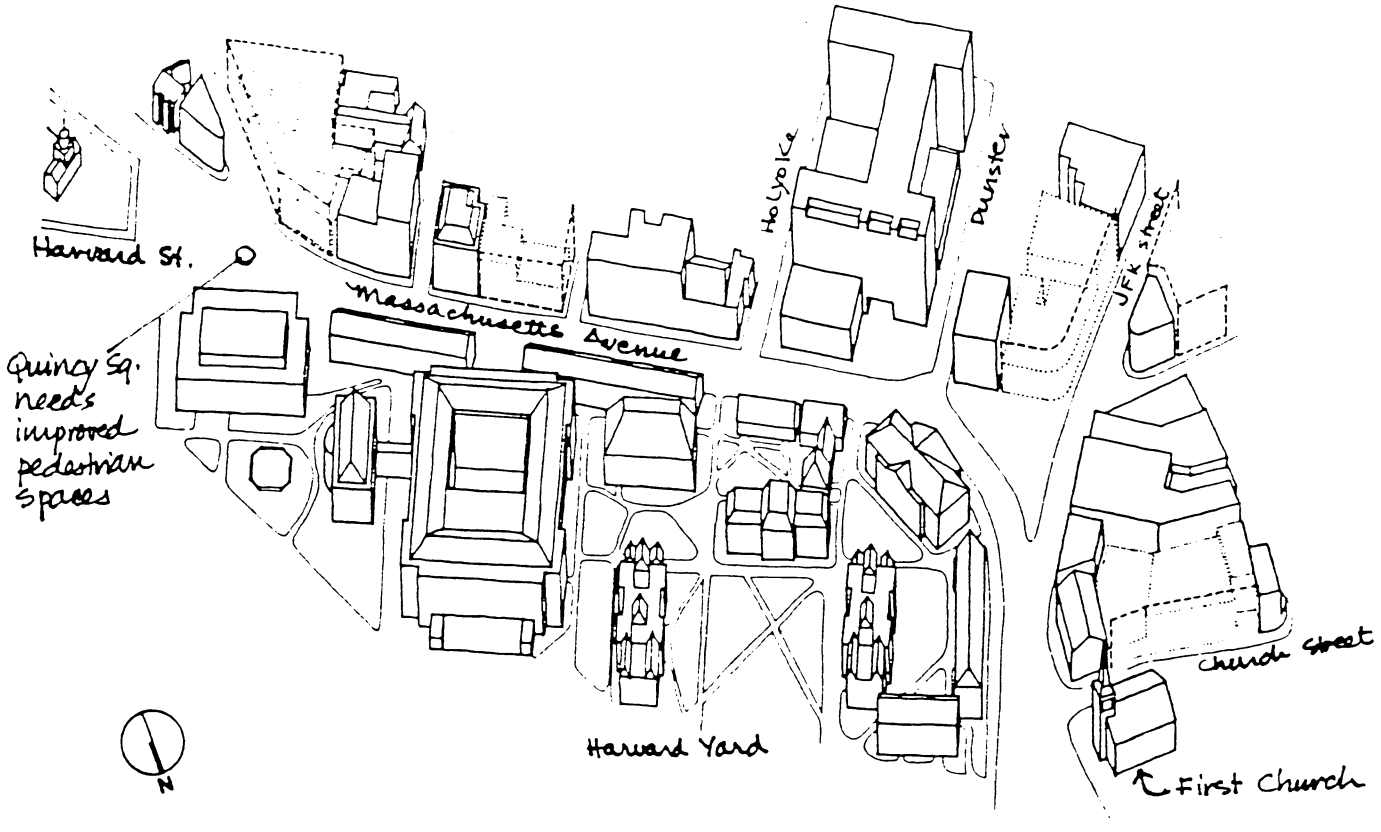
Specific Guidelines for the Square's Subdistricts

In every subdistrict, public and private projects should respond to the particular characteristics of the site context. These development criteria are written to summarize the most distinctive aspects of each district, and to suggest how new projects should be considered in regard to these special attributes.

Strict boundaries need not be drawn to separate the subdistricts; while each area has special qualities, there are also important connections and overlapping design considerations throughout the Square. Thus, many sites must be judged in relation to more than one of these interconnected districts:

1. Harvard Square/Massachusetts Avenue
2. Bow and Arrow Streets
3. The Gold Coast
4. Winthrop Square/JFK Street
5. Brattle Square
6. Church Street

The drawing shows the general location of each district in the context of the whole of Harvard Square. On the following pages, the Square has been broken down into these six subdistricts so that more specific guidelines for each area can be elaborated.





The new building on the left fits in well with older Harvard Square structures because of its massing, materials, ground floor treatment, fenestration, and detailing.

1. HARVARD SQUARE/MASSACHUSETTS AVENUE

The heart of the Square has been redefined by the new subway station and associated surface renovations, while Massachusetts Avenue remains as a special corridor having the edge of Harvard Yard on the north and the dense, mixed-use urban core on the south.

Public Space

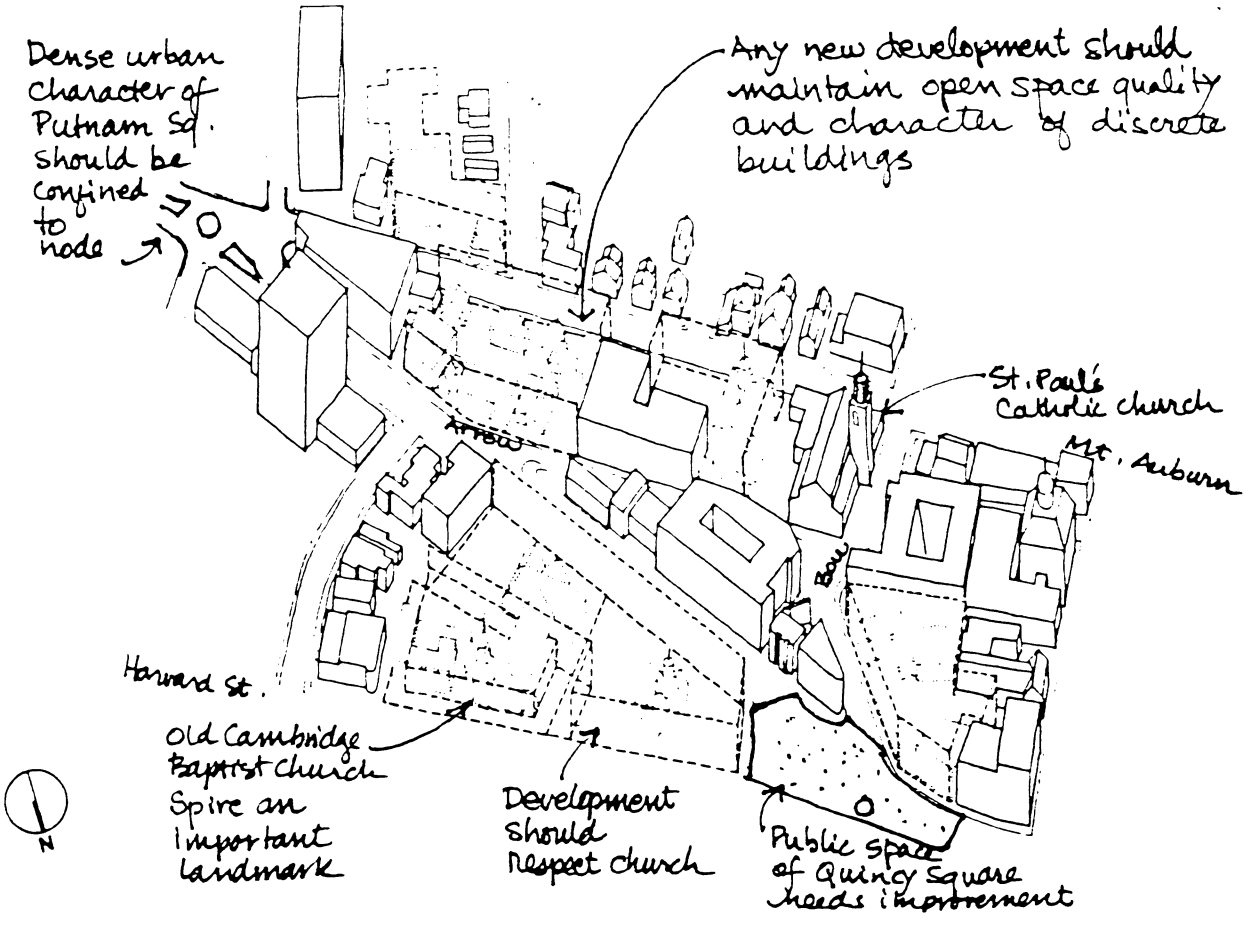
Many uses compete for space in Harvard Square. It is essential that the Square remain flexible to accommodate these demands. The small proportion of space that is actually open must remain so, for the Square is in danger of becoming overcrowded. The actively used space of Forbes Plaza is a welcome addition to the amount of private outdoor space at least partially accessible to the public.

Private Sites

A variety of building rehabilitation projects seem possible and perhaps likely in the Square, while major redevelopment seems improbable. Any new structure should respect the tightly-knit, though eclectic, character of this subdistrict. Design review should insure that materials, signs, etc. are in keeping with the strong historical identity of most of the buildings in this area. In addition, the surface level improvements associated with the new Harvard Square subway station should be maintained and extended to areas still in need of better landscaping and paving treatments.



New landscaping in the heart of the Square needs to be respected and maintained.





The spire of the Old Cambridge Baptist Church is one of the most dramatic landmarks in the Square.

2. BOW AND ARROW TO PUTNAM SQUARE

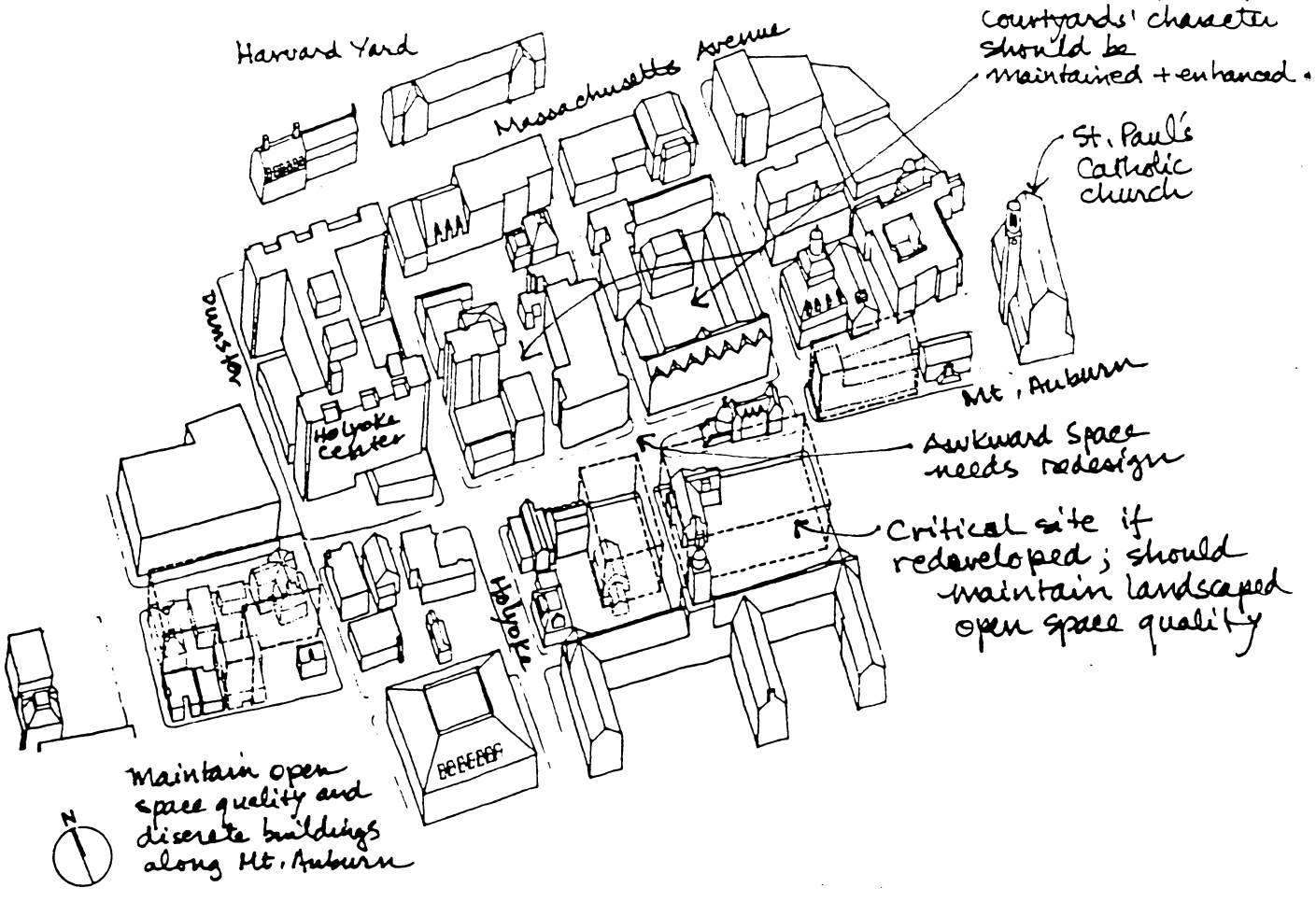
This area, which overlaps the Gold Coast, is very distinctive because of curving Bow Street and its counterpoint, Arrow Street. Masonry structures built to their property lines complement St. Paul's Catholic Church with its landmark bell tower to form a sequence of spaces that is much like a tightly knit European street. At the edges of the subdistrict, there are transitions to residential sectors. On Harvard Street, the stone tower of the Old Cambridge Baptist church is a dramatic landmark signalling the eastern edge of Harvard Square. On Mt. Auburn Street, there is a more gradual transition from denser Harvard Square to the Riverside neighborhood, characterized by small-scale wooden structures with some setbacks and yard spaces.

Public Spaces

The place referred to as Quincy Square is little more than a wide expanse of asphalt at present. The potential exists to make a much safer and more appealing use of this neglected open space, capturing unused roadway for pedestrian use as has been achieved in Harvard and Brattle Squares.

Private Sites

Closely associated with the public space of Quincy Square is the former Gulf Station site, now used as a car rental agency. If this site redeveloped, there would be a major change in the area's character because of the prime visibility of this piece of land at the intersection of Harvard and Quincy Street and Massachusetts Avenue, and because of the visual importance of the Old Cambridge Baptist Church. Any new structure will inevitably be very visible, design review should require that a new structure respect the church, Quincy Square, and the gateway character of the site. The wide diversity of building forms and scale should be maintained throughout the subdistrict. In addition, in any new development should respect and reflect this area's function as a bridge from commercial Harvard Square to residential Riverside.





St. Paul's bell tower, the mix of masonry and wooden structures, and trees make this part of Mt. Auburn Street an especially urbane walk.

3. THE GOLD COAST

The area from Massachusetts Avenue to Mt. Auburn Street and from Bow Streets to the Holyoke Center area makes up this subdistrict. The Gold Coast's architecture is composed of primarily older masonry structures. There is a rich mix of Harvard dormitories and other uses, clubs, and commercial establishments in handsome older buildings which make this a very special sector.

Public Spaces

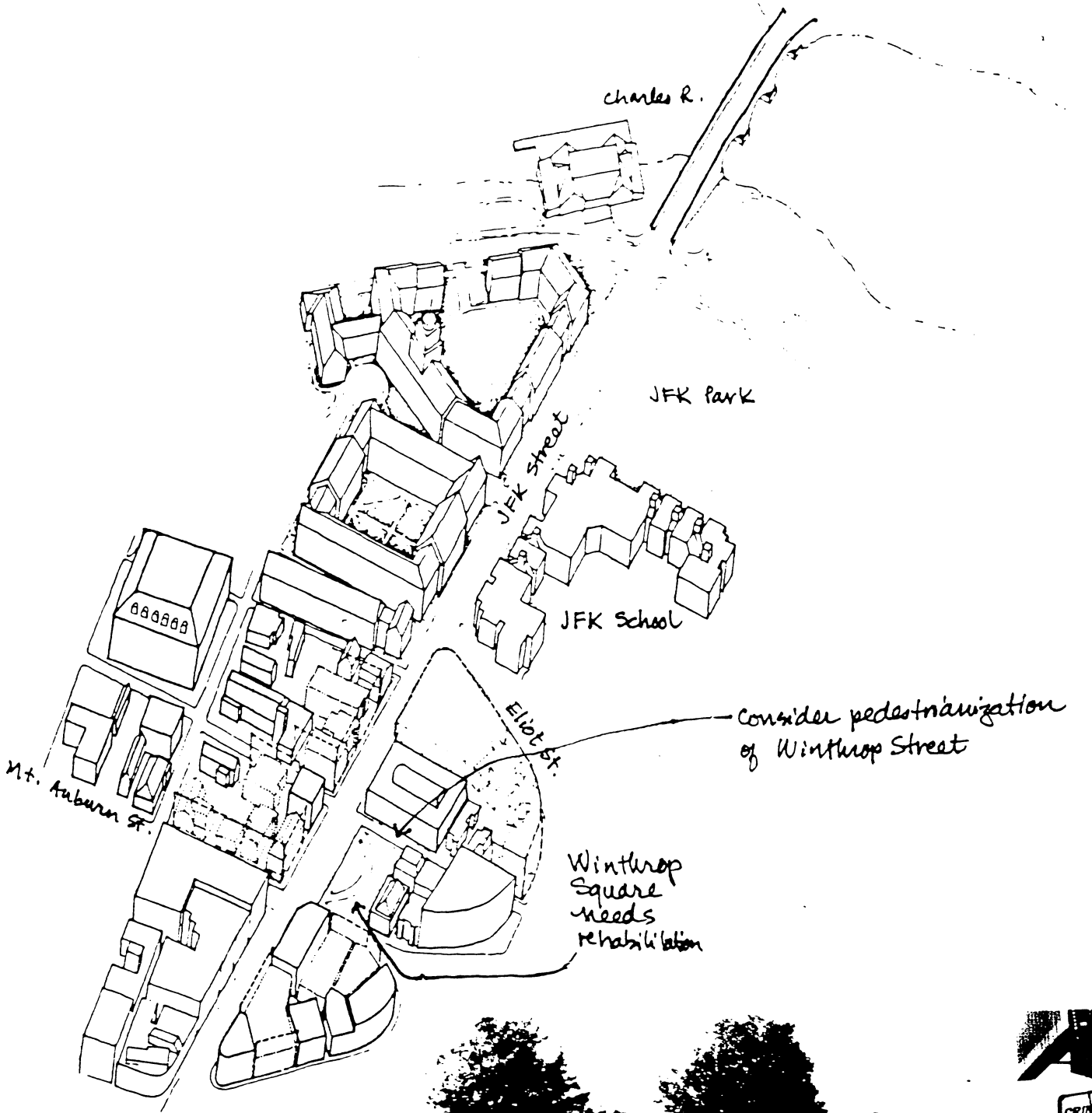
There are no major public spaces other than the streets and sidewalks. The streets between Massachusetts Avenue and Mt. Auburn are generally narrow and lined with rather dense development, which gives a sense of enclosure and urbanity to these ways. At the intersection of Bow and Mt. Auburn, in front of the Lampoon building, there is an awkward and somewhat hazardous space used for parking and service, as well as for pedestrian circulation. This space should be redesigned to make walking safer and easier, and additional trees should be planted if there is room.

Private Sites

Many attractive courtyards in the interior of private blocks or behind fences may be glimpsed from the public ways, thus enhancing the spatial richness of the Gold Coast. Other outdoor spaces need to be cleaned up and landscaped to help this area realize its full environmental potential. Any private redevelopment should maintain and enhance this delicate balance of building and open space.



The street is very wide with a multi-use character, which is necessary but overly chaotic at present.





Winthrop Square needs enhancement as an oasis of green in the midst of an increasingly urban Harvard Square.

4. JFK STREET/WINTHROP SQUARE

John F. Kennedy (JFK) Street is the major connection between the Charles River and the heart of Harvard Square. The Harvard University dormitories, Kirkland and Eliot Houses, established a residential character along the river. Newer Southwest Sector projects will continue to have a major impact on the scale and character of the spaces at the river's edge, where JFK Street intersects Memorial Drive. Growth of Harvard University's Kennedy School of Government and the construction of Charles Square have given architectural form to this formerly ill-defined area. In addition, the new JFK Park will create a major river-oriented space for use by pedestrians. Towards Harvard Square along JFK Street, there is a very diverse mix of older wooden structures and more recent concrete and brick buildings. At the intersection of Mt. Auburn and JFK is historic Winthrop Square, which, if renovated, could help give needed focus to this area.

Public Spaces

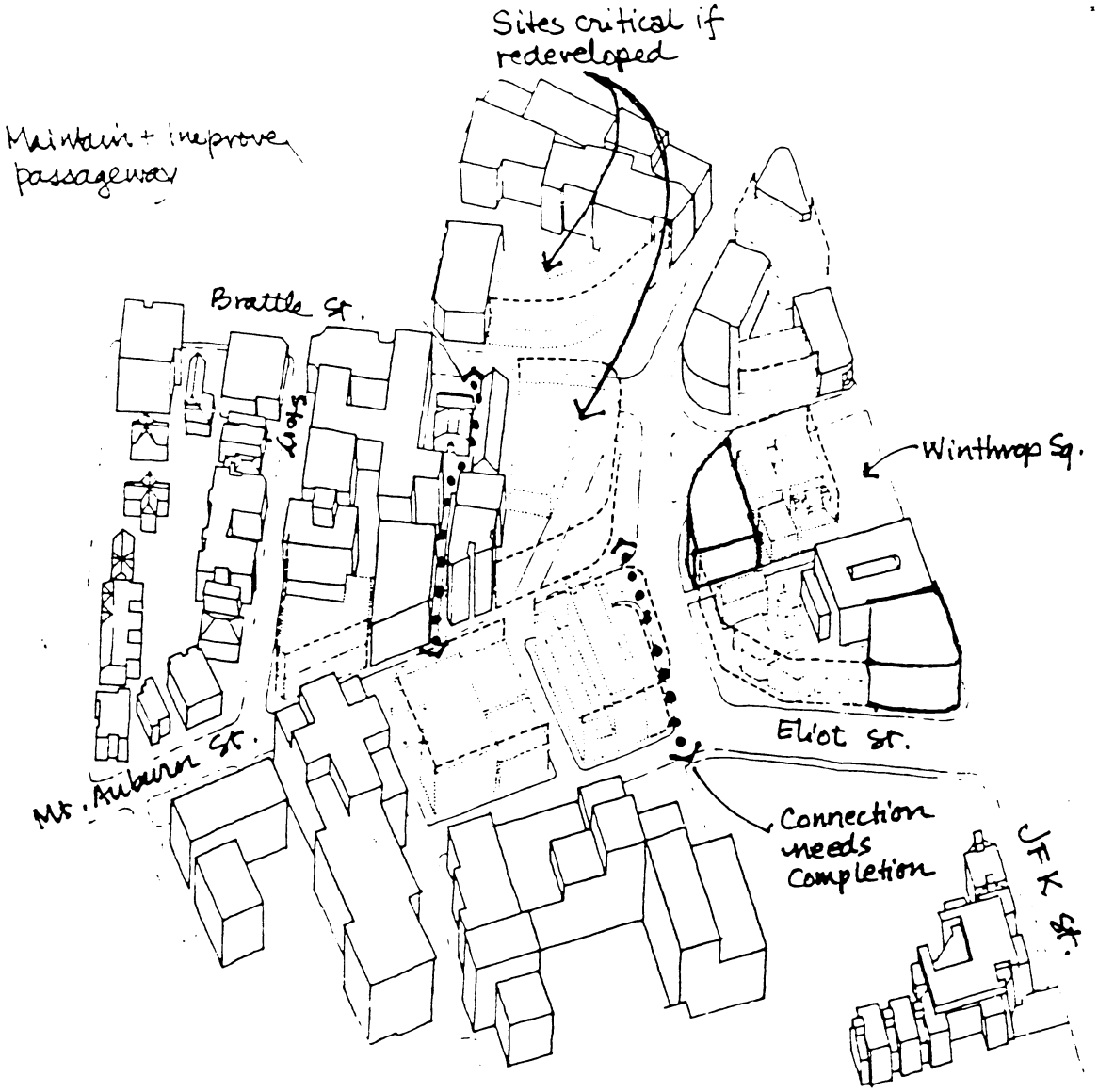
The new JFK Park will establish an important new entry to Cambridge via Harvard Square. The sidewalks linking JFK Park and the Square are uneven in quality. There will be some improvements at Eliot Street in conjunction with the new parking garage recently completed. However, the streets and sidewalks in the vicinity of Winthrop Square need improvement.

Winthrop Square itself has recently been surveyed and considered for refurbishing. Of major concern is the reclamation of a ten-foot wide strip of the park which is now paved. In addition, the private uses at the park's edges need to be rehabilitated to remove their blighting influence on this neglected open space.

Private Sites

Several of the commercial buildings in this area are unattractive because of a proliferation of signs and inappropriate paint colors on some of the wooden structures. While bland homogenity is not desired, some more order would be an improvement. A more consistent level of building renovation and maintenance would be desirable.

The Armenian Church bordering Winthrop Square has plans to enlarge. The Pi Eta Club building adjacent to the church, housing several restaurants, also may be renovated. These projects could do much to rescue Winthrop Square from its present air of disrepair and neglect.





The MBTA owns the parking lot now used by the bank. A study is currently underway to consider the site's development potential.

5. BRATTLE SQUARE

This subdistrict is roughly defined by the sites bordering the confluence of Brattle, Mt. Auburn, and Eliot Streets. The area brings together the major new projects of the Southwest Sector with the older structures along Brattle Street towards Harvard Square.

Public Spaces

The recent creation of landscaped sidewalks and plaza areas near Brattle and Mt. Auburn has started to create an image for Brattle Square proper, and to connect the area to Harvard Square. However, there is still an important missing link between Brattle Square and the MDC pedestrian walkway running between Charles Square and the Kennedy School of Government and connecting to JFK Park and the River.

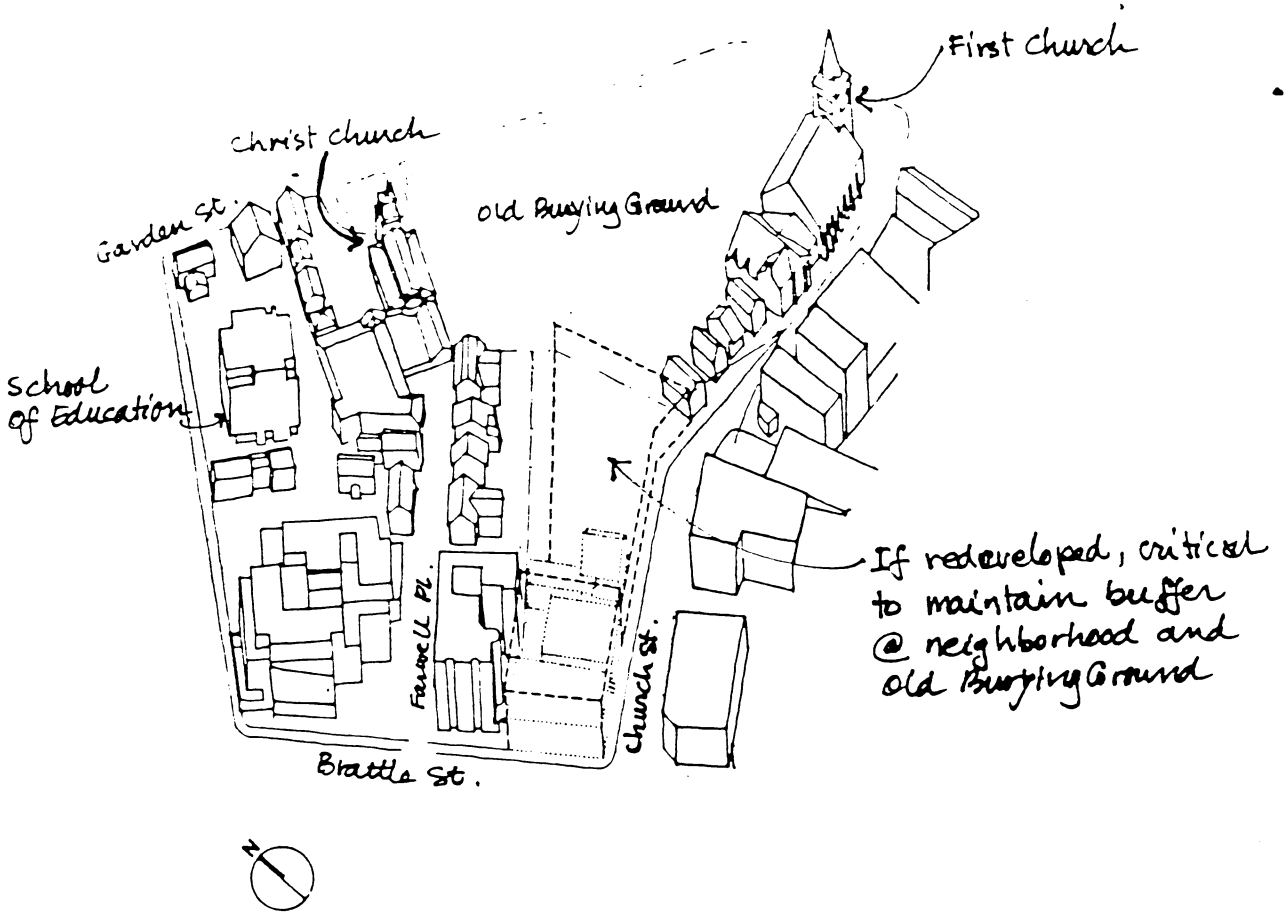
Private Sites

Private development of the site at the corner of Mt. Auburn and Eliot Streets could help provide this missing link in the public open space system through creation of a facade following the curve of the street, thus further defining the space of Brattle Square. Such development could also improve crossings from Mt. Auburn Street towards the MDC pedestrian walkways.

In addition, renovation and reuse of portions of the Motor Inn block, which has a public parking garage at its base, could complete this much-needed connection.

Other new private developments have been considered in the area. In general, all of these projects should be built to the property line, respecting the vitality of the sidewalk and plaza spaces. Improved mid-block connections, such as at Mifflin Place, would be welcome as complementary to the subdistrict's public open spaces in the area. Most development in this area took place in the 1930's, often using stucco or concrete rather than the more traditional brick and stone. Therefore, the design context for materials is somewhat freer here than in other parts of the Square.

Furthermore, the new buildings of the Southwest Sector appear to be more massive than the Square's older buildings. New development in Brattle Square should help make a better transition between these two areas.





Development of the parking lot owned by Harvard must be carefully designed to minimize impacts on neighbors.

6. CHURCH STREET

This small subdistrict is roughly defined by Garden Street on the northeast, Church Street, Brattle Street on the west, and Appian Way. The First Church (Unitarian), Christ Church (Episcopal), the Burying Ground and the Harvard School of Education are the most distinctive constituent elements. Along Church Street, there is a transition from the historic character of these elements and the smaller-scale residential character of Farwell Place toward the heart of the business sector of Harvard Square.

Public Spaces

The width of Church Street is barely adequate to meet the needs of the many pedestrians, automobiles, and trucks using this active corridor. The street should be improved over time to reflect the quality and design of the landscaping and plaza areas recently built along the immediately adjacent sections of Massachusetts Avenue and Brattle Street.

The Burying Ground is a relatively quiet space in active Harvard Square. Any change to public or private spaces in the Church Street area should avoid encouraging extensive pedestrian traffic in the vicinity of this historic cemetery.

Private Sites

Private development should recognize the transitional character of the Church Street subdistrict. More active or denser portions of new projects should orient directly to Church Street, with significant open space buffers between any new construction and existing uses. New development should also reflect the historic pattern of smaller scale buildings which form the area's context. The design of development on the parking lot site should respect the former police station building, the old Burying Ground, and the residential structures on Farwell Place.

Appendix 1.

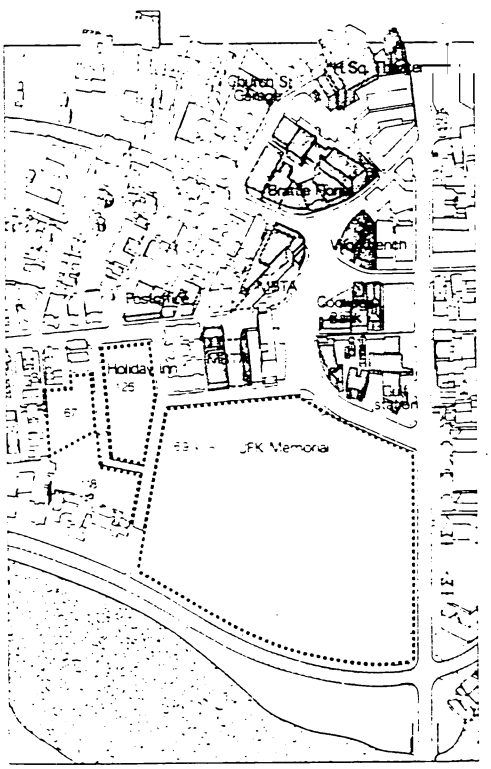
Review of Harvard Square Investigations in Urban Design
1975, Study by Monacelli Associates for the City of Cambridge

This award-winning study has been an important reference for those who have helped shape Harvard Square in recent years. A number of the study's recommendations have been respected in recent development; others have not. In fact, the study in many instances only suggested options. A major focus of the study was development of the Southwest Sector, which by now is nearly complete. The purpose of this update is to extrapolate those points which are still helpful as a new era of preservation and continuing development activity begins.

The Monacelli study was organized in four sections:

I. Introduction and Background
II. Urban Context
III. Elements of Form
IV. Movement and Activity

The present analysis summarizes each of these four topics, and notes the still relevant points of consideration.



Development Activity

1. INTRODUCTION & BACKGROUND

The study says "as the Square becomes more attractive to those beyond its immediate environs and as attempts are made to accommodate new and larger scale development, the essential structure of the Square's physical setting may well be destroyed and with it the very streetlife and character which was its attraction." Indeed, significant "new and larger scale development" has taken place, though not all of the sites shown on the "Development Activity" plan have been redeveloped.

The study emphasizes the value of the "essential structure", although the word "preservation"is not used. The present effort to protect the character of the Square is more directly a preservation-oriented undertaking.

II. URBAN CONTEXT

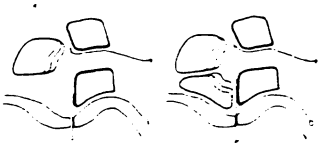
Many of the recommendations have been more or less followed or are no longer at issue.

1. Sectors

a. The Southwest Sector was undeveloped.

b. "The existing sectors should be reinforced and the Southwest Sector developed to contain rather than expand the core."

As developed, the Southwest Sector has a complex relation to the core, connecting to it, expanding it, and containing it all at once.

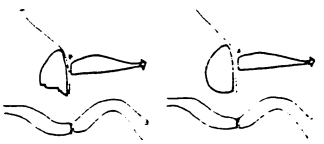


2. Retail Core

a. Size and shape of retail core is easily understood and experiences.

b. "Commercial development in the Southwest Sector should be contiguous with the existing retail core."

A limited amount of retail has been located to enliven the path connecting the River and the Brattle Square district.



3. Focus

a. There was a single focal point at the entry to Harvard Square Station.

b. The focus at a point needed expansion to "a line which is reinforced by multiple activities".

The MBTA surface improvements now help connect the station area to the Brattle Square district.



4. River & Common

a. Common and River not connected to core.

b. "These areas should be linked to the core by pedestrian ways, landscape treatment, and building development."

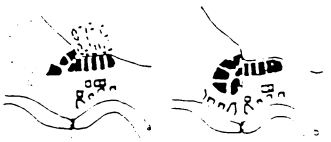
The MBTA project and the MDC connector to JFK park will link Brattle Square to the River and Common.



III. ELEMENTS OF FORM

Large-scale redevelopment "might not only destroy the fabric of the Square, but also lead to neglect of small design details which contribute to visual vitality." If the design of new buildings incorporates an understanding of the existing physical elements, the Square's character need not be destroyed.

1. Building Density



a. "In the core, all buildings are contiguous." "The sectors are composed of separate buildings."

b. "Redevelopment of the core and alterations to the surrounding sectors should maintain the existing" coverage and open space pattern.

The Southwest Sector was developed more densely than in the way diagrammed here.

2. Walls & Objects



a. Extensive streetwalls of 2 to 6 stories "provide the visual continuity within the core and the spires and cupolas serve as reference points from the core."

b. Walls should be continued and a 60-80' height limit imposed in the core.

The Overlay District subsequently set a height limit for much of the Square.

3. Squares & Channels

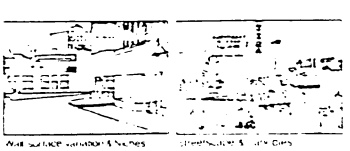


a. Parallel walls make channels leading to triangular open spaces formed by curved walls.

b. This pattern should be carried to the southwest, and open spaces be "converted to predominantly pedestrian use".

The MBTA project has improved many pedestrian spaces; the Coolidge Bank, Niles building, and Eliot garage all continue streetwalls; and some links are missing.

4. Tunnels & Niches



a. Occasionally walls, awnings, streetscape, and sidewalks produce "tunnels". "Niches such as doorways, shop windows, parks, and street cafes" occur along the tunnels at random.

b. Guidelines should include the concepts.

The 1978 Overlay District did encourage some of these elements, though not in a clear or consistent way.

IV. MOVEMENT & ACTIVITY

Monacelli suggests consideration of ways to separate pedestrians and vehicles, but emphasizes the need to insure that vehicle-free areas will be dynamic and active.

1. Pedestrian

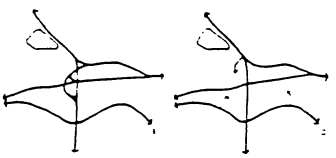


a. "Pedestrian movement in Harvard Square parallels principal and secondary roadways and occurs on through-block passages."

b. Through-block movements and the whole pedestrian network should be strengthened.

Many through-block connections should still be improved or created.

2. Vehicular



a. Through and local traffic intermingle.

b. These should be separated.

Changes since 1975 have eliminated the direct connection between Mass. Ave. and Brattle Street, and have made Eliot two-way.

3. Parking

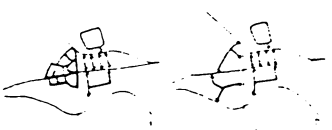


a. On-street parking should be removed.

b. Small scale garages should be built close to the core, and long-term parking provided at some distance.

On-street parking has been greatly reduced. New garages have been built in the Southwest Sector. Long-term facilities are not contemplated.

4. Service



a. Deliveries contribute to congestion.

b. Loading and service facilities should be designed in the southwest. On-street service in the core should be controlled.

The Southwest Sector has made provisions for on-site service. On-street servicing continues in the core.

Appendix 2.

Development in the Harvard Square Overlay District, Christopher Chadbourne and Francois Vigier, 1984

The purpose of this study, produced by the Special Programs of the Harvard Graduate School of Design, was "to promote informed discussion among all interested in improvement of the environmental quality of Harvard Square and in the development of legislative controls to guide its development".

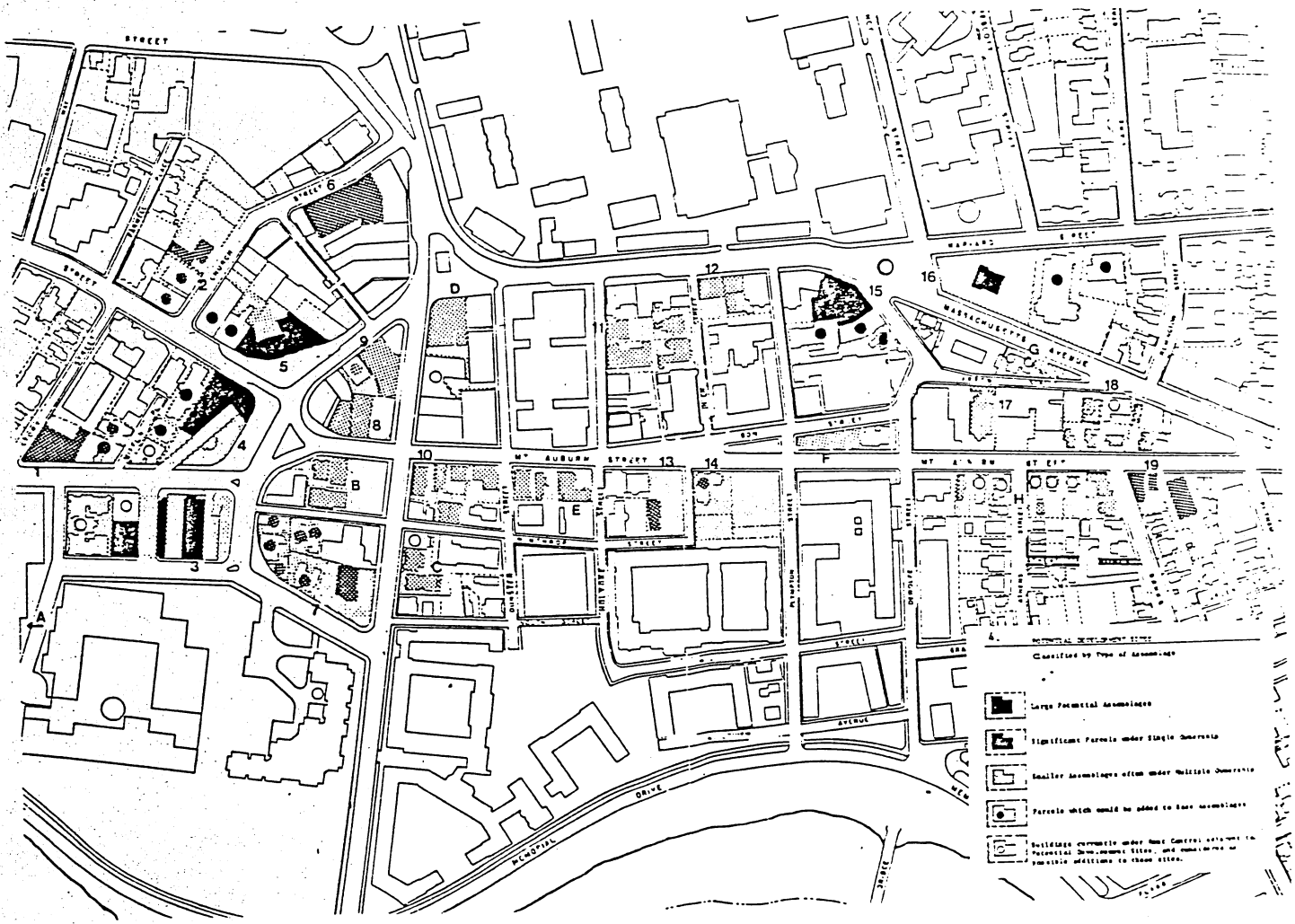
The topics which were addressed:

- Market Conditions
- Potential for New Development
- Impact of Zoning Regulations on Development
- Preservation Tax Incentives and Facade Easements
- Environmental Quality -- Overall and in Districts.

"Finely-tuned zoning" was suggested to deal with a variety of policies. These policy alternatives are summarized:

Parking Reassess the current mandatory parking ration
Housing Determine if housing is a priority; if so, take actions to encourage
Height Limit Consider more stringent in some areas, with TDR linked; in this context, consider change from 60' to 65'
FAR Lower Far to protect older structures; combine with TDR
Mixed Uses Develop more forceful policy to preserve mixed-use character
Environmental Amenities Define more precisely nature of public amenities to be obtained from developers

This plan from Development in the Harvard Square Overlay District shows sites which were analyzed for their development potential.



POTENTIAL DEVELOPMENT PARCELS

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R.	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
1	The Post Office Site	12,732	10,000	BB	4	40,392	50,892	Retail/ Office	Institutional
2	The Church Street Site	31,774	4,086	BA	1.75	51,518	55,604	Retail	Retail Parking
	The Brattle Corner Extension	11,860	7,670	BA	1.75	13,085	20,791	Retail/ Residential	
	The Combined Site	43,634	11,756	BA	1.75	64,603	76,395		Institutional
3	The Harvard Motor Lodge/Cragie Arms Site	37,983	43,070	PUD	4	108,862	151,932	Retail/ Office	Hotel Transit/ Parking
4	The MBTA Site	29,032	12,000	BB	4	106,582	118,582	Retail/ Office	Retail Transit
	The Brattle Theater Extension	13,300	29,600	BB	4	51,400	52,000		
	The Combined Site	42,632	32,240	BB	4	137,982	170,528		
5	The Brine's Site	26,157	26,902	BB	4	77,726	104,628	Retail/ Office	Retail
	The Sage's Corner Extension	10,175	23,760	BB	4	16,940	40,700	Retail/ Office	
	The Combined Site	36,332	50,662	BB	4	94,666	145,328		
6	The Harvard Square Theater Site	12,651	14,040	BB	4	35,564	50,604	Entertainment/ Office	Entertainment
7	The JFK Gulf Station Site	15,678	4,428	BB	4	58,284	67,712	Retail/ Office	Retail, Resid.
	Extension to Brattle Square	22,367	22,736	BB	4	66,372	89,468	Retail/ Office	
	The Combined Site	38,045	27,164	BB	4	124,656	152,180	Retail/Office	
8	The Charrette Site	9,142	15,580	BB	4	21,006	36,586	Retail/ Office	Retail
9	The Charles Bank/ Urben Outfitter's Site	15,850	37,400	BB	4	26,300	63,400	Retail/ Office	Retail Office
10	The J. Press Block	15,300	17,200	BB	4	44,000	61,200	Retail/ Office	Retail office/ Residential

PARCEL #	PARCEL NAME	GROSS LAND AREA	GROSS EXISTING FLOOR AREA	ZONE	F.A.R	RESIDUAL BULK	PERMITTED BULK	PROBABLE USE	EXISTING USE
11	The Hasty Pudding Assemblage	27,871	34,424	BB	4	77,360	111,484	Retail/ Office Institutional	Institutional
12	The Niles Block	12,351	14,660	BB	4	34,744	49,404	Retail/ Office	Retail Office
13	The Gold Coast Sites Lots 3 & 4	13,649	2,740	C3	3	38,207	40,947	Residential Retail[1] Hotel	Institutional
14	The Gold Coast Sites Lots 81,82	15,825	7,044	C3	3	40,431	47,475	Retail[1] Hotel Residential	Institutional
	Lots 81,82,83	33,102	7,044	C3	3	92,262	99,306	Retail[1] Hotel Residential	Institutional
15	The Chinese Restaurant Site	13,176	25,006	BB	4	27,689	52,704	Retail/ Office	Retail/ Residential/ Institutional
	Extension Along Bow Street	10,855	17,188	BB	4	26,232	43,420	Retail/ Office	
	Extension to Plympton Street	13,206	13,980	BB	4	38,844	58,824	Retail/ Office	
	The Combined Site	37,237	56,094	BB	4	92,774	154,948	Retail/ Office	
16	The Gulf Station Site	30,902	4,500	C3	3	92,706	88,206	Retail[1]/ Residential	Retail
	The Baptist Church Site	18,572	12,960	03/C1	3/.75	62,360	72,833	Office/ Retail/ Residential	Institutional
	The Elks Club Site	16,223	9,680	C3	.75	2,487	12,167	Retail/ Residential	Institutional
	The Combined Site	65,697	27,140	03/C1	3/.75	155,066	173,206	Office/ Retail/ Residential	Retail/ Institutional
17	St. Paul's Church Site	17,810	20,460	03	3	32,970	53,430	Retail[1]/ Residential	Institutional
18	Typotech Block/East Portion	17,678	19,360	BB/03	4/3	40,953	60,313	Retail[1]/ Office	
	Typotech Block/West Portion	7,307	5,470	BB	4	33,049	38,519	Retail/ Office	Retail Residential Office
	The Combined Site	24,985	24,830	BB/03	4/3	74,006	98,823	Retail/ Office	
19	The Putnam Square Site	15,087	6,260	BB	4	54,090	60,350	Retail/ Office	Residential/ Retail

OTHER DEVELOPMENT PARCELS (HIGHLY UNLIKELY OR OUTSIDE THE OVERLAY DISTRICT)

A	The Half Crown District--South of Mt. Auburn	No Specific Sites Selected							
B	The Armenian Church Site	13,212	20,296	BB	4	32,552	52,848	Retail/ Office	Retail/ Residential
C	The Bolyston Victorians	13,276	17,376	BB	4	35,728	53,104	Retail/ Office	Retail/ Residential
D	The Wursthaus Site	22,614	54,813	BB	4	35,643	90,456	Retail/ Office	Retail/ Office
E	The Mt. Auburn Clubs	15,877	18,304	C3	3	29,327	47,631	Retail[1]/ Residential	Institutional/ Clubs
F	The Block at DeWolfe and Bow	11,420	16,990	C3	3	17,270	34,260	Retail[1] Office	Retail/ Residential
G	The Arrow/Massachusetts Avenue Flatiron Site	6,993	8,221	03	3	20,979	29,200	Retail[1] Office	Retail/ Residential
H	The Athens St. District								
	Mt. Auburn West of Athens	14,740	11,000[2]	C3	3	33,220	44,220	Retail[1]/ Residential	Residential
	Mt. Auburn East of Athens	22,330	13,000[2]	C3	3	53,990	66,990	Retail[1] Residential	

NOTES TO TABLE

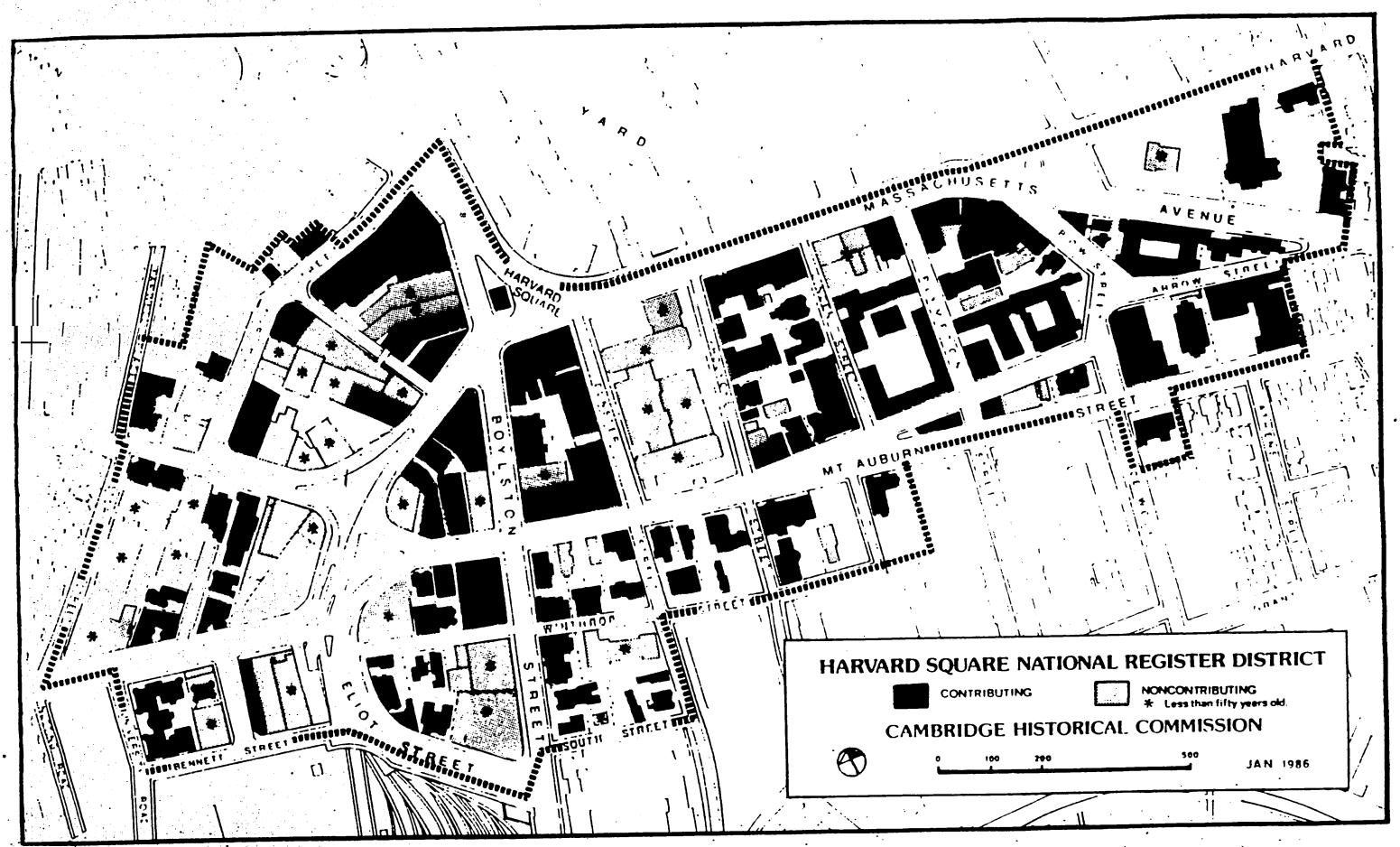
1. Retail use assumes a variance in the 03 and C3 zones.

2. Figure is approximate due to insufficient data.

Appendix 3.

Plan of proposed Harvard Square National Register District, Cambridge Historical Commission, January, 1986

This map shows the boundaries of the proposed Harvard Square National Register District. Contibuting buildings are those which are architecturally or historically significant and add to the overall historical character of the District. Non-contributing buildings are those which lack significance or which are under the statutory 50 year age limit. Buildings less than 50 years old may be significant and will be considered contributing when they pass the 50 year mark.



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

March 27, 1986

To Whom It May Concern:

Enclosed you will find copies of hearings scheduled before the Committee on Ordinances of the City of Cambridge for Tuesday, April 15, 1986 to be held in the City Council Chamber, City Hall, Cambridge as follows:

5:00 p. m. Petition of the Planning Board to amend the Zoning Map and the text of the Zoning Ordinances of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District and substituting therefore a new Section 11.50, Harvard Square Overly District. The text would substantually revise the provisions of the existing Overlay District.

6:00 p. m. Petition of the Planning Board to amend the Zoning Map of the City of Cambridge in the vicinity of Mount Auburn Street, Plympton Street, Holyoke and South Streets by striking out the designation Business B and Residence C-3 and substituting in place thereof the designation Residence C-2.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
Acting City Clerk

JEC/dl

Encs. (2)

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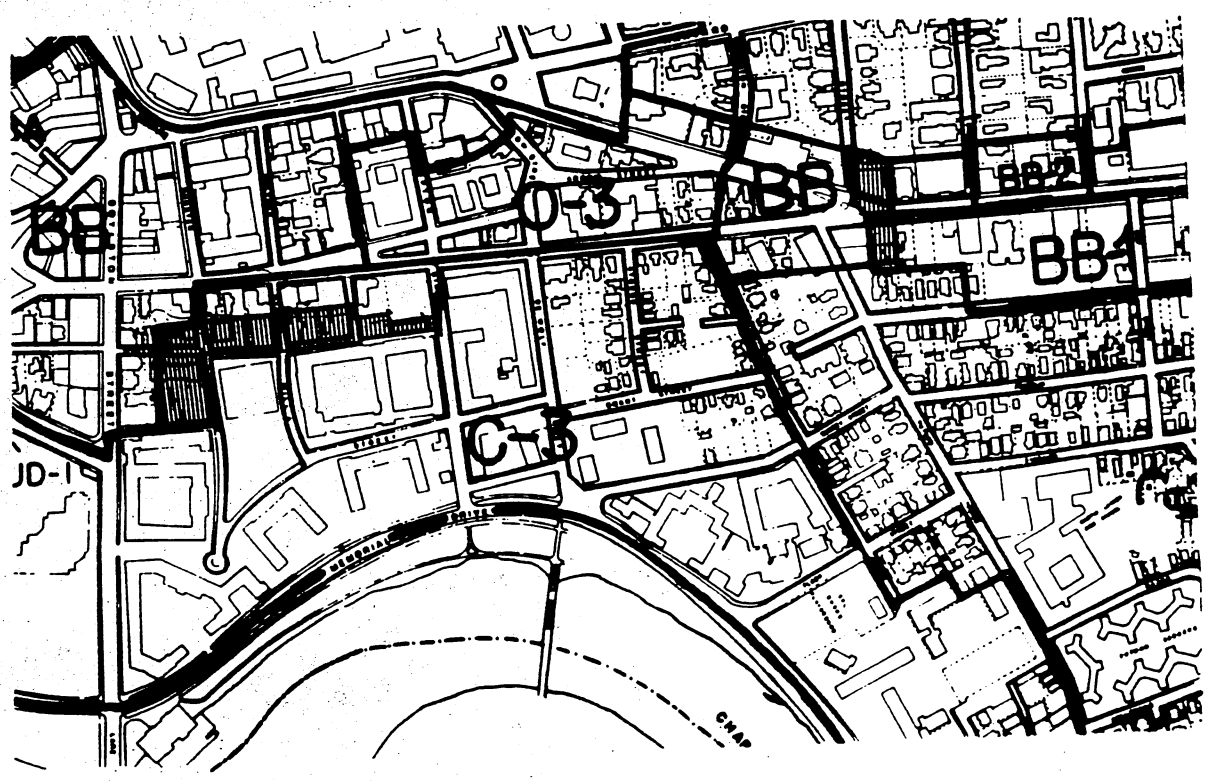
Encs. (2)

Recommended Extensions to the Harvard Square Overlay District



0-17

Comm. from Arthur G. Parris, Chairman, Planning Board, transmitting a petition to amend the Zoning Ordinances by deleting the existing Section 11.50, Harvard Square Overlay District & substituting a new section 11.50 in place thereof.

6/2/86 Passed to be ordained as amended 7-1-1

In City Council,

February 10, 1986