

RECEIVED BY  
OFFICE OF CITY CLERK  
348 Franklin Street  
Cambridge, Massachusetts 02139  
SEP 10 8 22 AM '84  
September 9, 1984

CAMBRIDGE, MASS.

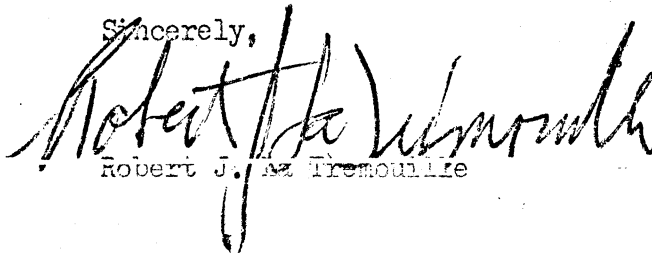
TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

I understand that you will shortly take the final vote on a zoning proposal which will change our Residence C districts from residential to mixed use, allowing businesses called "Arts/Crafts Studios".

Enclosed is a copy of my Letter to the Editor of June 14, 1984, on this subject. I commend the Council for being willing to take meaningful action to protect the artists in the Webb Building, and regret that you were not permitted to take that action, because of representations of the artists' attorney during your June 11 meeting.

I reaffirm my opposition to this regressive zoning change. I regret that you were not permitted to take strong, meaningful action to help the artists without hurting the rest of the city.

Sincerely,



Robert J. Az Tremouille

# CitySide

## UDAG steambath

In a steamy, marathon session, the Cambridge City Council Monday night approved and appropriated a \$4.9 million Urban Development Action Grant (UDAG) for the Lechmere Canal development project.

The development is expected to generate \$50 million in private investment, 800 new permanent jobs, \$1.4 million annually in taxes, and 310 new public parking spaces. Nonetheless, not everyone is enamored with the prospects.

The Webb Building is slated for development by The Marcus Organization, but one of its major tenants, the Mudflat Pottery Studio, expressed dissatisfaction with the relocation plans that have been negotiated between Marcus and the city's Community Development Department.

On Monday, though, the council passed a Mudflat-recommended resolution which would require Marcus to make certain relocation concessions for the studio.

A. 3

CAMBRIDGE (MASS.) CHRONICLE

# Letters to the editor

## 'Strong club'

The plight of artists being evicted from the Webb Building in East Cambridge is distressing ("Chronicle" letter, May 31). The city council, however, has a strong club which it can use to protect these people.

The city council has full say on the construction of a public parking garage which is very valuable to the developer evicting these businesspeople. Councillor (Alfred) Vellucci has scheduled a City Council hearing on the garage and the artists for 6 pm on June 11. The city should not approve the garage unless these businesses have meaningful protection. I hope those directly affected and all people concerned with their plight will come to the city council hearing.

These businesspeople, however, have taken action which could do a lot of harm elsewhere in Cambridge. In response to their plight they have filed a zoning change which would convert half our city's residential neighborhoods from residential to mixed use. Affected would be Residence C districts in Mid-Cambridge, Riverside, Cambridgeport, the Central Square neighborhood, Wellington-Harrington, East Cambridge, Agassiz, and the Peabody School district. The artists have asked the city to legalize small art businesses which fit certain conditions in these neighborhoods.

It is harmless to add residential uses to business districts. Residential uses improve business districts. It is harmless to

have business districts on the edge of residential neighborhoods. It is, however, destructive to allow new businesses in the middle of residential neighborhoods. Decades of zoning protection in our city have gradually removed the storefront businesses which used to be mixed in with our homes. Those storefronts have been converted to homes themselves. People concerned with the plight of the art businesses should walk the streets of Cambridge and imagine what those streets would be like if we had businesses in those storefronts instead of homes.

The businesspeople's change would subdivide residential properties and convert garages into small businesses. New art businesses would be allowed uses in our residential neighborhoods, and could only be defeated by fighting each new proposal. Industrial and accessory retail uses would be possible. Expansion of Harvard Square into abutting neighborhoods would resume.

I sympathize with these businesspeople. I hope that the city council will use its very powerful club to give these people meaningful protection in their eviction fight. I hope that these businesspeople, however, will withdraw their attempt to change our residential neighborhoods. The businesspeople's plight is distressing, but they should not hurt the rest of us.

Robert J. La Tremouille  
Franklin Street

A. C1

Comm. from Robert J. LaTremouille, transmitting a copy of his letter to the Editor of the Chronicle in opposition to a zoning proposal on "Arts/Crafts Studios".

In City Council,

September 10, 1984

*9/10/84*

*-Placed on File-*

# City of Cambridge

UB # 4  
6/25/84

re: Art / Craft Studio  
PETITION OF Ann Waycos, et al  
Petition filed with the City Clerk  
May 4, 1984

(all hearing to be completed 65 days from filing date with the City Clerk)

24 days - May  
30 days - June  
11 days - July  
65 days = July 11, 1984 = all hearings

In City Council

May 7, 1984

Referred to the Planning Board for report

May 7, 1984

Planning Board Hearing

June 19, 1984

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be Sept. 17, 1984.)

11 days June  
31 days July  
31 days Aug  
17 days Sept  
90 days = September 17, 1984

City Council hearing published - Chronicle - May 17, 1984 and May 24, 1984

Hearing before the City Council - Tuesday, June 5, 1984 at 6:30 p.m.

Report to the City Council

6/11/84 Report Received

Passed to a second reading published - ~~6/14/84~~ on 6/15/84

6/11/84 Passed to 2nd Reading  
Vote = Vote

Ready for Ordination published

August 15, 1984  
published - Chronicle Aug. 23, 1984

COMPLETION DATE: September 17, 1984

Revised and sent to DCA, Insp. Serv, City Sol, Chairman  
Ord Comm. & Community Dev. 8/21/84 @  
Revised sent 8/22/84 @

RECEIVED BY  
OFFICE OF CITY CLERK

JUN 5 3 54 PM '84

CAMBRIDGE, MASS.

2 June 1984

Cambridge City Council:

I enthusiastically endorse the petition before you to amend the Zoning Ordinance by adding a new definition entitled **"Art/Craft Studio"**. Here finally is an opportunity for the City Council to take a large step towards a supportive city environment for artists.

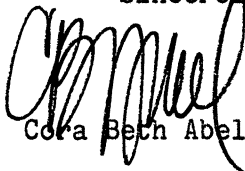
In Cambridge, it has become increasingly difficult to find old industrial buildings that come close to the ideal art/crafts space: large, unobstructed space with good lighting, ventilation and freight elevators. In recent years, institutional and private developers have bought up Cambridge's old industrial buildings to make way for expensive offices, hotels or condominiums. Artists cannot compete with these developers.

The City Council can encourage artists to remain in Cambridge through its Zoning Ordinance. Art/crafts space should be allowed in many areas of the city and for a variety of building types.

My only criticism is that the petition doesn't go far enough. For the arts to flourish in Cambridge, we need to provide residential studios (live/work spaces) as well as working studios. In a 1976/77 study by the Massachusetts Arts & Humanities Foundation, 1,809 visual artists living in Massachusetts responded. Over 75% indicated that live/work space was important to their art making.

I suggest that Cambridge join several other leading cities by passing this petition with an important addition: that Art/Craft Studio include live/work space. Since the petition requires a special permit from the Planning Board for Residence C and office zones, it is an appropriate petition for live/work art space. In business and industrial zones, live/work space should be allowed as a right for artists, as long as health and safety codes of the strictest residential standards are met.

Sincerely,

  
Cora Beth Abel

10.

Comm. from Cora Beth Able, in support of  
the petition of Ann Haycox, et al, to amend  
the Zoning Ordinances Re: Art/Craft Studios.

In City Council,

June 11, 1984

6/11/84

Referred to the  
Petition-

FOR "ART/CRAFT STUDIO" HEARING RECORD, JUNE 5, 1984.  
ORDINANCE COMMITTEE

307 Pearl St.  
Cambridge, MA 02139  
June 6, 1984

Dear Councillors:

We regret that you were not able to hear the arguments presented at the June 6, 1984 Ordinance Committee hearing regarding the "Art/Craft Studio" amendment to the Zoning Ordinance. We understand that it was a long and difficult evening. We hope that you will now take the time to read over our proposal and the supporting letters which have been submitted to the City Clerk so that you can make an informed decision when the issue comes before the council for a vote.

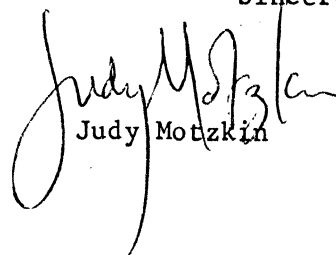
The amendment, which creates a zoning category for studios, is written with an eye toward protecting the residential character of our neighborhoods. At the same time it will enable artists to integrate into the community in a way that does not leave them exposed to the inevitable repeated evictions as the city develops the remaining industrial spaces that artists have been using. The amendment will insure a more permanent place for artists in this city as well as enable them to continue to contribute to the vitality and interest of our city.

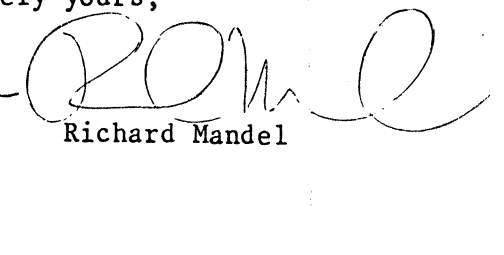
The materials and techniques that artists use are certainly varied. Some artist media are indeed appropriate only in industrial zones. Others are compatible with all zones including residential. The amendment accounts for these differences by providing a special permit requirement. The special permit hearing will insure that the studio is appropriate to the neighborhood and that the proposed use is appropriate to the building. In addition, the amendment specifically disallows mass production and assembly line techniques.

The positive impact of this amendment for artists will be: 1) to create a limited number of new possibilities for artists to relocate in odd ball buildings in residential zones and 2) to allow artists to rent or buy and use spaces in business and office zones. The amendment specifically prohibits the use of current housing stock for studio use. In addition, we feel that it is a false fear to think that artists have the resources to compete for potential housing stock. Unfortunately, the interests of low and moderate income housing are more likely to be threatened by condo developers, a much more formidable and real adversary than artists.

If the city is to continue to have artists as a resource, something must be done to provide them with a broader range of useable space. Your support of the amendment will help it happen.

Sincerely yours,

  
Judy Motzkin

  
Richard Mandel

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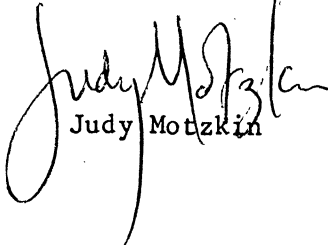
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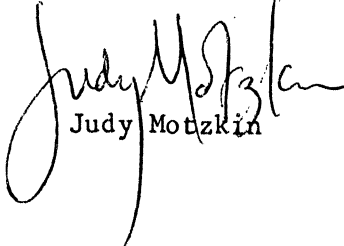
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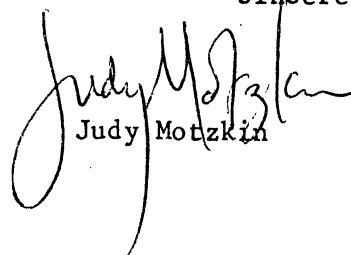
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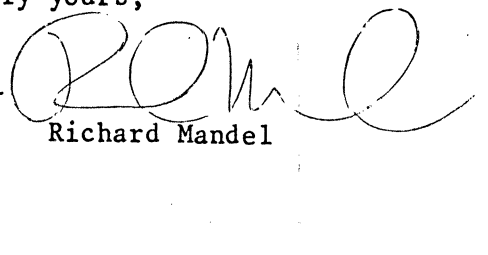
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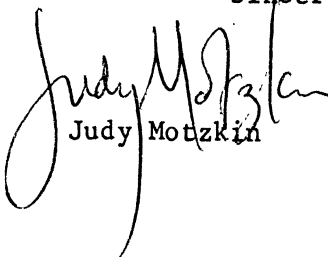
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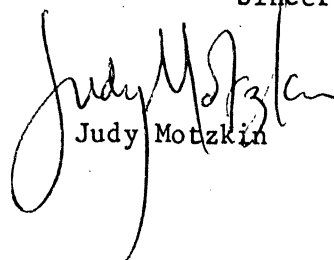
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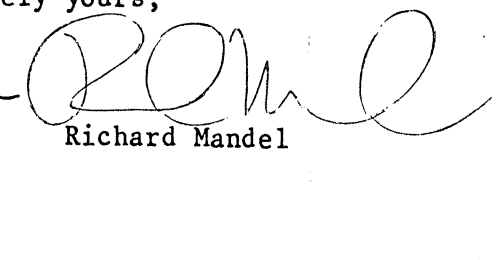
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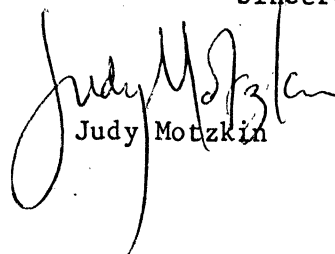
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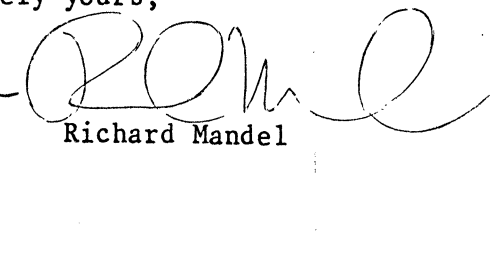
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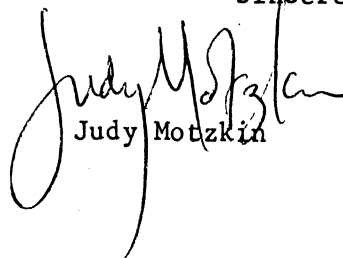
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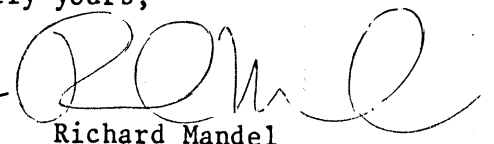
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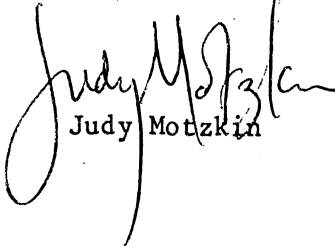
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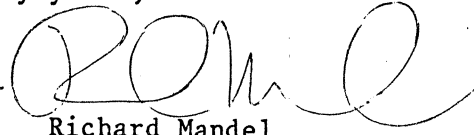
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The positive impact of this amendment for artists will be: 1) to create a limited number of new possibilities for artists to relocate in odd ball buildings in residential zones and 2) to allow artists to rent or buy and use spaces in business and office zones. The amendment specifically prohibits the use of current housing stock for studio use. In addition, we feel that it is a false fear to think that artists have the resources to compete for potential housing stock. Unfortunately, the interests of low and moderate income housing are more likely to be threatened by condo developers, a much more formidable and real adversary than artists.

If the city is to continue to have artists as a resource, something must be done to provide them with a broader range of useable space. Your support of the amendment will help it happen.

Sincerely yours,

  
Judy Motzkin

  
Richard Mandel

FOR "ART/CRAFT STUDIO" HEARING RECORD, JUNE 5, 1984,  
ORDINANCE COMMITTEE

307 Pearl St.  
Cambridge, MA 02139  
June 6, 1984

Dear Councillors:

We regret that you were not able to hear the arguments presented at the June 6, 1984 Ordinance Committee hearing regarding the "Art/Craft Studio" amendment to the Zoning Ordinance. We understand that it was a long and difficult evening. We hope that you will now take the time to read over our proposal and the supporting letters which have been submitted to the City Clerk so that you can make an informed decision when the issue comes before the council for a vote.

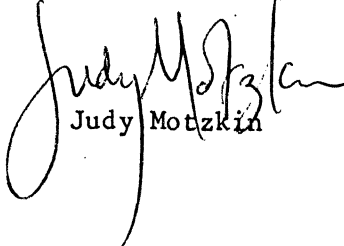
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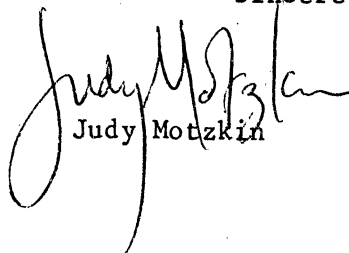
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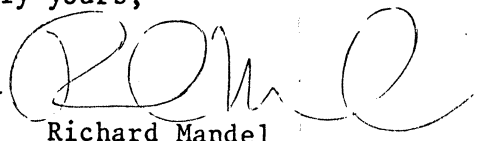
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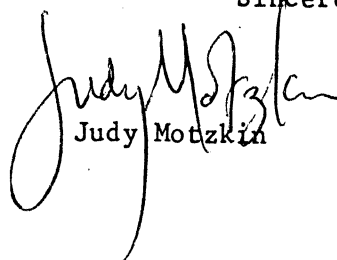
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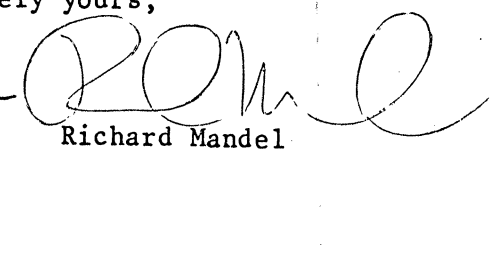
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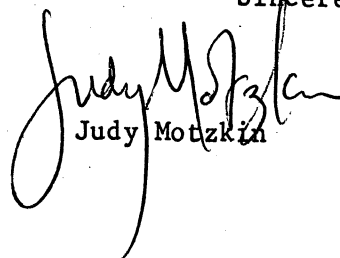
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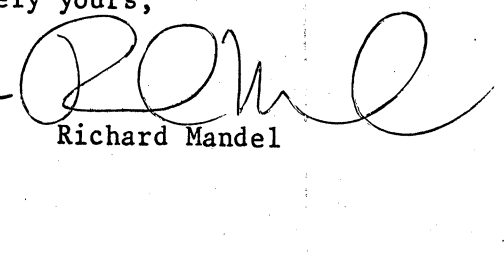
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Sincerely yours,

  
Judy Motzkin

  
Richard Mandel

Comm. from Judy Motzkin & Richard Mandel in support of the petition of Ann Haycox, et al to amend the Zoning Ordinances Re: "Art/Craft Studios".

RECEIVED BY  
OFFICE OF CITY CLERK  
JUN 7 9 40 AM '84  
CAMBRIDGE, MASS.

In City Council,

June 11, 1984

6/11/84

*R. F. [Signature]*

to  
the

PETITION -

C. C. 1984

#1 HB

*Passed to be  
ordained  
AS Amended*

# City of Cambridge

MASSACHUSETTS

In City Council

August 15 1984

*- Hycox Petition -*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓		✓	
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan				✓
Mr. Alfred Vellucci				✓
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

6

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1

2

Handwritten notes:  
#1  
Boomer  
#1

Handwritten notes:  
A/A  
A/A  
A/A



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

August 21, 1984

Russell B. Higley, Esquire  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find the following:

1. Proposed loan order passed to a second reading at the City Council meeting of August 15, 1984.
2. Proposed amendment to the General Ordinances of the City of Cambridge by adding at the end thereof a new Chapter Twenty-Five entitled "Human Rights" which was passed to a second reading at the City Council meeting of August 15, 1984.
3. Proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of Ann Haycox, et al which was passed to be ordained at the City Council meeting of August 15, 1984.
4. An order adopted by the City Council together with a proposed amendment to the General Ordinances of the City of Cambridge in Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" which was passed to be ordained as amended at the City Council meeting of August 15, 1984.

Would you kindly review these proposed amendments and indicate your approval or disapproval on the bottom and return to this office.

Russell B. Higley

- 2 -

August 21, 1984

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/d1

Encs. First publication no. 2254  
First publication no. 2256,  
Ordinance no. 1013 - *Revised*  
Order for communication no. 42  
Ordinance no. 1014

c.c. Councillor David Sullivan, Chairman,  
Committee on Ordinances.



# City of Cambridge

IN CITY COUNCIL

August 15, 1984

ORDERED:

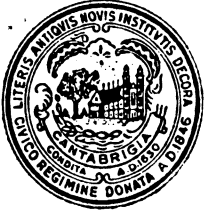
That the Order adopted on March 28, 1983 appropriating the sum of \$3,438,700 for acquisition of land and construction of municipal outdoor recreational facilities as part of the Lechmere Canal Park Phase II project and the Front Park project be and hereby is amended to read as follows:

ORDERED:

That \$4,463,700 is appropriated for acquisition of land and construction of municipal outdoor recreational facilities as part of the Lechmere Canal Park Phase II project and the Front Park project; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$4,463,700 under General Laws, Chapter 44, Section 7(25); and that the City Manager is authorized to contract for and expend any federal or state aid available for the projects.

Passed to a second reading at the City Council meeting held on August 15, 1984 and on or after September 3, 1984 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

## 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:*

Insomuch, as the City Manager has the power of Chief Administrator over all departments under Chapter 43 Section 104 and department heads have powers under Chapter 43 Section 105 of the City of Cambridge Plan E. Charter.

There shall be a Commission known as the "Cambridge Human Rights Commission" to protect all Human Rights of all citizens in the City of Cambridge, and shall be appointed by the City Manager with notification to the City Council.

The Code of the City of Cambridge is hereby amended by adding at the end thereof a new Chapter Twenty-Five entitled "Human Rights".

Passed to a second reading at the City Council meeting held on August 15, 1984 and on or after September 3, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages of ordinary book print may be examined at the office of the City Council in the form of a printed pamphlet during office hours on or after August 20, 1984.

Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## 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. Add a new definition "Art/Craft Studio" to Article 2.000 as follows:

"Art/Craft Studio." A room or group of rooms used by artists and craftspeople in the creation of their work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio" as follows:

	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3, 3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
q. Art/Craft Studio.	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	Y	Y
	Bus. B B-1, B-2	Bus. C	Ind. A-2	Ind. A-1, A-2	Ind. A B-1, B-2	Ind. B	Ind. C
	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28 Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Board of Zoning Appeal may grant a special permit for the location of an art/craft studio or group of studios in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C. Districts:

1. The studio shall be located in a principal use non-residential building in existence as of May1, 1984. Structures or buildings accessory to residential uses shall not be so used.
2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that lesser amount of parking will not cause excesssive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound.
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood.
  - c. no bulk storage of toxic or highly flammable materials shall occur.
  - d. the proposed studio use shall satisfy all applicable building, fire safety, and health codes.
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #887 "Regulations for the Control of Noise", or as customarily produced by other permitted uses in the district, whichever is less.
  - f. noxious odors, dust, and/or fumes shall be effectively disposed of and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales except as may occur as an activity incidental to exhibition permitted in B (6) below;
6. Public exhibitions shall not be permitted except as specifically authorized in the special permit. The number and duration of any such exhibitions shall be specifically stated, shall be for arts/crafts created on the premises, and shall only be permitted upon finding that the residential or other prevailing neighborhood character will not be significantly, negatively affected.

4.282 In issuing a special permit under this Section 4.28 the Board Of Zoning Appeal shall state the specific arts and craft uses or range of uses being authorized for each studio granted a permit.

4.283 Nothing in this Section 4.28 shall prohibit the establishment of residential uses, permitted in the district, subsequent to the

issuance of a special permit under this section 4.28. The establishment of residential uses shall not alter the principal use non-residential status of the building for the purpose of continuing or future authorizations for art/craft studios under the provisions of this Section 4.28.

5. Insert the following category, "q. Art/Craft Studio" to Section 6.365 as follows:

q. Art/Craft Studio

(13)	Open Space	Res. C-1	Bus. C (res)
	Res.A-1,A-2	Off-1,Bus A	Ind A-1, Ind C
	Res. B	(comm), Bus A-1	

na	1/1000sf
----	----------

Bus.C (comm)	Res C-2A,	Ind B-1,Res	Bus B,Ind A-2,	Loading
Ind A,Off.-2,	Ind B-2,	C-3,C03A,	Ind B,Bus B-1,	Facility
Res. C-2	Bus A (res)	Off 3A, 3	B-2	Category

1/1000sf	1/1000sf
----------	----------

6. Add a new footnote 13 to Section 6.35, as follows:

"13. In Residence C. Districts the amount of parking required for this use may be reduced at the discretion of the Board of Zoning Appeal in accordance with Section 4.28."

In City Council August 15, 1984.  
 Passed to be ordained by a yeas and nays vote:-  
 Yeas 6; Nays 0; Absent 1; Present 2.  
 ATTEST:- Paul E. Healy, City Clerk.

Robert W. Healy, City Manager.



# City of Cambridge

Communication # 42

IN CITY COUNCIL

August 15, 1984

COUNCILLOR D. SULLIVAN

**RESOLVED:**

That it is the intent of this City Council that the Ordinance for Full Occupancy be administered and construed as follows:

1. All complaints under this ordinance shall be submitted to the Rent Control Board by affidavit or on a form to be devised by the Rent Control Board and signed under the pains and penalties of perjury.
2. An owner may make a showing of compliance for a habitable unit by providing evidence either:
  - a. that he/she has rented the unit in good faith and that a bona fide tenant lives in the unit. A bona fide tenancy may be established by some combination of a lease, proof of payment of rent or other consideration, the length of tenancy, and the presence of the tenant's personal belongings and furnishings in the unit. Special consideration shall be given to units to be occupied by immediate family members of the owner of an owner-occupied house; or
  - b. that he/she has offered the unit for rent in good faith throughout the one hundred twenty (120) day period, but has been unable to rent the unit.
3. An owner may make a showing of good cause for a unit found to be unfit for human habitation by the Inspectional Services Department by providing evidence either:

- a. that he/she is making the repairs required for habitability and is pursuing completion of those repairs with due diligence; or
  - b. that he/she is unable to make the repairs required for habitability in a timely fashion because the necessary approvals or financing has not yet been received from public agencies. In this case the one hundred twenty (120) day period required to establish vacancy may be extended up to an additional six (6) months at the discretion of the Rent Control Board, provided that applications for such approvals and/or financing have been filed in a timely manner.
4. At any point in proceedings before the Rent Control Board, an owner may make a showing under 2 (a) above that a bona fide tenant has been accepted and is currently occupying the unit; and be it further

RESOLVED:

That a copy of this resolution be delivered to the Rent Control Board.

In City Council August 15, 1984.

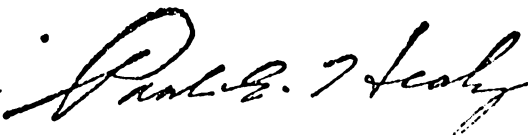
Adopted by a yea and nay vote:-

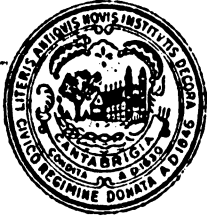
Yeas 5; Nays 0; Absent 3; Present 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

PROPOSED AMENDMENT TO CHAPTER TWENTY-THREE, SECTION 1, OF THE CODE OF THE CITY OF CAMBRIDGE.

(Ordinance Number 966, as amended by Ordinance Number 980)

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

SECTION 1. REMOVAL OF CONTROLLED RENTAL UNITS FROM MARKET of Chapter Twenty-Three, entitled "Regulations Pertaining to Controlled Rental Units" in Ordinance Number 966 of June 29, 1981 is hereby amended as follows:

1. Add the following clause to Paragraph (4) of Subsection (b), Definitions:

"(v) cause a unit, not the primary residence of a legal unit owner, to be vacant for one hundred twenty (120) days or more by refusing to rent or to offer for rent said unit in good faith or, when a unit is cited as unfit for human habitation, by failure to perform repairs required to restore said unit to habitable condition. The existence of a vacancy for one hundred twenty (120) days or more, without a showing of good cause, shall constitute removal from the market."

2. Add the following sentences at the end of Subsection (c), REMOVAL REGULATED:

"One year after the date of a notice of ruling, the Board shall review and confirm that the circumstances and conditions which led the Board to grant any removal permit hereunder, except for a condominium unit legally occupied by the unit owner, continue to warrant said permit. If, after a hearing, the Board finds that the circumstances and conditions no longer warrant the permit, the Board shall immediately treat the unit as a controlled rental unit and shall initiate whatever action is permitted and appropriate under this section."

3. Add the following sentences to Subsection (f) PENALTY:

"Where, after a hearing, the Board finds there are repeated and/or flagrant violations of this section, the Board shall recommend to the Cambridge City Council or to the Cambridge

Housing Authority that the public interest can best be served by taking the unit(s) by power of eminent domain in order to restore the unit(s) to service as housing for people with low and moderate incomes."

The effective date of the amendments outlined above shall be October 1, 1984.

In City Council August 15, 1984.

Passed to be ordained as amended by a yea and nay vote:-  
Yeas 5; Nays 2; Absent 1; Present 1.

ATTEST:- Paul E. Healy, City Clerk.

Robert W. Healy, City Manager.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

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q. Art/Craft Studio.	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	Y	Y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind. B	Ind. C
	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

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  - c. no bulk storage of toxic or highly flammable materials shall occur.
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  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #887 "Regulations for the Control of Noise", or as customarily produced by other permitted uses in the district, whichever is less.
  - f. noxious odors, dust, and/or fumes shall be effectively disposed of and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales except as may occur as an activity incidental to exhibition permitted in B (6) below;
6. Public exhibitions shall not be permitted except as specifically authorized in the special permit. The number and duration of any such exhibitions shall be specifically stated, shall be for arts/crafts created on the premises, and shall only be permitted upon finding that the residential or other prevailing neighborhood character will not be significantly, negatively affected.

4.282 In issuing a special permit under this Section 4.28 the Board Of Zoning Appeal shall state the specific arts and craft uses or range of uses being authorized for each studio granted a permit.

4.283 Nothing in this Section 4.28 shall prohibit the establishment of residential uses, permitted in the district, subsequent to the

issuance of a special permit under this section 4.28. The establishment of residential uses shall not alter the principal use non-residential status of the building for the purpose of continuing or future authorizations for art/craft studios under the provisions of this Section 4.28.

- 5. Insert the following category, "q. Art/Craft Studio" to Section 6.365 as follows:

q. Art/Craft Studio

(13)	Open Space	Res. C-1	Bus. C (res)
	Res.A-1,A-2	Off-1,Bus A	Ind A-1, Ind C
	Res. B	(comm), Bus A-1	

na 1/1000sf

Bus.C (comm)	Res C-2A,	Ind B-1,Res	Bus B,Ind A-2,	Loading
Ind A,Off.-2,	Ind B-2,	C-3,C03A,	Ind B,Bus B-1,	Facility
Res. C-2	Bus A (res)	Off 3A, 3	B-2	Category

1/1000sf 1/1000sf

- 6. Add a new footnote 13 to Section 6.35, as follows:

"13. In Residence C. Districts the amount of parking required for this use may be reduced at the discretion of the Board of Zoning Appeal in accordance with Section 4.28."

In City Council August 15, 1984.  
Passed to be ordained by a yea and nay vote:-  
Yeas 6; Nays 0; Absent 1; Present 2.  
ATTEST:- Paul E. Healy, City Clerk.

Robert W. Healy, City Manager.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY  
OFFICE OF CITY CLERK  
AUG 9 4 04 PM '84  
CAMBRIDGE, MASS.

TO: The Honorable, The City Council

SUBJECT: Zoning petition of Ann Haycox et. al. to create a new use category called "Arts/Crafts Studio."

The Petition

The petition would create a new Arts/Crafts Studio use category which would be permitted in all business and industrial districts by right and in Residence C and office districts by special permit.

Recommendation

The Board recommends adoption of the petition with some minor modifications to make the intent of the petition clear. The following changes, incorporated into the accompanying revised petition, are recommended by the Board:

1. Designation of the Board of Appeals as Special Permit Granting Authority (Section 4.281).
2. Clarification that only principal use non-residential buildings and not accessory residential structures are subject to conversion (Section 4.281A(1)).
3. A tightening of the retail aspects of a studio making it clear that retail activity is permitted only as an incidental aspect of periodic exhibitions whose frequency would be controlled by the Special Permit (Section 4.281A (5-6)).
4. Creation of a new Section 4.282 which would permit the establishment of residential uses in an eligible building after issuance of a special permit for studio use.
5. Wording which makes clear that a permit may be sought and granted for multiple studios in a structure as well as individual studios (Section 4.281).

## Public Hearing

The Planning Board held a public hearing on June 19, 1984. Mr. Richard Mandell, representing the petitions, outlined the reasons for requesting the change. Among the points made by Mr. Mandell were the following:

- \* Because no category exists in the zoning ordinance covering art studios, they are only legally permitted in industrial districts.
- \* Suitable locations are scarce and are frequently more profitable as office, retail, or housing uses, which can easily outbid artist use of such spaces.
- \* There are a number of non-conforming or non-residential buildings in residence and office districts which would be suitable for artist use in a manner quite compatible with the surrounding neighborhood.

Several people spoke in favor of the petition emphasizing the value of artists to a community and the need to find space they can locate without continual threat of displacement.

Marilyn Wellons and Phoebe Morse, Green Street, were concerned that accessory parking garages to residential homes would be converted under the provisions of this ordinance, significantly altering the residential character of the neighborhood. It was agreed that the amendment did not permit such conversions, but that the language should be made more explicit.

Robert LaTremouille, Franklin Street, objected to the petition on principle as it would allow non-residential uses in residence districts, discourage the conversion of existing non-conforming uses to residential use, and permit by right certain potentially noxious uses which would best be reviewed and allowed through the variance process.

It was also suggested at the hearing that other residential districts as well as the Residence C districts were appropriate for this use.

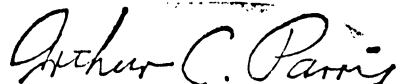
## Findings

The Board makes the following findings as a result of comments made at the public hearing:

1. Art/Craft Studio is a use which should be identified in the zoning ordinance and permitted in many parts of the city.
2. Art/Craft studios are uses which can be quite compatible with residential and office neighborhoods. The Special Permit process will allow adequate review and permit the prevention of inappropriate uses in sensitive neighborhoods.

3. The Board would have no objection to the extension of these provisions to all residential neighborhoods but such an alteration would require the submission of a new petition.
4. Technical changes as noted above are desirable clarifications which make clear the intent of petition.

Respectfully submitted for the  
Planning Board

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris  
Chairman

ART/CRAFT STUDIO AMENDMENT

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows:

"Art/Craft Studio." A room or group of rooms used by artists and craftspeople in the creation of their work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio" as follows:

	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3, 3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
q. Art/Craft Studio.	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	Y	Y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind. B	Ind. C
	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28 Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Board of Zoning Appeal may grant a special permit for the location of an art/craft studio or group of studios in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C. Districts:

1. The studio shall be located in a principal use non-residential building in existence as of May 1, 1984. Structures or buildings accessory to residential uses shall not be so used.
2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
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	Res. B	(comm), Bus A-1	

na 1/1000sf

Bus.C (comm)	Res C-2A,	Ind B-1,Res	Bus B,Ind A-2,	Loading
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Res. C-2	Bus A (res)	Off 3A, 3	B-2	Category

1/1000sf 1/1000sf

6. Add a new footnote 13 to Section 6.35, as follows:

"13. In Residence C. Districts the amount of parking required for this use may be reduced at the discretion of the Board of Zoning Appeal in accordance with Section 4.28."

RECEIVED BY  
OFFICE OF CITY CLERK

AUG 9 4 04 PM '04

CAMBRIDGE, MASS.

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

TO: The Honorable, The City Council

SUBJECT: Zoning petition of Ann Haycox et. al. to create a new use category called "Arts/Crafts Studio."

## The Petition

The petition would create a new Arts/Crafts Studio use category which would be permitted in all business and industrial districts by right and in Residence C and office districts by special permit.

## Recommendation

The Board recommends adoption of the petition with some minor modifications to make the intent of the petition clear. The following changes, incorporated into the accompanying revised petition, are recommended by the Board:

1. Designation of the Board of Appeals as Special Permit Granting Authority (Section 4.281).
2. Clarification that only principal use non-residential buildings and not accessory residential structures are subject to conversion (Section 4.281A(1)).
3. A tightening of the retail aspects of a studio making it clear that retail activity is permitted only as an incidental aspect of periodic exhibitions whose frequency would be controlled by the Special Permit (Section 4.281A (5-6)).
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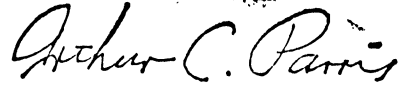
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The Board makes the following findings as a result of comments made at the public hearing:

1. Art/Craft Studio is a use which should be identified in the zoning ordinance and permitted in many parts of the city.
2. Art/Craft studios are uses which can be quite compatible with residential and office neighborhoods. The Special Permit process will allow adequate review and permit the prevention of inappropriate uses in sensitive neighborhoods.

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4. Technical changes as noted above are desirable clarifications which make clear the intent of petition.

Respectfully submitted for the  
Planning Board

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris  
Chairman

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	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28 Art/Craft Studio.

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	Res. B	(comm), Bus A-1	

na 1/1000sf

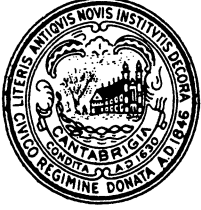
Bus.C (comm)	Res C-2A,	Ind B-1,Res	Bus B,Ind A-2,	Loading
Ind A,Off.-2,	Ind B-2,	C-3,C03A,	Ind B,Bus B-1,	Facility
Res. C-2	Bus A (res)	Off 3A, 3	B-2	Category

1/1000sf

1/1000sf

6. Add a new footnote 13 to Section 6.35, as follows:

"13. In Residence C. Districts the amount of parking required for this use may be reduced at the discretion of the Board of Zoning Appeal in accordance with Section 4.28."



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

#3

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

August 15, 1984

To the Honorable, the City Council:

I transmit herewith communication from the Planning Board relative to the zoning petition of Ann Haycox, et al, to create a new use category called "Arts/Crafts Studio."

Very truly yours,

Robert W. Healy  
City Manager

RWH/b

Agenda Item Number Three

Re: letter from the Planning Board on the zoning petition of Ann Haycox, et al, to create a new use category called "Arts/Crafts Studio".

8/15/1984

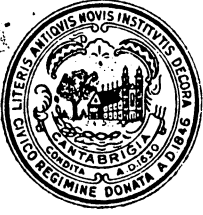
Returned to the  
Petition which  
appears as #1  
under HRP 111564

In City Council,

August 15, 1984

Business, fee  
Ordinance passed  
to be Ordained. This  
~~is~~ is ~~the~~ is of  
Revised Ordinance  
Revised Budget 3/1984  
As submitted by Planning Board  
CITY MANAGER

And Economy  
Dues 107



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

## 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. Add a new definition "Art/Craft Studio" to Article 2.000 as follows:

"Art/Craft Studio." A room or group of rooms used by artists and craftspeople in the creation of their work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

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	Bus. B B-1, B-2	Bus. C	Ind. A-2	Ind. A-1, A-2	Ind. A B-1, B-2	Ind. B	Ind. C
	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

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The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

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	Res. B	(comm), Bus A-1	

na 1/1000sf

Bus.C (comm)	Res C-2A,	Ind B-1,Res	Bus B,Ind A-2,	Loading
Ind A,Off.-2,	Ind B-2,	C-3,C03A,	Ind B,Bus B-1,	Facility
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- 6. Add a new footnote 13 to Section 6.35, as follows:

"13. In Residence C. Districts the amount of parking required for this use may be reduced at the discretion of the Board of Zoning Appeal in accordance with Section 4.28."

In City Council August 15, 1984.  
Passed to be ordained by a yea and nay vote:-  
Yeas 6; Nays 0; Absent 1; Present 2.  
ATTEST:- Paul E. Healy, City Clerk.

Robert W. Healy, City Manager.



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

August 21, 1984

Mr. Joseph Cellucci, Commissioner  
Inspectional Services Department  
City Hall  
Cambridge, MA

Dear Mr. Cellucci:

Enclosed you will find the following:

1. Proposed amendment to the General Ordinances of the City of Cambridge by adding at the end thereof a new Chapter Twenty-Five entitled "Human Rights" which was passed to a second reading at the City Council meeting held on August 15, 1984.
2. Proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of Ann Haycox, et al which was passed to be ordained at the City Council meeting of August 15, 1984.
3. An order adopted by the City Council together with a proposed amendment to the General Ordinances of the City of Cambridge in Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" which was passed to be ordained as amended at the City Council meeting of August 15, 1984.

This information is for your office files.

If you need any more information, please contact me.

Very truly yours,

---

Paul E. Healy, City Clerk.

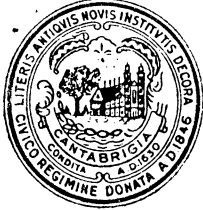
PEH/d1

Joseph Cellucci

- 2 -

August 21, 1984

Encs. First publication no. 2256  
Ordinance no. 1013  
Order for communication no. 42  
Ordinance no. 1014.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

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	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	y	y
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3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28. Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C Districts:

1. The studio will be located in a non-residential building in existence on May 1, 1984.

7. The Required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.





# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

August 21, 1984

Russell B. Higley, Esquire  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find the following:

1. Proposed loan order passed to a second reading at the City Council meeting of August 15, 1984.
2. Proposed amendment to the General Ordinances of the City of Cambridge by adding at the end thereof a new Chapter Twenty-Five entitled "Human Rights" which was passed to a second reading at the City Council meeting of August 15, 1984.
3. Proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of Ann Haycox, et al which was passed to be ordained at the City Council meeting of August 15, 1984.
4. An order adopted by the City Council together with a proposed amendment to the General Ordinances of the City of Cambridge in Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" which was passed to be ordained as amended at the City Council meeting of August 15, 1984.

Would you kindly review these proposed amendments and indicate your approval or disapproval on the bottom and return to this office.

Russell B. Higley

- 2 -

August 21, 1984

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/d1

Encs. First publication no. 2254  
First publication no. 2256  
Ordinance no. 1013 ✓  
Order for communication no. 42  
Ordinance no. 1014

c.c. Councillor David Sullivan, Chairman,  
Committee on Ordinances.



# City of Cambridge

IN CITY COUNCIL

August 15, 1984

ORDERED:

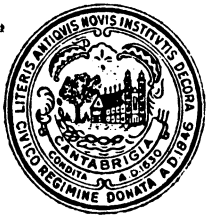
That the Order adopted on March 28, 1983 appropriating the sum of \$3,438,700 for acquisition of land and construction of municipal outdoor recreational facilities as part of the Lechmere Canal Park Phase II project and the Front Park project be and hereby is amended to read as follows:

ORDERED:

That \$4,463,700 is appropriated for acquisition of land and construction of municipal outdoor recreational facilities as part of the Lechmere Canal Park Phase II project and the Front Park project; that to raise this appropriation the Treasurer with the approval of the City Manager is authorized to borrow \$4,463,700 under General Laws, Chapter 44, Section 7(25); and that the City Manager is authorized to contract for and expend any federal or state aid available for the projects.

Passed to a second reading at the City Council meeting held on August 15, 1984 and on or after September 3, 1984 the question comes on adoption.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:*

Insomuch, as the City Manager has the power of Chief Administrator over all departments under Chapter 43 Section 104 and department heads have powers under Chapter 43 Section 105 of the City of Cambridge Plan E. Charter.

There shall be a Commission known as the "Cambridge Human Rights Commission" to protect all Human Rights of all citizens in the City of Cambridge, and shall be appointed by the City Manager with notification to the City Council.

The Code of the City of Cambridge is hereby amended by adding at the end thereof a new Chapter Twenty-Five entitled "Human Rights".

Passed to a second reading at the City Council meeting held on August 15, 1984 and on or after September 3, 1984 the question comes on passing to be ordained.

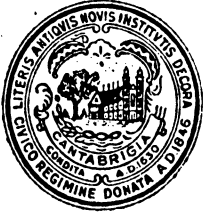
ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages of ordinary book print may be examined at the office of the City Council in the form of a printed pamphlet during office hours on or after August 20, 1984.

Paul E. Healy, City Clerk.

Ordinance No. 1013.

Final publication No. 2255. First publication in the Herald on June 15, 1984.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

**"Art/Craft Studio.** A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio." as follows:

q. Art/Craft Studio.	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3,3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	Y	Y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind B	Ind. C
	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

**"4.28. Art/Craft Studio.**

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

**A. Residence C Districts:**

1. The studio will be located in a non-residential building in existence on May 1, 1984.





# City of Cambridge

Communication # 42

IN CITY COUNCIL

August 15, 1984

COUNCILLOR D. SULLIVAN

RESOLVED: That it is the intent of this City Council that the Ordinance for Full Occupancy be administered and construed as follows:

1. All complaints under this ordinance shall be submitted to the Rent Control Board by affidavit or on a form to be devised by the Rent Control Board and signed under the pains and penalties of perjury.
2. An owner may make a showing of compliance for a habitable unit by providing evidence either:
  - a. that he/she has rented the unit in good faith and that a bona fide tenant lives in the unit. A bona fide tenancy may be established by some combination of a lease, proof of payment of rent or other consideration, the length of tenancy, and the presence of the tenant's personal belongings and furnishings in the unit. Special consideration shall be given to units to be occupied by immediate family members of the owner of an owner-occupied house; or
  - b. that he/she has offered the unit for rent in good faith throughout the one hundred twenty (120) day period, but has been unable to rent the unit.
3. An owner may make a showing of good cause for a unit found to be unfit for human habitation by the Inspectional Services Department by providing evidence either:

- a. that he/she is making the repairs required for habitability and is pursuing completion of those repairs with due diligence; or
  - b. that he/she is unable to make the repairs required for habitability in a timely fashion because the necessary approvals or financing has not yet been received from public agencies. In this case the one hundred twenty (120) day period required to establish vacancy may be extended up to an additional six (6) months at the discretion of the Rent Control Board, provided that applications for such approvals and/or financing have been filed in a timely manner.
4. At any point in proceedings before the Rent Control Board, an owner may make a showing under 2 (a) above that a bona fide tenant has been accepted and is currently occupying the unit; and be it further

RESOLVED:

That a copy of this resolution be delivered to the Rent Control Board.

In City Council August 15, 1984.

Adopted by a yea and nay vote:-

Yeas 5; Nays 0; Absent 3; Present 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

PROPOSED AMENDMENT TO CHAPTER TWENTY-THREE, SECTION 1, OF THE CODE OF THE CITY OF CAMBRIDGE.

(Ordinance Number 966, as amended by Ordinance Number 980)

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

SECTION 1. REMOVAL OF CONTROLLED RENTAL UNITS FROM MARKET of Chapter Twenty-Three, entitled "Regulations Pertaining to Controlled Rental Units" in Ordinance Number 966 of June 29, 1981 is hereby amended as follows:

1. Add the following clause to Paragraph (4) of Subsection (b), Definitions:

"(v) cause a unit, not the primary residence of a legal unit owner, to be vacant for one hundred twenty (120) days or more by refusing to rent or to offer for rent said unit in good faith or, when a unit is cited as unfit for human habitation, by failure to perform repairs required to restore said unit to habitable condition. The existence of a vacancy for one hundred twenty (120) days or more, without a showing of good cause, shall constitute removal from the market."

2. Add the following sentences at the end of Subsection (c), REMOVAL REGULATED:

"One year after the date of a notice of ruling, the Board shall review and confirm that the circumstances and conditions which led the Board to grant any removal permit hereunder, except for a condominium unit legally occupied by the unit owner, continue to warrant said permit. If, after a hearing, the Board finds that the circumstances and conditions no longer warrant the permit, the Board shall immediately treat the unit as a controlled rental unit and shall initiate whatever action is permitted and appropriate under this section."

3. Add the following sentences to Subsection (f) PENALTY:

"Where, after a hearing, the Board finds there are repeated and/or flagrant violations of this section, the Board shall recommend to the Cambridge City Council or to the Cambridge

Housing Authority that the public interest can best be served by taking the unit(s) by power of eminent domain in order to restore the unit(s) to service as housing for people with low and moderate incomes."

The effective date of the amendments outlined above shall be October 1, 1984.

In City Council August 15, 1984.

Passed to be ordained as amended by a yea and nay vote:-  
Yeas 5; Nays 2; Absent 1; Present 1.

ATTEST:- Paul E. Healy, City Clerk.

Robert W. Healy, City Manager.



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

August 21, 1984

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

Dear Sir:

Enclosed you will find a zoning amendment to the Zoning Ordinances of the City of Cambridge regulating Art/Craft Studios.

This amendment is being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/d1

Enc. Ordinance no. 1013

c.c. Les Barber



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

**"Art/Craft Studio.** A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio." as follows:

q. Art/Craft Studio.	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3,3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	y	y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind B	Ind. C
	y	y	y	y	y	y	y

3. Add a new footnote to section 4.40 as follows;  
 "50. Subject to the requirements of Section 4.28."
4. Create a new Section 4.28 Art/Craft Studio, as follows;

**"4.28. Art/Craft Studio.**

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

**A. Residence C Districts:**

1. The studio will be located in a non-residential building in existence on May 1, 1984.



RECEIVED BY  
OFFICE OF CITY CLERK

JUN 4 11 42 AM '84

CAMBRIDGE, MASS.

Joel Kershner  
97 Henry St.  
Camb., Ma. 02139

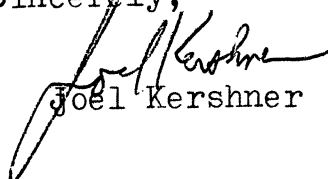
City council  
Cambridge City Hall  
Massachusetts Ave.  
Cambridge, Mass. 02139

To the City Council:

I would like to state my strong support for the proposed amendment to the zoning ordinance by Richard Mandel to allow an Art/Craft Studio on Tufts Street in Cambridgeport. This use is very much in keeping with the character of our neighborhood, and is not in conflict with its residential character. Many artists and craftsmen live in the neighborhood and help to contribute to the diversity and attractiveness of our neighborhood.

Thank you for considering my support, and I hope that you will give it your support as well.

Sincerely,

  
Joel Kershner

cc. Zoning Commission

Comm. from Joel Kershner, 97 Henry St., in  
support of the petition of Ann Haycox, et  
al, for the establishment of Art/Craft  
Studios in Residence C Districts and Office  
Districts.

In City Council,

June 4, 1984

6/4/84

Referred

to

the

Petition



**CITY OF  
CAMBRIDGE  
PUBLIC HEARING**

The Committee on Ordinances, comprised of the entire membership of the City Council, will conduct a public hearing on Tuesday, June 5, 1984 in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the following:

**5:30 p.m.** Proposed amendment to the General Ordinances of the City of Cambridge providing for the establishment of a Cambridge Civilian Policy Advisory Board to the Chief of Police under the provisions of Chapter 43, Section 104 and Chapter 42, Section 105 of the Plan E Charter.

**6:00 p.m.** Proposed amendment to the General Ordinances in Chapter Fifteen providing for the establishment of a Civilian Review Board.

**6:30 p.m.** Proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of **Ann Haycox**, et al, to amend the Zoning Ordinances to provide for the establishment of **Art/Craft Studios** in Residence C Districts and Office Districts in the City of Cambridge.

All interested persons are invited to attend at this time and be heard.

For the Committee,  
Councillor David E. Sullivan,  
Chairman.

(C)May31



**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, June 5, 1984 at 6:30 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by **Ann Haycox**, et al to amend the Zoning Ordinances as follows:

1. By adding a new definition entitled "**Art/Craft Studio**" to Article 2.000.

2. By inserting a new use category to section 4.35 "q. Art/Craft Studio".

3. By adding a new footnote to section 4.40.

4. By creating a new Section 4.28 Art/Craft Studio.

5. By inserting a category "q. Art/Craft Studio" to section 6.365.

6. By adding a new footnote 13 to section 6.35.

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 David Sullivan,  
Chairman.

(C)May17,24



**PUBLIC NOTICE  
RELATIVE TO ZONING  
CITY OF CAMBRIDGE  
MASSACHUSETTS**

**Office of the City Clerk.**

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1. By adding a new definition entitled "**Art/Craft Studio**" to Article 2.000.

2. By inserting a new use category to section 4.35 "q. Art/Craft Studio".

3. By adding a new footnote to section 4.40.

4. By creating a new Section 4.28 Art/Craft Studio.

5. By inserting a category "q. Art/Craft Studio" to section 6.365.

6. By adding a new footnote 13 to section 6.35.

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 David Sullivan,  
Chairman.

(C)May17,24



**PUBLIC NOTICE  
RELATIVE TO ZONING  
CITY OF CAMBRIDGE  
MASSACHUSETTS**

**Office of the City Clerk.**

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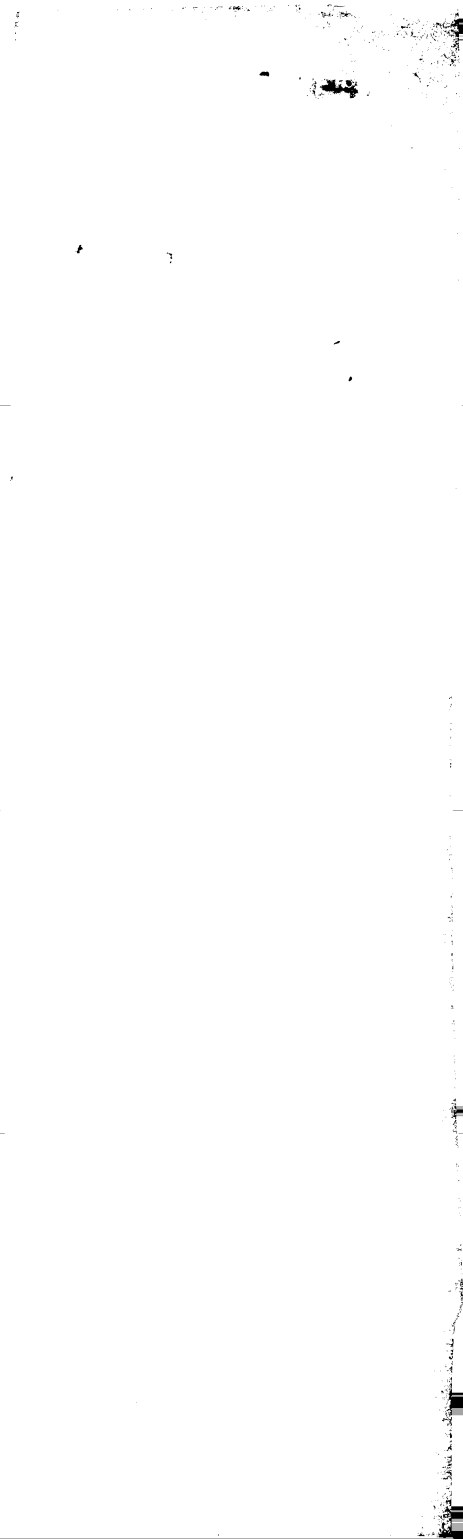
1. By adding a new definition entitled "**Art/Craft Studio**" to Article 2.000.
2. By inserting a new use category to section 4.35 "q. **Art/Craft Studio**".
3. By adding a new footnote to section 4.40.
4. By creating a new Section 4.28 **Art/Craft Studio**.
5. By inserting a category "q. **Art/Craft Studio**" to section 6.365.
6. By adding a new footnote 13 to section 6.35.

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 David Sullivan,  
Chairman.

(C) May 17, 24



Legal Notices

Legal Notices

CITY OF CAMBRIDGE

FIRST PUBLICATION NO. 2238

In the Year One Thousand, Nine Hundred Eighty-Four 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. Add a new definition "Art/Craft Studio" to Article 2.000 as follows:

Art/Craft Studio. A room or group of rooms used by artists and craftspeople in the creation of their own work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio" as follows:

q. Art/Craft Studio.						
Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3,3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
	n	n	n	sp50	y	y
Bus. B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
y	y	y	y	y	y	y

3. Add a new footnote to Section 4.40 as follows: 50. Subject to the requirements of Section 4.28.

4. Create a new Section 4.28 Art/Craft Studio, as follows:

4.28. Art/Craft Studio. The purpose of this Section 4.28 is to ensure that art/craft studios located in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281. The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied:

A. Residence C Districts:

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.

2. The type of studio use shall be appropriate to the particular building and its location;

a. the building shall be structurally sound,

b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,

c. no bulk storage of toxic or highly flammable materials shall occur,

d. the proposed studio use shall satisfy all applicable building and fire safety codes,

e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance No. 877 "Regulations for the Control of Noise,"

f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.

3. All activity must be carried out within the building, including the storage of materials.

4. No more than three (3) persons shall practice or be employed at one time per studio.

5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category "q. Art/Craft Studio" to Section 6.365 as follows:

q. Art/Craft Studio. (13)					
Open Space	Res. C-1	Bus. C (res.)			
Res. A-1, A-2	Off.-1, Bus. A	Ind. A-1, Ind. C			
Res. B	(comm.), Bus. A-1				
no			1/1000 sf		
Bus. C (comm.)	Res. C-2A,	Ind. B-1, Res.	Bus. B, Ind. A-2		
Ind. A, Off.-s,	Ind. B-2,	C-3, C-3A,	Ind. B, Bus. B-1,		
Res. C-2	Bus. A (res.)	Off. 3A, 3	B-2		
	1/1000 sf		1/1000 sf		

6. Add a new footnote 13 to Section 6.35 as follows:

13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST: Paul E. Healy, City Clerk,

Jun 15

## Legal Notices

## Legal Notices

ADVERTISEMENT  
CITY OF BOSTONDEPARTMENT OF  
PLANNING AND  
ENGINEERING

Invitation for bids for  
INTERIOR AND EXTE-  
RIOR PAINTING, IN-  
CLUDING FIRE ES-  
CAPES AND PERFORM  
RELATED WORK AT  
THE NATHAN HALE  
SCHOOL, 51 CEDAR  
STREET, ROXBURY,  
MASS.

The School Committee  
of the City of Boston,  
acting by its Depart-  
ment of Planning and  
Engineering, 26 Court  
Street, Boston, Mass.  
02108, hereinafter re-  
ferred to as the Award-  
ing Authority, hereby in-  
vites sealed bids for the  
above-entitled project,  
subject to all applicable  
provisions of law, includ-  
ing without limitation,  
Sections 39F and 39K  
through 39P of Chapter  
30, and Sections 29 and  
44A to 44I, inclusive, of  
Chapter 149 of the Gen-  
eral Laws, as amended,  
and in accordance with  
the terms and provisions  
of the contract docu-  
ments entitled INTE-  
RIOR AND EXTERIOR  
PAINTING, INCLUDING  
FIRE ESCAPES AND  
PERFORM RELATED  
WORK AT THE  
NATHAN HALE  
SCHOOL, 51 CEDAR  
STREET, ROXBURY,  
MASS.

SCOPE OF WORK:  
Paint the interior and  
exterior of building in-  
cluding fire escapes and  
perform related work as  
herein specified.

TIME AND PLACE  
FOR FILING BID APPLI-  
CATIONS: General Bids  
will only be considered  
from bidders who have  
filed an Application to  
Bid and a Contractors  
Qualification Statement  
with the Awarding  
Authority at 26 Court  
Street, Boston, Mass.  
02108, Second Floor no  
later than twelve o'clock  
noon, Boston Time,  
Thursday, June 21, 1984.  
Forms for the Applica-  
tion to Bid and Contrac-  
tors Qualification State-  
ment may be obtained  
without charge from the  
Awarding Authority.

After closing of bids, the receipt of Application to Bid and Contractors Qualification Statement regarding eligibility to bid. A list of eligible bidders will be available at the Awarding Authority. NO SUBBIDS for a subgrade design in item 2 of the form for general bid shall be filed, and ALL GENERAL BIDS will be received before twelve o'clock noon on Thursday, July

12, 1984 at which time and place respective bids will be opened and read aloud.

PLANS AND SPECS will be available on or about Thursday, June 28, 1984 at the Department of Planning and Engineering, 26 Court Street, Boston, Mass. 02108 to all interested parties. Plans and Specs must be returned in good condition within thirty days of Bid opening. Bidders are hereby notified that Bid Deposits must be five percent (5%) of his/her Bid. Bid Deposits may be in the form of a certified check, or a treasurer's or cashier's check issued by, a responsible bank or trust company, payable to the City of Boston, or a bid bond in a form satisfactory to the Awarding Authority with a surety company qualified to do business in the Commonwealth and satisfactory to the Awarding Authority and conditioned upon the faithful performance by the principal of the agreements contained in the subbid or general bid.

The attention of all bidders is specifically directed to the equal employment opportunity section of the specifications and the obligations of the contractor and all subcontractors to take affirmative action in connection with employment practices throughout the work.

Pursuant to Minority Participation, the General Contractor must give satisfactory assurance that at least 10% of his bid price shall be expended for Minority Business Enterprise. For the purposes of this paragraph, the term Minority Business Enterprise means a business organization in which at least 51% of the beneficial ownership is held by minority group members who are Black, Hispanic, Oriental or American Indians.

Each General Contractor must complete, sign, and file with his bid the Minority Business Utilization Form. The Minority Business Utilization Form shall be completed and the General Contractor. Failure to submit a Minority Business Utilization Form with the bid proposal will result in the rejection of the bid.

PAUL W. MOONEY,  
Senior Structural  
Engineer

June 8, 1984  
June 15, 1984

Jun 8 15

**SIX CHARACTERS IN SEARCH OF AN AUTHOR.** The American Repertory Theater, Loeb Drama Center, 64 Brattle St., Camb. Tues.-Sat., 8 pm. This Pirandello classic will run through June 3. Tix: \$8-\$19. Info, 495-2668.

**SUMMER '84.** The Art Institute of Boston, 700 Beacon St., Bos. 36 diverse day and evening courses begin June 11. Choose from fine arts, photography, design, illustration, art history and five-day intensives. Info, registration, 262-1223.

**THE SECRET AGENT.** The Institute of Contemporary Art, 100 Huntington Ave., Bos. This is the first comprehensive look at the history, effects and implications of the defoliant Agent Orange. Runs through June 7. Info, time, 266-5152.

**CRUISES TO THE TALL SHIPS FESTIVAL.** WBUR and Capt. John Boats will sponsor cruises to the Tall Ships Festival, June 1-7. The 27-cruise series offer nightly entertainment and daily narratives. Benefits WBUR. 90.9 FM. Tix: \$20-\$55. Info, reservations, 353-2790.

**ALL PERSONS 60 AND OVER.** The Jewish Vocational Service, a non-sectarian agency is interviewing all persons 60 and over who are interested in looking for work of any kind. An experienced JVS job developer will try to place you in a job that meets your needs. Info, 723-2846.

**LEARN TO DANCE FOR YOUR WEDDING.** Brighton YMCA, 470 Washington St., Brighton. Ballroom and swing classes. Info, registration, Debbie, 566-5989.

**JOHNNY AND PHIL CUNNINGHAM.** Paine Hall, Harvard University, Camb. 8 pm on June 8. Sponsored by Cat's Fiddle Productions and the Harvard U. Folklore Dept. Featuring Scottish Traditional Music with the former members of Silly Wizard. Tix: \$6, \$7. Info, 492-8341.

**42ND STREET.** Box office is open for David Merrick's Tony Award-winning song and dance extravaganza, 42nd Street, directed and choreographed by the late Gower Champion. Shubert Theater. Info, tix, 236-0300.

**JEAN FRANCOIS MILLET.** Museum of Fine Arts, 465 Huntington Ave., Bos. The work of this French Realist, the so-called peasant painter whose depiction of everyday rural life paved the way for the birth of modern art will be on display through June 17. Info, 267-9300.

**OSBORN ON CONFLICT.** The Carpenter Center for the Visual Arts, Harvard University, 24 Quincy St., Camb. 40 brush drawings by Robert Osborn through June 7. Info, 495-3251.

**ASSESSMENT PROGRAM FOR WELFARE RECIPIENTS.** Free program for 16-21 years old. Skills evaluations, individualized counseling and career exploration at the Action for Boston Community Development, 178 Tremont St., Bos. Info, 357-4471.

**COMPANIONS UNLIMITED.** A social services program of the Women's Educational and Industrial Union needs volunteers to visit the elderly and handicapped of all ages. Volunteers determine their time, location and type of service. Info, 536-5651

**ALCOHOL, WOMEN AND PREGNANCY.** Speaker available for free presentation to service groups, churches, schools, etc. now through June. Info, Alcohol Resource Center, 964-8380.

**EVENING VOLUNTEERS NEEDED.** Mass. General Hospital urgently needs evening volunteers for the patient care program from 6-9 pm. Info, 726-8540.

**EDUCATION FOR FREEDOM:** The Story of the Refugees Literacy Campaign, a slide/tape show is available for rental or purchase and a speaker can accompany the show. Info, 442-6689.

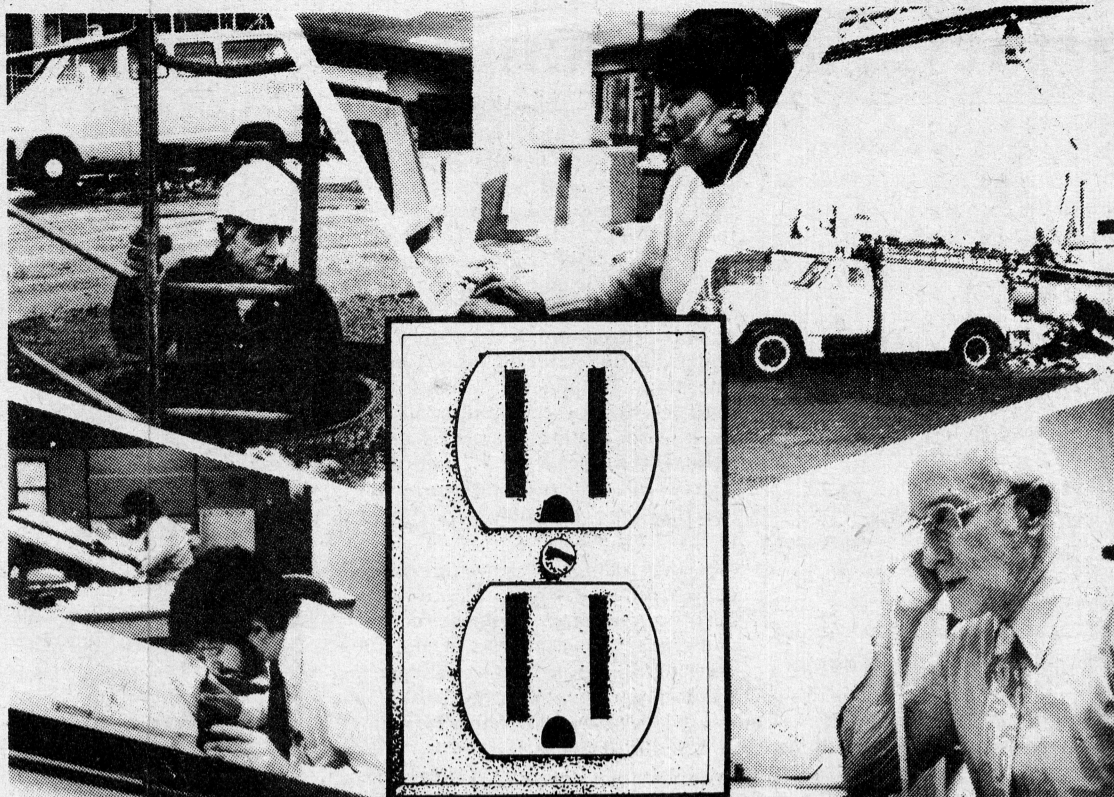
**LOW'S WORKS ON VIEW.** This artist's works are being shown in the Home Savings Bank Window, near Parker House, Tremont Street in Boston. The works range from watercolors to acrylic, abstract to contemporary. Show runs through May 31.

**PRE-CAMP REGISTRATION.** Cambridge YWCA, 7 Temple St., Camb. Register for swimming, sports, art and field trips, June 18-22 and June 25-29, 8:30 am-4:30 pm. Fee: \$45 per week. Info, 491-6050.

**WHERE'S BOSTON.** Copley Place, 100 Huntington Ave., Box 17, Bos. Eight multi-media screen with a quadraphonic sound presentation. Shown every hour on the hour. Mon.-Sat., 10 am-5 pm; Sun., 1 pm-5 pm. Info, tix, 267-4949.

**JEWISH COMMUNITY HOUSING FOR THE ELDERLY** of Brighton, needs an art instructor to run weekly classes. Flexible schedule. Call Lynn Wolk at 254-8008.

continued on next page



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Open House, Thursday, May 31, 7:30 p.m.

Call today  
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Boston College Law School Campus  
885 Centre St., Newton, MA 02159

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1514C

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Offerings include intensive foreign language courses, pre-medical, pre-law, business and computer science courses, and graduate level courses in education and management. We feature a college-level program for secondary school juniors and seniors, a health professions program, a summer institute in Ukrainian studies, the Dance Center, plus programs in drama, expository and creative writing, and English as a Second Language.

For further information, return the coupon below or call: (617) 495-2921; 24-hour catalogue request line, (617) 495-2494.

Academic Calendar: June 25 — August 17, 1984

Please send a Harvard Summer School catalogue and application for:

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## LEGAL NOTICES

**COMMONWEALTH OF MASSACHUSETTS**  
 Middlesex, ss.  
**PROBATE COURT**  
 NO. 84P2540A

**NOTICE OF ADMINISTRATION WITHOUT SURETIES**  
 Estate of **Amelia Gravellese** late of Cambridge in the County of Middlesex

**NOTICE**

A petition has been presented in the above-captioned matter praying that **John P. Gravellese** of Cambridge in the County of Middlesex be administrator of her estate without surety on his bond.

If you desire to object to the allowance of said petition, you or your Attorney should file a written appearance in said Court at Cambridge on or before June 25, 1984.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the fourteenth (14) day of May in the year of our Lord one thousand nine hundred and eighty-four.

Paul J. Cavanaugh  
 5/29 Register of Probate Court

**PUBLIC NOTICE TO DOG OWNERS WITH UNLICENSED DOGS AFTER JUNE 1, 1984**

A warrant will be issued to dog officers June 1st to seek out, catch or confine all unlicensed dogs (M.G.L., Chap. 140, Sec. 151A).

Using a computerized list, dog officers will begin door-to-door survey of dog owners/keepers for failure to license. Delinquent owners will be fined \$15 a day every day their dog(s) remain unlicensed after June 1, 1984.

**Animal Commission**  
 57 Inman Street, Camb. 498-9041

**City of Cambridge PUBLIC HEARING**

The Committee on Ordinances, comprised of the entire membership of the City Council, will conduct a public hearing on Tuesday, June 5, 1984 in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the following:

- 5:30 p.m. Proposed amendment to the General Ordinances of the City of Cambridge providing for the establishment of a Cambridge Civilian Policy Advisory Board to the Chief of Police under the provisions of Chapter 43, Section 104 and Chapter 42, Section 105 of the Plan E Charter.
- 6:00 p.m. Proposed amendment to the General Ordinances in Chapter Fifteen providing for the establishment of a Civilian Review Board.
- 6:30 p.m. Proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of Ann Haycox, et al, to amend the Zoning Ordinances to provide for the establishment of Art/Craft Studios in Residence C Districts and Office Districts in the City of Cambridge.

All interested persons are invited to attend at this time and be heard

For the Committee  
 Councillor David E. Sullivan  
 Chairman.

**COMMONWEALTH OF MASSACHUSETTS**  
 PROBATE AND FAMILY COURT  
 NO. 84P2660E  
 MIDDLESEX, SS.

**NOTICE OF Citation**  
 Estate of **Manuel Rogers** 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 **Manuel Rogers, Junior**, of Belmont, in the County of Middlesex be appointed executor thereof, without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney should file a written appearance in said Court, at Cambridge, on or before June 27, 1984. You must in addition to filing a written appearance as aforesaid, file within thirty (30) days after said return day a written statement of objections to the petition, giving a specific grounds therefor.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the 17th day of May in the year of our Lord one thousand nine hundred and eighty-four.

5/29 Paul J. Cavanaugh Register of Probate

from previous page

**JOSEPH BEUYS DRAWINGS.** Busch-Reisinger Museum, Harvard, Camb. Now through June 17. Over 140 drawings will be on view by this artist whose career has been described as the most significant and complex career in post-war German culture. Info, 495-2397.

**CAMBRIDGE HIGH AND LATIN SCHOOL 50TH REUNION.** The class of 1935 will be holding its reunion in the spring of 1985. Seeking class members. Bill Skelley, 484-1833, Dan Reagan, 547-0240.

**SUPPORT GROUP FOR OLDER WORKERS.** Women's Educational and Industrial Union, 356 Boylston St., Bos. Participants in the group meet on Mons. 9:30-11:30 am to share information, ideas, resources and contacts. Info, 536-5651.

**ARCHITECTURE EXHIBITION.** The Chinese Cultural Institute, 272 Tremont St., Bos. Drawings, models, and architectural photographs representing Chinese American architects and Western trained Chinese architects will be exhibited now through June 30. Info, 542-4599.

**PHOTOGRAPHS BY JULIA MARGARET CAMERON.** Clarence Kennedy Gallery, 770 Main St., Camb. Through June 15. Curated by Gail Buckland. Info, 577-5177.

**CHILDREN'S TELEVISION COURSE.** Academy of Television Arts, 196 Harvard Ave., Allston. Summer term registration for children, grades 4-8, May 21-31. Classes start June 16. Fee: \$195. Info, registration, 787-5074.

**ATTENTION PROPERTY OWNERS AND LANDLORDS.** The Harvard Medical Area Housing Office is seeking rental listings for its faculty, staff and students. If you have rental rooms, apartments, houses, parking spaces for rent or need roommates, call 732-1880.

**ICARUS, A MULTIMEDIA OPERA.** Kresge Auditorium, MIT, Camb. May 30 at 8 pm. The premiere of this opera by Camb. composer, Paul Earls. State-of-the-art technologies are combined with traditional art forms. A new look at an ancient myth. **Tix: \$6-\$12.50;** students, seniors, \$4. Info, 353-0556.

**SUMMER REGISTRATION FOR BCAA.** The Boston Center for Adult Education, 5 Comm. Ave., Bos. There are over 450 indoor and outdoor, short and long term, offerings, ranging from one-hour daytime workshops to 10 session evening courses. The term begins June 12. Info, registration, 267-4430.

**SUMMER VISUAL ARTS INSTITUTE.** Boston University, Bos. For elementary and junior high this Institute offers intensive five-week programs featuring professional training with an outstanding team of artist educators. Info, registration, 353-4363.

**GERALD GARSTON: RECENT PAINTINGS.** New England artist, Gerald Garston's works will be on display at the Pucker Safrai Gallery located on 171-173 Newbury St., Bos through June 15. Garston's expansive oils boast a mastery of color and shape and careful planning of pattern and shape. Info, 267-9473.

**Cambridge School Lunches**

**Cambridge Elementary Lunch**

May 28-June 1  
 Monday: No school.  
 Tuesday: Pizza, shoe string potatoes, peanut butter crackers.  
 Wednesday: Juice, spaghetti, meat sauce, green beans, cornbread, fruited jello.  
 Thursday: Cheeseburger, corn, potato chips, fruit cup.  
 Friday: Vegetable soup, grilled cheese sandwich, cole slaw, apple.

**Especially for Cambridge Seniors**

**ORGANIZATION FOR OLDER STUDENTS.** Thursday, May 31: 12 noon, "Tree ID," a talk by Libby Darlington, naturalist and instructor at the Cambridge Center for Adult Education, will illustrate techniques for identifying native trees in full bloom. After lunch, we will walk through Radcliffe Quadrangle to practice new skills. Bring your lunch. At 56 Brattle St., Camb.

**GRAY PANTHERS OF GREATER BOSTON** is sponsoring a special intergenerational forum and discussion concerning health care crisis: "How National Health Service Would Work in Greater Boston." Saturday, June 9, 12:15-1:30 pm at Old South Church, Boylston and Dartmouth Streets, Boston. Prior to forum, at 11 am, there will be update on recent Gray Panther activities. All invited. Refreshments, dessert, wheelchair accessible. For info, 497-5767.

**CRUISE AROUND THE TALL SHIPS.** Cruise, box lunch, transportation, for \$20. Pickups will be at Harvard Square, Lechmere Square, South Station MBTA stations. Cruise time is 3 pm, Sunday, June 3. For information, call 547-8409.

**TRAINED AND SUPERVISED** Cambridge Rindge and Latin school students will provide chore assistance and run errands for elders this summer under the sponsorship of the Camb. Dept. of Human Services, Council on Aging. The young people are available from June to Sept. for up to 5 hours of indoor or yard work per week. A contribution of 50 cents an hour is suggested. For info, call Bob Flavin at 498-9039 (2-5 pm).

**Cambridge City Notices**

**MONDAY MAY 28**  
**THERE WILL BE NO CAMBRIDGE CITY COUNCIL MEETING:** due to the Memorial Day holiday, next regular meeting on June 4 at 5 pm, at Cambridge City Hall, 795 Massachusetts Ave.

**TUESDAY MAY 29**  
**LICENSE COMMISSION MEETING:** Regular meeting at 6:30 pm at Cambridge City Council chambers at city hall. Issue of transfer of 52 Yellow Cab medallions will be discussed.  
**CAMBRIDGE PLANNING BOARD:** Regular meeting at 7:30 pm at 57 Inman St.  
**MIDDLESEX COUNTY COMMISSIONERS:** Regular meeting at the Lowell Superior Court-house at 7 pm.

**WEDNESDAY MAY 30**  
**RENT CONTROL BOARD:** Regular meeting at 6 pm, 639 Massachusetts Ave., second floor.  
**NEWTON OPERA WORKSHOP:** performance of Mozart's opera "Così fan tutte" at the Longy School of Music at 1 Follen St in Cambridge, 8 pm, donation \$3 at the door, call 527-3320 for information.

**THURSDAY MAY 31**  
**CAMBRIDGE ELECTION COMMISSION MEETING:** 1 pm, 362 Green St., third floor.

**FRIDAY JUNE 1**  
**STATE SENATOR GEORGE BACHRACH:** office hours in Cambridge at the City Hall in the Ackermann Room on June 1 from 1 to 2:30 pm.

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**COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 84A0211.** To Digna Morales de Puerto Rico and Juan Rojas of Boston Suffolk County represented to be the mother and father of Orlando Rojas, a minor child received by the Department of Social Services under the provisions of General Laws, Chapter 119, Section 23, subsection C. A petition has been presented to said Court by Donna M. Makin, Director for Boston/Region 6 of said Department of Social Services, praying that the Court establish that the consent of said mother and father shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 28th day of June 1984, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court, this 29th day of May 1984. JAMES MICHAEL CONNOLLY, Register.

**COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 84A0224.** To Willie Bynes of parts unknown, represented to be the father of Ladarryl Council, a minor child received by the Department of Social Services under the provisions of General Laws, Chapter 119, Section 23, subsection C. A petition has been presented to said Court by Donna M. Makin, Director for Boston/Region 6 of said Department of Social Services, praying that the Court establish that the consent of said Willie Bynes shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 28th day of June 1984, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court, this 29th day of May 1984. JAMES MICHAEL CONNOLLY, Register.

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84A0318-TL1.** To Maria (Bum) Pimental, also known as Pimentel, of Lowell in the County of Middlesex, represented to be the parent of Pedro Roberto Pimental, also known as Pimentel, a minor child received by the Department of Social Services, Division of Child Guardianship, under the provisions of General Laws, Chapter 119, Section 23, subsection DP. A petition has been presented to said Court by Marie A. Matava, Commissioner, Division of Family and Children's Services, Department of Social Services, COMMONWEALTH OF MASSACHUSETTS, praying that the Court establish that the consent of said parent shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 28th day of June 1984, the return day of this citation. Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 15th day of June 1984. PAUL J. CAVANAUGH, Register.

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84A0319-TL1.** To Maria (Bum) Pimental, also known as Pimentel, of Lowell in the County of Middlesex, represented to be the parent of Pedro Roberto Pimental, also known as Pimentel, a minor child received by the Department of Social Services, Division of Child Guardianship, under the provisions of General Laws, Chapter 119, Section 23, subsection DP. A petition has been presented to said Court by Marie A. Matava, Commissioner, Division of Family and Children's Services, Department of Social Services, COMMONWEALTH OF MASSACHUSETTS, praying that the Court establish that the consent of said parent shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 28th day of June 1984, the return day of this citation. Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 15th day of June 1984. PAUL J. CAVANAUGH, Register.

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84A0318-TL1.** To Maria (Bum) Pimental, also known as Pimentel, of Lowell in the County of Middlesex, represented to be the parent of Pedro Roberto Pimental, also known as Pimentel, a minor child received by the Department of Social Services, Division of Child Guardianship, under the provisions of General Laws, Chapter 119, Section 23, subsection DP. A petition has been presented to said Court by Marie A. Matava, Commissioner, Division of Family and Children's Services, Department of Social Services, COMMONWEALTH OF MASSACHUSETTS, praying that the Court establish that the consent of said parent shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 28th day of June 1984, the return day of this citation. Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 15th day of June 1984. PAUL J. CAVANAUGH, Register.

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84A0319-TL1.** To Maria (Bum) Pimental, also known as Pimentel, of Lowell in the County of Middlesex, represented to be the parent of Pedro Roberto Pimental, also known as Pimentel, a minor child received by the Department of Social Services, Division of Child Guardianship, under the provisions of General Laws, Chapter 119, Section 23, subsection DP. A petition has been presented to said Court by Marie A. Matava, Commissioner, Division of Family and Children's Services, Department of Social Services, COMMONWEALTH OF MASSACHUSETTS, praying that the Court establish that the consent of said parent shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 28th day of June 1984, the return day of this citation. Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 15th day of June 1984. PAUL J. CAVANAUGH, Register.

**MORTGAGEE'S SALE OF REAL ESTATE**  
By virtue of the Power of Sale contained in a certain mortgage given by Sahag S. Kavakian, Trustee of 23 Achatmar Trust and Vlasourakan Ltd. to the Blachue Enterprises, Inc., dated November 6, 1981, and recorded with Suffolk County Registry of Deeds, Book 9872, Page 259, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 29th day of June, A.D. 1984, on premises hereinafter described all and singular the premises described in said mortgage, to-wit: The land in Boston, Suffolk County, Massachusetts, situated and numbered 1192-1198 both inclusive on Commonwealth Avenue in said Boston, bounded and described as follows: NORTHERLY by Commonwealth Avenue, 105 feet; EASTERLY by land formerly of Leona Addie Ellwell as shown on a plan hereinafter mentioned, 80 feet; SOUTHERLY by Lot B as shown on said plan, 105 feet; and WESTERLY by a Passageway as shown on said plan, 80 feet. Containing 8,400 square feet more or less. Being shown as Lot A on a Plan entitled "Plan of Land Owned by Central Trust Company of Cambridge, Mass." dated June 19, 1939, Edward H. Howard, Const. Engr. Framingham, Mass., duly recorded with Suffolk Registry of Deeds, Book 8506, Page 518. Together with the right to use said Passage Way shown on said plan in common with other entitled thereto. Said parcel is conveyed subject to and with the benefit of easements and restrictions of record, if any, insofar as now in force and applicable, building and zoning laws of the City of Boston, Party Wall Declaration dated April 28, 1971 and recorded with Suffolk Deeds in Book 8439, Page 498. For title see deed recorded with Suffolk Deeds in Book 8995, Page 420. See also resignation of Trustee recorded with Middlesex South Registry of Deeds in Book 13520, Page 059, and Appointment of Trustee recorded with said Deeds in Book 13520, Page 060, and confirmatory deed and deed of Norberto Martinez, Trustee, recorded herewith. Subject to a first mortgage to Haymarket Cooperative Bank recorded in Suffolk Registry of Deeds in Book 9872, Page 245. TERMS OF SALE: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any there are. A deposit of TEN THOUSAND DOLLARS in cash will be required to be paid by the purchaser of the time and place of sale, with the balance of the purchase price to be paid within ten (10) days thereafter. Other Terms to be announced at the sale. DATED: May 22, 1984. BLACHUE ENTERPRISES, INC., Present Holder of the Mortgage. By: Norberto Martinez, President, Blachue Enterprises, Inc. Richard Forman, Esquire, 160 State Street, Boston, MA 02109. June 8, 15, 22

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84P1478.** Estate of Lillian L. Kozloski, late of Boston in the County of Suffolk. A petition has been presented in the above-captioned matter praying that John J. Kozloski of Boston, County of Suffolk be appointed administrator of said estate with 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 Boston on or before 10:00 in the forenoon on July 5, 1984. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, the 12th day of June in the year of our Lord one thousand nine hundred and eighty-four. JAMES MICHAEL CONNOLLY, Register of Probate.

**SHERIFF'S SALE**  
Suffolk, ss. Boston, June 4, 1984. Taken on Execution and will be sold by public auction on Friday, the twenty-seventh day of July A.D. at eleven o'clock A.M., at the Suffolk Deputy Sheriff's Office 11 Beacon Street/Suite 409, Boston, in said County of Suffolk, all the right, title and interest which Diamante Vazzella of Boston, Suffolk County had (not exempt from attachment or levy on execution) on the ninth day of November 1983 at thirty minutes past nine o'clock A.M., (being the time the same was taken on execution) in and to the following parcel of Registered Land described in Certificate of Title numbered 95310 Book 472 Page 110 bounded and described as follows, viz: A certain parcel of land situated in that part of Boston formerly West Roxbury in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows: Northeastly by Schubert Street, one hundred five and 50/100 (105.50) feet; Southeastly by Washington Street, eighty (80) feet; Southwestly by land now or formerly of George V. Wattendorf et al, one hundred twenty-four and 36/100 (124.36) feet; Northwestly by Lot A as shown on plan hereinafter mentioned, twenty-four and 14/100 (24.14) feet; Northly by said Lot A, twenty-five and 94/100 (25.94) feet; and Northwesterly again by said Lot A, thirty-four and 72/100 (34.72) feet. Said land is shown as Lot B on a subdivision plan drawn by H.A. Sherman, C.E., dated Aug. 5, 1944, as approved by the Court, filed in the Land Registration Office as plan No. 15193-B, a copy of a portion of which is filed with Certificate of Title No. 44647. There is appurtenant to the above described land a right of way for foot and vehicular traffic over a portion of a lot A as shown on said plan, as set forth in a deed from Christine A. Dalbert to Stella DeMatteo, dated September 1, 1944, filed and registered as Document No. 165545. The above described land is subject to the rights set forth in deed from Stella DeMatteo to Mike Solomon, dated April 2, 1945, filed and registered as Document No. 167509. ARTHUR J. O'NEIL, Deputy Sheriff. Jun 15, 22, 29

**LICENSING BOARD for the City of Boston, June 15, 1984.** As required by law, notice is hereby given that Blue Bayou, Inc., 317 Washington Street, Brighton, MA, holder of a C.V. 7-Day All Alc. Bev. License has petitioned for a transfer of location and corporation of the licensed business from the above location and corporation to Girsberg's Inc., Maureen Cardorelli, Mgr., 39-41 Quincy Market Bldg., Faneuil Hall Market place in basement area in one Dining Room and attached kitchen, also to include an outside area on South Marketplace side abutting, appurtenant and contiguous to the license premises for 15 seats. Also petitioned for a 2:00 A.M. closing hour. Hearing: Wednesday, June 27, 1984, 11:40 A.M., Room 801, New City Hall, Boston. For the Board, THOMAS W. STANTON, Secretary. Jun 15

**MORTGAGEE'S SALE OF REAL ESTATE**  
By virtue of the Power of Sale contained in a certain mortgage given by William T. O'Donnell, Jr. and Mary P. O'Donnell to Newton Savings Bank dated August 10, 1972, and recorded with Suffolk Deeds, Book 8557, Page 190, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10 o'clock a.m. on the ninth day of July, 1984, on the premises below described being known as 46 Bradwood Street, Boston, Suffolk County, Massachusetts, all and singular the premises described in said mortgage. To-wit: a certain parcel of land with the buildings thereon, being now known as and numbered 46 Bradwood Street in that part of said Boston formerly West Roxbury, being shown as Lot 140 on a plan drawn by Charles H. W. Wood, Surveyor, dated January 19, 1895, duly recorded with Suffolk Deeds, Book 2251, Page 497, and being bounded and described as follows: WESTERLY by Bradwood Street (formerly called Malcolm Street) fifty (50) feet; NORTHERLY by Lot 139 as shown on said plan one hundred (100) feet; EASTERLY by Lot 159 as shown on said plan fifty (50) feet; and SOUTHERLY by Lot 141 as shown on said plan one hundred (100) feet, containing 5,000 square feet of land or however otherwise said Lot 140 may be bounded, measured or described. Being the same premises conveyed to us by William T. O'Donnell and Gertrude E. O'Donnell, husband and wife, as tenants by the entirety, by deed dated May 1, 1968, duly recorded with Suffolk Deeds, Book 8199, Page 392. The above premises will be sold subject as above and to all outstanding tax titles, municipal or public taxes, assessments or liens, if any. Three thousand (\$3,000.00) Dollars will be required to be paid in cash or by certified check within twenty (20) days thereafter to be deposited in escrow with David K. Kertzman, Esq., 170 Worcester Road, Wellesley, Massachusetts, pending approval of the sale by the Land Court. Deed to be taken within ten (10) days from the date of approval of said sale by the Land Court. Other terms, if any, to be announced at the sale. Mutual Bank fsb, f/k/a, Mutual Bank for Savings, f/k/a, Newton Savings Bank. By its attorney, DAVID K. KERTZMAN, Esq. Dated: May 25, 1984. June 18 15

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84A0319-TL1.** To Maria (Bum) Pimental, also known as Pimentel, of Lowell in the County of Middlesex, represented to be the parent of Carlos Manuel Pimental, also known as Pimentel, a minor child received by the Department of Social Services, Division of Child Guardianship, under the provisions of General Laws, Chapter 119, Section 23, subsection DP. A petition has been presented to said Court by Marie A. Matava, Commissioner, Division of Family and Children's Services, Department of Social Services, COMMONWEALTH OF MASSACHUSETTS, praying that the Court establish that the consent of said parent shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. 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-fifth day of July 1984, the return day of this citation. Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this sixth day of June 1984. PAUL J. CAVANAUGH, Register.

**CITY OF CAMBRIDGE**  
FIRST PUBLICATION NO. 2238  
In the Year One Thousand, Nine Hundred Eighty-Four 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. Add a new definition "Art/Craft Studio" to Article 2.000 as follows:  
Art/Craft Studio. A room or group of rooms used by artists and craftspeople in the creation of their own work, including: painting, photography, sculpture, ceramics and other related arts and crafts.  
2. Insert a new use category to Section 4.35: "a. Art/Craft Studio" as follows:  
a. Art/Craft Studio.  
Open Res. A Res. B Res. C Off. 1, Bus. A-1 Bus. A Space 1&2 1,2,2A, 3,3A 2,3,3A  
n n n n n n  
Bus. B Bus. C Ind. A-1, Ind. A Ind. B-1, Ind. B Ind. C B-1, B-2 A-2 B-2  
y y y y y y  
3. Add a new footnote to Section 4.40 as follows:  
50. Subject to the requirements of Section 4.28.  
4. Create a new Section 4.28 Art/Craft Studio, as follows:  
4.28. Art/Craft Studio.  
The purpose of this Section 4.28 is to ensure that art/craft studios located in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.  
4.28.1. The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied:  
A. Residence C Districts:  
1. The studio will be located in a non-residential building in existence on May 1, 1984.  
2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.  
B. Residence C and Office Districts:  
1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.  
2. The type of studio use shall be appropriate to the particular building and its location;  
a. the building shall be structurally sound,  
b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,  
c. no bulk storage of toxic or highly flammable materials shall occur,  
d. the proposed studio use shall satisfy all applicable building and fire safety codes,  
e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance No. 877 "Regulations for the Control of Noise."  
f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.  
3. All activity must be carried out within the building, including the storage of materials.  
4. No more than three (3) persons shall practice or be employed at one time per studio.  
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.  
5. Insert the following category "a. Art/Craft Studio" to Section 6.365 as follows:  
a. Art/Craft Studio. (13)  
Open Space Res. C-1 Bus. C (res.)  
Res. A-1, A-2 Off.-1, Bus. A Ind. A-1, Ind. C  
Res. B (comm.) Bus. A-1 1/1000 sf  
na Bus. C (comm.) Res. C-2A, Ind. B-1, Res. Bus. B, Ind. A-2  
Ind. A, Off.-s, Ind. B-2, C-3, C-3A, Ind. B, Bus. B-1,  
Res. C-2 1/1000 sf Bus. A (res.) Off. 3A, 3 B-2  
na 1/1000 sf 1/1000 sf

6. Add a new footnote 13 to Section 6.35 as follows:  
13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28.  
Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.  
ATTEST: Paul E. Healy, City Clerk. Jun 15

**ANTIQUE & FLEA MARKET DIRECTORY**

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<p><b>MASSACHUSETTS</b></p> <p><b>MACSONNY'S</b> • AIR CONDITIONED • <b>ANTIQUE AND FLEA MARKET</b> CELEBRATING OUR 10TH YEAR GRAND DOOR PRIZES EVERY HOUR! OVER 200 DEALERS ATLANTIC PLAZA SHOPPING CENTER No. Reading - Rt. 28 EVERY SUNDAY 9 A.M. - 5 P.M. • INDOORS • OUTDOORS • SNACK BAR • ADM. 50¢</p> <p>Info. Res. Weekdays 922-6391 or 532-0606 Sundays, No. Reading 664-8623 From Rt. 128 take Rt. 28 North Rt. 93 take Rt. 62 East Rt. 1, take Rt. 62 West</p> <p><b>NEPONSET SWAP-N-SHOP FLEA MARKET EVERY SUNDAY</b> 8:00 a.m.-4:00 p.m. Buyers \$1.00 per carload Walk-ins 50¢ per person Sellers from \$10.00</p>	<p><b>MASSACHUSETTS</b></p> <p><b>GRAFTON FLEA MARKET, INC.</b> OUTDOORS &amp; INDOORS EVERY SUN. &amp; MON. HOLIDAY 9 am - 5 pm Rte. 140 Upton/Grafton Town line GRAFTON, MASS. Come where the crowds are. Now in our 14th Season Adm. 50¢ Caterer on premises for info. 839-2217 473-3641</p> <p>COINS, STAMPS &amp; OTHER COLLECTIBLES SHOW <b>SUN., JUNE 17</b> <b>K of C HALL</b> Main St., Rte. 28, North Reading 10 A.M. to 4:30 P.M. FREE ADMISSION</p> <p><b>CAPE COD'S BIGGEST &amp; BEST</b> Wellfleet Drive-In SAT., SUN., 8 am-4 pm <b>WED. FLEA MARKET STARTS JUNE 20</b> 349-2520</p>	<p><b>MASSACHUSETTS</b></p> <p><b>TODD FARM ANTIQUES</b> Rte. 1A, Rowley, Mass. 1 miles No. of Jct. 1A &amp; 133 31 Shops Open Yr. Round Thurs. thru Sun. &amp; All Mon. Holidays at 10 a.m. 948-2217 or 948-7642</p> <p><b>NEW HAMPSHIRE</b></p> <p><b>COUNTRYSIDE FLEA MARKET</b> Londonderry Rd., Derry, New Hampshire Will be open 9 am - 5 pm for the summer months 1-617-688-8779, eves. 1-603-434-8646, days</p> <p><b>HOLLIS FLEA MARKET</b> Route 122, Hollis, N.H. OPEN EVERY SUNDAY 7 A.M. Spoke \$8.00 • 1-603-882-6134</p> <p><b>FIRST IN ANTIQUES COVERAGE</b></p>
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**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84P1478.** Estate of Lillian L. Kozloski, late of Boston in the County of Suffolk. A petition has been presented in the above-captioned matter praying that Richard E. Sullivan of Melrose, County of Middlesex be appointed administrator of said estate without 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 Boston on or before 10:00 in the forenoon on July 5, 1984. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, the 12th day of June in the year of our Lord one thousand nine hundred and eighty-four. JAMES MICHAEL CONNOLLY, Register of Probate. Jun 15

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84A0319-TL1.** To Maria (Bum) Pimental, also known as Pimentel, of Lowell in the County of Middlesex, represented to be the parent of Carlos Manuel Pimental, also known as Pimentel, a minor child received by the Department of Social Services, Division of Child Guardianship, under the provisions of General Laws, Chapter 119, Section 23, subsection DP. A petition has been presented to said Court by Marie A. Matava, Commissioner, Division of Family and Children's Services, Department of Social Services, COMMONWEALTH OF MASSACHUSETTS, praying that the Court establish that the consent of said parent shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended by Chapter 552 of the Acts of 1978. 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-fifth day of July 1984, the return day of this citation. Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this sixth day of June 1984. PAUL J. CAVANAUGH, Register.

**COMMONWEALTH OF MASSACHUSETTS, Middlesex, ss. PROBATE COURT, Case No. 84P1494.** Estate of Angelina J. Lazzaro, late of Boston in the County of Suffolk. A petition has been presented in the above-captioned matter praying that the will be proved and allowed and that Joseph Lazzaro of Westwood, Norfolk County be appointed executor without sureties. If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Boston on or before 10:00 in the forenoon on July 5, 1984. In addition you must file a written statement of objections to the petition, giving the specific grounds therefore, within thirty (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, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, the 12th day of June in the year of our Lord one thousand nine hundred and eighty-four. JAMES MICHAEL CONNOLLY, Register of Probate. Jun 15

**OTHER LEGALS ON PGS. 14, 54, 56, 57, 58.**

Legal Notices

Legal Notices

Automobiles

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Automobiles

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ADVERTISEMENT CITY OF BOSTON

DEPARTMENT OF PLANNING AND ENGINEERING

Invitation for bids for INTERIOR AND EXTERIOR PAINTING, INCLUDING FIRE ESCAPES AND PERFORMANCE RELATED WORK AT THE NATHAN HALE SCHOOL, 51 CEDAR STREET, ROXBURY, MASS.

The School Committee of the City of Boston, acting by its Department of Planning and Engineering, 26 Court Street, Boston, Mass. 02108, hereinafter referred to as the Awarding Authority, hereby invites sealed bids for the above-entitled project, subject to all applicable provisions of law, including without limitation, Sections 39F and 39K through 39P of Chapter 30, and Sections 29 and 44A to 44I, inclusive, of Chapter 149 of the General Laws, as amended, and in accordance with the terms and provisions of the contract documents entitled INTERIOR AND EXTERIOR PAINTING, INCLUDING FIRE ESCAPES AND PERFORMANCE RELATED WORK AT THE NATHAN HALE SCHOOL, 51 CEDAR STREET, ROXBURY, MASS.

SCOPE OF WORK: Paint the interior and exterior of building including fire escapes and performance related work as herein specified.

TIME AND PLACE FOR FILING BID APPLICATIONS: General Bids will only be considered from bidders who have filed an Application to Bid and a Contractor's Qualification Statement with the Awarding Authority at 26 Court Street, Boston, Mass. 02108, Second Floor no later than twelve o'clock noon, Boston Time, Thursday, June 21, 1984. Forms for the Application to Bid and Contractor's Qualification Statement may be obtained without charge from the Awarding Authority. Applicants will be notified within one week after closing date for the receipt of Application to Bid and Contractor's Qualification Statement regarding eligibility to bid. A list of eligible bidders will be available at the Awarding Authority. NO SUBBIDS for a subgrade designated in item 2 of the form for general bid shall be filed, and ALL GENERAL BIDS will be received before twelve o'clock noon on Thursday, July

12, 1984 at which time and place respective bids will be opened and read aloud.

PLANS AND SPECS will be available on or about Thursday, June 28, 1984 at the Department of Planning and Engineering, 26 Court Street, Boston, Mass. 02108 to all interested parties. Plans and Specs must be returned in good condition within thirty days of Bid opening. Bidders are hereby notified that Bid Deposits must be five percent (5%) of his/her Bid. Bid Deposits may be in the form of a certified check, or a treasurer's or cashier's check issued by a responsible bank or trust company, payable to the City of Boston, or a bid bond in a form satisfactory to the Awarding Authority with a surety company qualified to do business in the Commonwealth and satisfactory to the Awarding Authority and conditioned upon the faithful performance by the principal of the agreements contained in the subbid or general bid.

The attention of all bidders is specifically directed to the equal employment opportunity section of the specifications and the obligations of the contractor and all subcontractors to take affirmative action in connection with employment practices throughout the work.

Pursuant to Minority Participation, the General Contractor must give satisfactory assurance that at least 10% of his bid price shall be expended for Minority Business Enterprise. For the purposes of this paragraph, the term Minority Business Enterprise means a business organization in which at least 51% of the beneficial ownership is held by minority group members who are Black, Hispanic, Oriental or American Indians.

Each General Contractor must complete, sign, and file with his bid the Minority Business Utilization Form. The Minority Business Utilization Form shall be completed and signed by the Minority Business Enterprise and the General Contractor. Failure to submit a Minority Business Utilization Form with the bid proposal will result in the rejection of the bid.

PAUL W. MOONEY, Senior Structural Engineer  
June 8, 1984  
June 15, 1984

COMMONWEALTH OF MASSACHUSETTS. THE TRIAL COURT. THE PROBATE AND FAMILY COURT DEPARTMENT. Suffolk Division. Docket No. 84D1228. Summons by Publication. Hubert S. Houghton, Plaintiff, vs. Levine Scarlett Houghton, Defendant. To the above-named Defendant: A complaint has been presented to this Court by your spouse, Levine Scarlett Houghton, seeking a divorce on the grounds of cruel and abusive treatment. You are required to serve upon H. Crowell Freeman, Jr., plaintiff's attorney, whose address is 6 Beacon Street, Suite 400, Boston, MA 02108, your answer on or before August 16, 1984. 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. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, Massachusetts. JAMES MICHAEL CONNOLLY, Register of Probate.  
June 6, 1984  
June 15, 22, 29

COMMONWEALTH OF MASSACHUSETTS. THE TRIAL COURT. THE PROBATE AND FAMILY COURT DEPARTMENT. Suffolk Division. Docket No. 84D1127. Summons by Publication. Margaret E. Gropp, Plaintiff vs. Warren P. Gropp, Defendant. To the above-named Defendant: A complaint has been presented to this Court by your spouse, Margaret E. Gropp, seeking a Divorce Continuing for more than One Year. You are required to serve upon Leo J. Gulinello, plaintiff's attorney, whose address is 5 Gates Street, South Boston, Mass. 02127, your answer on or before August 2, 1984. 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. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, Mass., May 22, 1984. JAMES MICHAEL CONNOLLY, Register of Probate.  
June 15, 22, 29

The annual report of the Paula Anna Markus Foundation No. 04-6164528, required to be filed under Section 6056 of the Internal Revenue Code, is available at the Corporate Agent's Office in c/o the Old Colony Trust Division, The First National Bank of Boston, 100 Federal Street, Boston, Massachusetts, for inspection during regular business hours by any citizen who requests it within 180 days after the date of publication of this notice. The Principal Manager is Constance A. Mason, Trust Officer.  
June 15

LICENSING BOARD for the City of Boston. June 15, 1984. As required by law, notice is hereby given that Demetrios Zogas, d/b/a "Union Square Pizza," 487 Cambridge Street, Boston, MA, holder of a Common Victualer License has applied for a license to operate one (1) Automatic Amusement Device Machine on the above premises between the hours of 11:00 A.M. to 12 Midnight. Hearing: Wednesday, June 27, 1984, 11:20 A.M., Room 801, New City Hall, Boston. For the Board, THOMAS W. STANTON, Secretary, June 15

SEVEN BEAUTIES

The majority of our used cars have been on Full Maintenance Lease Agreements. They are better maintained than the average private car. We have been in the business of leasing vehicles (Cars and Trucks) for Twenty Seven (27) years. We believe in "Customer Goodwill All-Ways." Check our vehicles and prices before you make a decision to buy. You won't be disappointed - I guarantee it! Twenty Seven Years in business is your assurance of our integrity.

'83 CITATION

Choice of three from our courtesy fleet. Four door hatchback, air cond., silver, burgundy, blue, 6 cyl. No. 3421, 3423, 3424 \$6875

'82 CHEVETTE

Choice of three from our rental fleet. Four door, auto. trans., color choice charcoal or silver, approx. 25,000 miles. No. 3392, 3403, 3411 \$4075

'82 CELEBRITY

A lovely 4 door sedan, redwood exterior, air cond., etc. Only 35,000 miles on full maintenance lease. On showroom floor. No. 4612 \$6475

'82 CAPRICE

Classic four door sed., blue or charcoal. Each has all the accessories. Have been on lease to local professional gentlemen. Yes, they are beauties. No. 4596, 4680 \$6975

'82 CAPRICE

Classic nine pass. estate station wagon. Has all the niceties. Beige exterior with saddle vinyl interior. Driven only 36,000 miles. No. 4620 \$7975

'81 IMPALA

Nine pass., eight cyl., station wag. Just returned from 36 month lease. Excellent cond. A real value. See this on showroom floor. No. 4383 \$5875

'81 MALIBU

Classic six passenger, six cyl. station wag. Creme color saddle int. Used less than 15,000 miles per year. The right size at the right price. No. 4689 \$5275

SUN AUTO RENTAL & LEASE

945 MOODY ST., WALTHAM 899-4550

Affiliated with WEST END CHEV.,

Legal Notices

LICENSING BOARD for the City of Boston. June 15, 1984. As required by law, notice is hereby given that Coldean, Inc., d/b/a "The Golden Goose," 636 Beacon Street, Boston, Massachusetts, has applied for a Retail Package Store and Wine License to be exercised on the above premises with front, rear and emergency exits in one room first floor; basement for stock. Hearing: Wednesday, June 27, 1984, 11:40 A.M., Room 801, New City Hall, Boston. For the Board, THOMAS W. STANTON, Secretary, June 15

Legal Notices

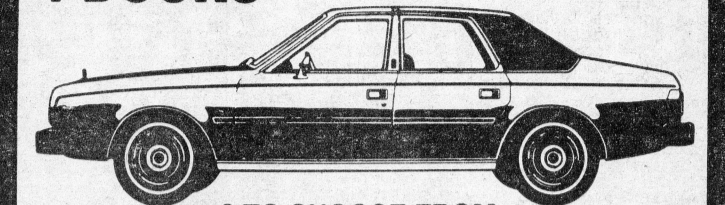
LICENSING BOARD for the City of Boston. June 15, 1984. As required by law, notice is hereby given that S.B. Investors, Bennet Yee, 485 East Broadway, Boston, Massachusetts, has applied for a license to operate a Lodging House at 485 East Broadway, Boston. Hearing: Wednesday, June 27, 1984, 11:20 A.M., Room 801, New City Hall, Boston. For the Board, THOMAS W. STANTON, Secretary, June 15

Legal Notices

COMMONWEALTH OF MASSACHUSETTS. THE TRIAL COURT. THE PROBATE AND FAMILY COURT DEPARTMENT. Suffolk Division. Docket No. 84D0279. Summons by Publication. Maureen C. Thornton, Plaintiff, vs. Kelvin Thornton, Defendant. To the above-named Defendant: A complaint has been presented to this Court by your spouse, Maureen C. Thornton, seeking a divorce. You are required to serve upon Laurie S. Udell, plaintiff's attorney, whose address is 15 Court Square, Boston, MA 02108, your answer on or before August 16, 1984. 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. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, Massachusetts. JAMES MICHAEL CONNOLLY, Register of Probate.  
June 4, 1984  
June 15, 22, 29

AIR CONDITIONED

'79 AMC CONCORD 4-DOORS



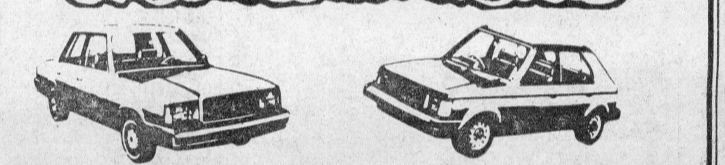
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Legal Notices

COMMONWEALTH OF MASSACHUSETTS. THE TRIAL COURT. THE PROBATE AND FAMILY COURT DEPARTMENT. Suffolk Division. Docket No. 84D1129. Summons by Publication. Archie L. Alford, Plaintiff vs. Bernice E. Alford, Defendant. To the above-named Defendant: A complaint has been presented to this Court by your spouse, Archie L. Alford, seeking a Divorce. You are required to serve upon William Goldberg, plaintiff's attorney, whose address is 620 Massachusetts Avenue, Cambridge, MA 02139, your answer on or before August 2, 1984. 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. Witness, Mary C. Fitzpatrick, Esquire, First Justice of said Court at Boston, Massachusetts. JAMES MICHAEL CONNOLLY, Register of Probate.  
June 4, 1984  
June 15, 22, 29

Legal Notices

LICENSING BOARD for the City of Boston. June 15, 1984. As required by law, notice is hereby given that That's Entertainment, Inc., 15 Lansdowne Street, Boston, Massachusetts, holder of a C.V. 7-Day All Alc. Bev. License has petitioned to amend the description of the licensed premises from two rooms and kitchen area on first floor, six rooms on second floor, to two rooms and kitchen on first floor, six rooms on second floor and a roof deck 24'x77'. Entrance and exit to roof deck from second floor. No increase in capacity. Hearing: Wednesday, June 27, 1984, 11:00 A.M., Room 801, New City Hall, Boston. For the Board, THOMAS W. STANTON, Secretary, June 15

Legal Notices

LICENSING BOARD for the City of Boston. June 15, 1984. As required by law, notice is hereby given that That's Entertainment, Inc., 15 Lansdowne Street, Boston, Massachusetts, holder of a C.V. 7-Day All Alc. Bev. License has petitioned to amend the description of the licensed premises from two rooms and kitchen area on first floor, six rooms on second floor, to two rooms and kitchen on first floor, six rooms on second floor and a roof deck 24'x77'. Entrance and exit to roof deck from second floor. No increase in capacity. Hearing: Wednesday, June 27, 1984, 11:00 A.M., Room 801, New City Hall, Boston. For the Board, THOMAS W. STANTON, Secretary, June 15

OTHER LEGALS ON PGS. 14, 54, 55, 57, 58.

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TOYOTA

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CAMBRIDGE 864-5900 Porter Chevy Saab Route 2-3-16 No. 1 in N.E. Sales & Service

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# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

ART/CRAFT STUDIO AMENDMENT

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

"Art/Craft Studio. A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to section 4.35 "q. Art/Craft Studio", as follows;

	Open Space	Res. A 1&2	Res. B	Res. C 1, 2, 2A, 3A	Off. 1, 2, 3, 3A	Bus. A-1	Bus. A	Bus. B. B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
Q. Art/Craft Studio.	n	n	n	50 sp	50 sp	Y	Y	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28. Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C Districts:

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category "Q. Art/Craft Studio" to Section 6.365, as follows;

	Res. C-1		Bus. C		Ind. B-1		
	Q-1		(Comm)		Res. C-3		Bus B
Open Space	Bus. A	Bus. C (res)	Ind. A	Res. C-2A	Res. C-3A		Ind. A-2
Res. A-1, A-2	(Comm)	Ind. A-1	Off. 2	Ind. B-2	Off. 3-A		Ind. B
Res. B	Bus. A-1	Ind. C	Res. C-2	Bus. A (res)	Off. 3		Bus. B-1, B-2

Loadin  
Facilit  
Catego

"Q. Art/Craft Studio. (13)

na                    1/1000sf            1/1000sf            1/1000sf

F

6. Add a new footnote 13 to Section 6.35, as follows;

"13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28."

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

June 13, 1984

Boston Herald American  
300 Harrison Avenue  
Boston, MA 02106

Dear Sir:

Enclosed you will find a copy of an amendment to the Zoning Ordinances of the City of Cambridge.

Would you kindly see to it that this ad appears in the Thursday, June 14th edition of the paper in the LEGAL SECTION.

Please bill the City Clerk's Office and send a tear sheet.

Thanking you in advance for your cooperation and if you have any questions, please call Donna at 498-9017.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/d1

Enc. Ann Haycox petition - First publication No. 2238.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

**ART/ CRAFT STUDIO AMENDMENT**

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

**"Art/Craft Studio.** A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio." as follows:

q. Art/Craft Studio.	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3,3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	y	y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind B	Ind. C
	y	y	y	y	y	y	y

3. Add a new footnote to section 4.40 as follows;  
 "50. Subject to the requirements of Section 4.28."
4. Create a new Section 4.28 Art/Craft Studio, as follows;

**"4.28. Art/Craft Studio.**

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

**4.281** The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

**A. Residence C Districts:**

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category " q. Art/Craft Studio" to Section 6.365 as follows:

q. Art/Craft Studio. (13)

Open Space	Res. C-1,	Bus. C (res),
Res. A-1, A-2,	Off-1, Bus A	Ind A-1, Ind C
Res. B	(comm), Bus A-1	

na

1/1000 sf

Bus. C (comm)	Res C-2A,	Ind B-1, Res	Bus B, Ind A-2,
Ind A, Off.-2,	Ind B-2,	C-3, C-3A,	Ind B, Bus B-1,
Res. C-2	Bus A (res)	Off 3A, 3	B-2.

1/1000 sf

1/1000 sf

6. Add a new footnote 13 to Section 6.35, as follows;

"13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28."

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

June 12, 1984

Russell B. Higley, Esquire  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find copies of amendments to the Zoning Ordinances of the City of Cambridge, which was passed to a second reading at the City Council meeting held on June 11, 1984 as follows:

1. Zoning amendment to establish a definition entitled "Art/Craft Studio".
2. Zoning amendment to amend Section 5.50 entitled "Special Dimensional Regulations" (technical amendment #2).
3. Zoning amendment to amend Section 4.30 entitled "Residential Uses" (technical amendment #4).
4. Zoning amendment to amend Section 11.15 entitled "Dimensional Standards for Townhouse Development" (technical amendment #8).

Also enclosed you will find copies of amendments to the General Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on June 11, 1984 as follows:

1. Amendment to Chapter Two entitled "Administration" relative to a salary increase for the Mayor and the City Council Members.

June 12, 1984

2. Amendment to Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units".

Finally, enclosed you will find copies of an amendment to the General Ordinances of the City of Cambridge, which was passed to be ordained at the City Council meeting of June 11, 1984 relative to the Use of Dangerous Materials in the Construction of Fences and a copy of an amendment to the Zoning Ordinances of the City of Cambridge, which was passed to be ordained as amended at the City Council meeting held on June 11, 1984 relative to the Regulation of Signs together with a copy of the full text of the Sign Ordinance.

Would you kindly review these proposed amendment and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/d1

- Encs. First publication number 2238  
First publication number 2239  
First publication number 2240  
First publication number 2241  
First publication number 2243  
First publication number 2242  
Ordinance number 1009  
Ordinance number 1008 and complete text of sign ordinance.
- c.c. Councillor David Sullivan, Chairman, Committee on Ordinances.

# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

## 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. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

**"Art/Craft Studio.** A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio." as follows:

q. Art/Craft Studio.	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3,3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	y	y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind B	Ind. C
	y	y	y	y	y	y	y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

**"4.28. Art/Craft Studio.**

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

**A. Residence C Districts:**

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
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  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category " q. Art/Craft Studio" to Section 6.365 as follows:

q. Art/Craft Studio. (13)

Open Space	Res. C-1,	Bus. C (res),
Res. A-1, A-2,	Off-1, Bus A	Ind A-1, Ind C
Res. B	(comm), Bus A-1	

na

1/1000 sf

Bus. C (comm)	Res C-2A,	Ind B-1, Res	Bus B, Ind A-2,
Ind A, Off.-2,	Ind B-2,	C-3, C-3A,	Ind B, Bus B-1,
Res. C-2	Bus A (res)	Off 3A, 3	B-2.

1/1000 sf

1/1000 sf

6. Add a new footnote 13 to Section 6.35, as follows:

**"13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28."**

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

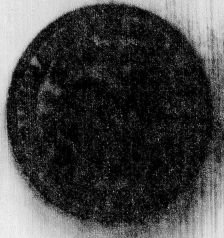
Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for these districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

Amend Section 4.30, Residential Uses, subsection 4.30 (b), by adding the following footnotes 2 and

O.S.      Res.A      Res

"h. Existing dwelling converted for more than two families. 15, 16.                      no                      no                      yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

a. Delete the existing footnote 2 and replace it with the following new footnote 2;

"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

Note: This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

In the Year One Thousand, Nine Hundred Eighty-Four

## 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:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING BOARD.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## 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 990 ordained by the City Council on December 27, 1982 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 montly or weekly, unless otherwise stated:

	<u>Minimum</u> Annual <u>Salary</u>	<u>Maximum</u> Annual <u>Salary</u>
Mayor		\$19,432
City Council Member		\$18,129

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

## 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 Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" is hereby amended as follows:

**Section 1. Removal of Controlled Rental Units from Market of Chapter Twenty-Three, entitled "Regulations Pertaining to Controlled Rental Units" in Ordinance Number 966 of June 29, 1981 is hereby amended as follows:**

1. Add the following clause to Paragraph (4) of Subsection (b), Definitions:

"(v) cause a unit, not the primary residence of a legal unit owner, to be vacant for ninety (90) days or more by refusing to rent or to offer for rent in good faith said unit or, when a unit is cited as uninhabitable, by failure to perform repairs required to restore said unit to habitable condition. The existence of a vacancy for ninety (90) days or more shall constitute a rebuttable presumption of removal from the market."

2. Add the following sentences at the end of Subsection (c), Removal Regulated:

"One year after the date of a notice of ruling, the Board shall confirm that the circumstances and conditions which led the Board to grant any removal permit hereunder, except for a condominium unit legally occupied by the unit owner, continue to warrant said permit; otherwise the Board shall immediately treat the unit as a controlled rental unit and shall initiate whatever action is permitted and appropriate under this section."

3. Add the following sentences to Subsection (f), Penalty:

"Where there are repeated and/or flagrant violations of this section, the Board shall recommend to the Cambridge City Council or to the Cambridge Housing Authority that the public interest can best be served by taking the unit(s) by power of eminent domain in order to restore the unit(s) to service as housing for people with low and moderate incomes."

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

## 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 entitled "Offenses" is hereby amended by adding after section 13-17 a new section 13-17A entitled "Use of dangerous materials in construction of fences," which reads as follows:

Section 13-17A. Use of dangerous materials in construction of fences

No person shall erect or maintain anywhere in the City a fence equipped with or having razor wire or razor ribbon. Nor shall any person erect or maintain a fence equipped with or having barbed wire, spikes or other dangerous materials, or any electric charge sufficient to cause shock, within ten feet of the ground level.

In City Council June 11, 1984.

Passed to be ordained by a yeas and nays vote:- Yeas 9; Nays 0;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## 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 replacing the current regulations relating to signs with a new comprehensive sign ordinance.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the ordinance as aforesaid, which exceeds in length eight octavo pages of ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after May 15, 1984

ATTEST:- Paul E. Healy, City Clerk.

In City Council June 11, 1984.

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

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

AMEND ARTICLE 2.000 - DEFINITIONS by deleting all reference to signs and substituting therefor the following:

Signs. Signs shall mean and include any structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement or direction and designed to be seen from the outside of a building.

Sign, area of.

1. For a sign, either free-standing or attached the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.
2. For a sign painted upon or applied to a building the area shall be considered to include all lettering, wording, and accompanying designs or symbols, together with any background of a color different from that of the building.
3. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or other geometric shape which encompasses all letters and symbols.
4. Only one face of a two-sided sign shall be counted in computing the area of a sign.

Signs, types of.

1. Free-standing - A permanent sign having no more than two, parallel faces that is attached to or part of a completely self-supporting structure, is firmly in or below the ground surface, and is not attached to any building or any other structure whether portable or stationary.
2. Off-premise - Sign or other advertising device which does not advertise or indicate the person occupying the premises on which it is located, the merchandise on sale, or the business transacted thereon.
3. Projecting - Any sign having no more than two, parallel faces, other than a wall sign that is attached to and projects from a building face. A projecting sign shall include marquee, canopy and awning mounted signs.
4. Wall - Any sign affixed in such a way that its exposed face and all sign area is parallel or approximately parallel to the plane of the building to which it is attached. A wall sign shall be considered a projecting sign if the sign face projects more than twelve (12) inches from the face of the building. Wall signs

shall include signs located on or behind the surface of windows which, however, may not in total area exceed 30% of the glass area of any window appurtenant to the use to which the sign(s) is accessory.

Signs, related definitions.

1. Establishment, first (ground) floor - a separate and distinct use having a separate public entrance to the outside of a building which entrance is at grade or within six feet of grade measured at the street line.

Delete existing Article 7.000 and substitute therefor the following:

ARTICLE 7.000 SIGNS AND ILLUMINATION

- 7.10 SIGNS
- 7.20 ILLUMINATION

7.10 SIGNS

7.11 No signs or advertising devices of any kind or nature shall be erected on any premises or affixed to the outside of any structure or be visible from the outside of any structure except as specifically permitted in this Section 7.10 or unless said premises or structure is located within the Cambridge Center MXD District.

7.12 PERMITTED SIGNS

7.12.1 RESIDENCE A, B AND C-1 DISTRICTS

A. Identification Sign for Residential Uses.

Total Area of Signage Permitted per Lot: one (1) sq. ft.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	1 sq. ft.	Not Applicable (N.A.)
Number of signs:	one (1)	N.A.
Height of Sign:	4 feet if free-standing	N.A.
Location:	On building or a minimum of 3 feet from street line	N.A.
Illumination:	Natural or external lighting only	N.A.
Limitations:	For the display of street number, name of occupant of the premises, and/or identification of an accessory professional office or other permitted accessory uses including customary home occupation.	

B. Identification Sign, Bulletin Board or Announcement Board for Permitted Non-Residential Uses other than Churches or Institutions.

Total Area of Signage Permitted Per Lot: 10 sq.ft. per building

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	10 sq.ft.	N.A.
Number of signs:	one/building	N.A.
Height of sign:	4 feet if free-standing	N.A.
Location:	On building or minimum of 1/2 the depth of the required front yard.	N.A.
Illumination:	Natural or external lighting only	N.A.

C. Identification Sign, Bulletin Board or Announcement Board for Churches and Institutions.

Total Area of Signage Permitted Per Lot: 30 sq.ft.  
per building.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	one at 10 sq. ft. one at 20 sq. ft.	N.A.
Number of signs:	Two/building	N.A.
Height of signs:	4 feet if free-standing	N.A.
Location:	On building or minimum of 1/2 the depth of required front yard	N.A.
Illumination:	Natural or external lighting only	N.A.

D. Sign for Lawfully Maintained Non-conforming Use

Total Area of Signage Permitted per Lot: 2 sq.ft.  
for each linear foot of street frontage of the lot  
or 20 sq. ft. per establishment, whichever is less.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	10 sq. ft.	20 sq. ft.
Number of signs:	one/establishment	N.A.
Height of signs:	10 feet if attached to building	4 ft. if free standing
Location:	Wall sign	Free standing, projecting
Illumination:	Natural or external lighting only	N.A.

7.12.2 RESIDENCE C-2, C-2A, C-3 and C-3A

A. Permitted Hotel and Office Use

Total Area of Signage Permitted Per Lot: 2 sq. ft. for each linear foot of street frontage of the lot or 200 sq. ft. per building, whichever is less.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	15 sq. ft.	100 sq.ft.
Number of signs:	two (2)/building	N.A.
Height of sign:	20 ft. provided it is below the sill line of the second floor windows and/or the lowest point of the roof whichever is less.	20 ft. if above the second floor windows or 15 feet if free-standing except that no sign may extend above the lowest point of the roof.
Location:	Wall sign	Free standing or projecting
Illumination:	Natural or external lighting only	Internal

B. Other Permitted Residential and Non-Residential Uses, Churches and Institutional Uses and Lawfully Maintained Non-conforming Uses.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
	As permitted in 7.12.1 above.	For all non-residential uses, as permitted in 7.12.2A above.

7.12.3 OFFICE AND INDUSTRIAL DISTRICTS

A. Permitted Hotel and Non-Residential Uses, Churches and Institutional Uses, and Non-Conforming Uses.

Total Area of Signage Permitted per Lot: 2 sq. ft. for each linear foot of street frontage of the lot.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	15 sq. ft.	100 sq. ft. for a sign identifying a building
Number of signs:	two/building, plus one/first floor establishment	More signs than permitted by right.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Height of sign:	20. ft. provided it is below the sill line of second floor windows and/or the lowest point of the roof whichever is less	20 ft. if above the sill line of the second floor windows or 15 feet if free standing except that no sign may extend above the lowest point of the roof.
Location:	Wall sign	Free standing or projecting
Illumination:	Natural or external lighting only	Internal

B. Other Permitted Residential Uses.

As permitted in 7.12.1 above.

7.12.4 ALL BUSINESS DISTRICTS

Total Area of Signage Permitted per Lot: 2 sq. ft.  
for each linear foot of street frontage of the lot.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
A. Free-Standing Signs		
Area of sign:	15 sq. ft.	40 sq. ft.
Number of signs:	one(1)/lot	N.A.
Height of sign:	10 ft.	15 ft.
Illumination:	Natural or external lighting only	Internal
B. Projecting Signs		
Area per sign:	10 sq. ft.	20 sq. ft.; 100 sq. ft. for theatre signs

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Number of signs:	One (1)/first floor establishment, plus One (1)/building	N.A.
Height of sign:	15 ft. provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.	N.A.
Illumination:	Natural or external lighting only.	Internal

C. Wall Signs

Area of signs:	15 sq. ft.	Greater than 15 ft.
Number of signs:	N.A.	N.A.
Height of sign:	20 feet provided it is below the sill line of second floor windows, and/or the lowest point of the roof, which ever is less.	Exceeding the by- right height except that no sign may extend above the lowest point of the roof.
Illumination:	Natural or external lighting; neon type or exposed gas ultra- violet tube type behind the glass of windows.	All other forms of internal illumina- tion.

7.12.5 TEMPORARY SIGNS FOR ALL DISTRICTS

- A. One for sale or for rent sign not exceeding six square feet in area and advertising only the premises on which the sign is located.
- B. One building contractor's sign maintained on a lot during construction on that lot not exceeding twenty square feet in area.
- C. In residential districts temporary display posters, without independent structural support in connection with political campaigns and with noncommercial civic, health, safety and welfare campaigns, provided such posters are removed within five (5) days following the conclusion of such campaign; temporary displays of patriotic, religious, charitable or civic nature.

- D. In business, office, and industrial districts, signs as permitted in 7.12.5 (C) above as well as temporary signs pertaining to special sales or events lasting no more than fifteen days affixed to the inside of windows provided that their total area does not exceed 30% of the window glass to which they are affixed.

#### 7.12.6 DIRECTIONAL SIGNS

Signs necessary for public safety and convenience not exceeding six (6) square feet per sign face shall be permitted provided such signs contain no advertising.

#### 7.12.7 OFF-PREMISE SIGNS

- A. Off-premise sign shall be permitted provided the following conditions are met:

1. The sign or advertising device indicates an establishment located within Cambridge and is a use permitted in the zone in which the off-premise sign is located.
2. The sign meets all area, height, location, and illumination requirements of the lot on which it is located.
3. No sign or advertising device shall be erected or maintained within three hundred fifty feet of and/or be visible from any parkway or limited access highway except signs or advertising devices permitted by this ordinance which advertise a business conducted on the premises. For the purpose of this Section 7.10 parkways shall include Alewife Brook Parkway, Fresh Pond Parkway, and Memorial Drive.
4. The sign may contain only the name and/or logo of the establishment identified.
5. The sign shall be subject to Design Review.

#### 7.12.8 PLANNED UNIT DEVELOPMENTS

The Planning Board shall approve all signs within a Planned Unit Development. The sign requirements of the base zoning district shall apply unless specific waiver from such requirements is granted by the Planning Board within the scope of its Planned Unit Development Special Permit up to the limits imposed in any business district.

7.13 GENERAL LIMITATIONS ON ALL SIGNS

- A. Signs shall be stationary and may not contain any visible moving or moveable parts.
- B. All lighting shall be indirect, continuous, and installed in a manner that will prevent direct light from shining onto any street or adjacent property except such devices intended to tell time and temperature (including flashing, animated or intermittent light)
- C. No illumination shall be permitted after 11 P.M. in in any Residence A, B, or C-1 district.

7.14 DESIGN REVIEW PROCESS

7.14.1 Where required by this Section 7.10 signs shall undergo a design review conducted by the Community Development Department. A report of the recommendations of the Community Development Department shall be forwarded to the Superintendent of Buildings along with the application for a building permit for said sign. Should the sign for which an application for a building permit is made not conform to the recommendations of the Community Development Department said sign shall require a special permit from the Cambridge Board of Zoning Appeal. Any sign not meeting the dimensional requirements of this Section 7.10 shall require a variance from the Board of Zoning Appeal. In hearing a variance request the Board of Zoning Appeal shall take into consideration, in addition to those statutory requirements mandated by Chapter 40A, the guidelines outlined in Section 7.14.5 of this Ordinance.

7.14.2 APPLICATION

Any sign proposal requiring design review before the Community Development Department shall be accompanied by the following information:

A. Written Material

1. Length of lot frontage abutting a street.
2. Total area or signage permitted on the subject lot.
3. Total area of signage currently on the building(s) sited on the subject lot.
4. Number of existing signs on the subject lot.
5. Dimensional information on the proposed sign(s).
6. Detailed description of proposed sign(s) including materials, illumination, colors, etc.

B. Graphic Material

1. Architectural facade elevations of the affected buildings showing location of all existing signs (a photograph may substitute if it can present an undistorted picture of existing conditions). (Suggested scale 1/8" = 1')
2. Architectural elevations of the proposed sign(s) and sufficient of the building area surrounding it to clearly indicate the proposed sign's relationship to the building, its architectural details, and adjacent signs. (Suggested scale 1/8" = 1')
3. Detailed plans, elevations and other material indicating the design of the proposed sign(s), its material, construction, colors, etc.

7.14.3 PROCEDURE

The Community Development Department shall, within 15 working days of the submission of a complete application, forward its recommendation to the Superintendent of Buildings. With signs of particular significance the Community Development Department may at its discretion hold a public hearing to solicit comments from affected neighborhood groups and residents. The Department staff shall assist all applicants in meeting the objectives of the Design Review Process. Nothing in this Section 7.10 shall prohibit any applicant from submitting preliminary plans for discussion prior to a formal application. The 15 day review period may be extended with the written permission of the applicant.

- 7.14.4 An application for a sign requiring design review which has not received approval from the Community Development Department shall require a Special Permit from the Board of Zoning Appeal. Such application shall be forwarded to the Planning Board for its review and comment.

7.14.5 REVIEW GUIDELINES

In making its review, the Community Development Department shall refer to the following guidelines. These may also be of use to designers of signs which are permitted by right. The guidelines are not intended to prohibit or discourage creative solutions to sign design problems; the intent is to encourage signs which are appropriate in their settings, and whose messages are clear and unobtrusive.

A. Setting: A sign should fit well with its building.

1. Location. The sign shall have a logical relationship to the facade of the building on which it is located and shall be integrated into existing architecture (e.g. above entrances, integrated with rather than obscuring building details).
2. Scale. The sign design shall take into account the relative scale and proportions of the building or surface on which it is mounted. Large signs which overwhelm the architectural features or ignore the rhythms of the building are discouraged, though this guideline is not meant to discourage creative use of trompe l'oeil or other means of influencing perceptions.
3. Materials. The materials of the sign should be chosen to complement the building materials, if appropriate. Although in some instances a contrast of materials may be desirable, the intent is to discourage the clashing of signs and building materials.

B. Message: Signs should present clear, well-designed messages.

1. Coordination. Signs on a single building should provide a coherent and harmonious whole. Signs should not obscure important views, visual access to other signs or architectural features of the building on which they are located, or another building.
2. Simplicity. In general, strong, brief messages with a carefully considered range of colors should be used rather than repetitive or overly elaborate schemes. The intent is to discourage a cluttered or chaotic presentation of signs; however, the intent is not to prevent creative use of repetition or color.
3. Image. The sign should reflect the positive aspects of the building and/or the neighborhood within which it is located. For example, traditional signage may be appropriate for a building with substantial period detail. In areas with heavy pedestrian use, signs oriented to the pedestrian may be most appropriate. Product trademarks are discouraged.

7.15 NON-CONFORMING SIGNS

- 7.15.1 The provisions of this Article 7.000 shall not apply to signs lawfully erected prior to the effective date of this Section 7.10 as amended provided such signs have been continuously maintained in conformance with all applicable ordinances and regulations at the time of their erection and subsequently.
- 7.15.2 Alteration or change in the lettering, wording, or designs or symbols on a sign, but not the basic supporting structure, shall be permitted on a lawfully maintained non-conforming sign provided such alterations do not exceed 50% of the current replacement value of the sign.

Any non-conforming sign destroyed or damaged by fire, explosion, or other catastrophe may be reconstructed to its full extent prior to said destruction.

- 7.15.3 Where it is proposed to replace an existing sign on a building which contains an area of signage exceeding the maximum permitted, said new sign may contain six (6) square feet or 80% of the area permitted to the use if the signage area formula (2 square feet of area per linear frontage of lot) were applied to the first floor building frontage occupied by the use, whichever is more. In no case, however, may the total non-conformity of the signage on the building be increased.
- 7.15.4 All changes in non-conforming signs shall be subject to Design Review by the Community Development Department.

7.16 EXEMPT SIGNS

A. The following signs shall be exempt from restrictions as to types of signs or limitations on the total signage permitted on a lot as required elsewhere in this Article 7.000.

1. In all districts:
  - a. Signs not visible from a public way.
  - b. Official traffic and directional signs.
  - c. Other directional signs as limited by Section 7.12.6.
  - d. Flags of a city, state or country or non-profit organization.
  - e. Memorials such as grave stones and corner stones.
  - f. Historical site plaques installed or approved by a public agency or duly established historical society.
  - g. Window display of merchandise or signs incidental to the display.
  - h. Temporary signs as permitted in Section 7.12.5 (A-C) thereof.

2. In business, office and industrial districts:
  - a. Permanent non-illuminated signs behind the glass of a window above the first floor provided:
    - (1) the total area of the sign(s) does not exceed 30% of the area of the glass of the window;
    - (2) the window is appurtenant to the use to which the sign is accessory;
    - (3) the sign consists of individual letters or symbols affixed to the window or mounted on a clear, transparent background;
    - (4) the symbols or letters do not exceed 6" in height;
    - (5) Sign contains only the name and/or logo of the establishment to which it is accessory;
  - b. Permanent non-illuminated signs mounted on awnings on the first floor of a building provided:
    - (1) the total area of the sign does not exceed 1 square foot and the height of symbols and letters does not exceed 6";
    - (2) the sign consists of individual letters or symbols affixed to the fabric of the awning;
    - (3) sign contains only the name and/or logo for the establishment to which it is accessory.
  - c. Temporary signs as permitted in 7.12.5 (D).
- B. For one story buildings having a continuous parapet above the lowest point of the roof, signs may be placed below the highest point of such parapet rather than below the lowest point of the roof as may otherwise be required by this Section 7.10.

7.17 In any district where the number or area of signs permitted on a lot is determined by the number of buildings located on said lot, one building shall be assumed to be present for the purposes of this Section 7.10 for any use not contained within a building.

7.20

ILLUMINATION

In Residence A, B, and C-1 districts no outdoor floodlighting or decorative lighting except lighting primarily designed to illuminate walks, driveways, outdoor living areas, or outdoor recreational facilities, and except temporary holiday lighting in use for no longer than a four week period in any calendar year, shall be permitted. Any permanent lighting permitted by the preceding sentence shall be continuous, indirect, and installed in a manner that will prevent direct light from shining onto any street or adjacent property.

It was a good day all around for Joe Sousa's CRLS girls' track team as the Warriors took second in the 4X110 relays with a personal best time of 51.2. Relay team members included Patty Francis, Andrea Flash, Dahlia Nethersole and Karon McCollin. The three sophomores and one junior are undefeated in the event for the Suburban League.

Dawn Jones took a third place in the shot put with a thrust of 34.8 feet, while Lisa Treadway took sixth in the hurdles with a time of 16-flat.

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**DISCOUNT OIL**

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We'll replace your oil burner with an efficient gas burner that will let you enjoy the many advantages of gas heat.

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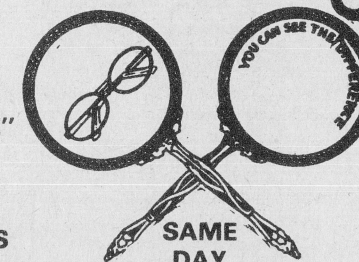


**STANLEY**  
**16 oz. CLAW HAMMER**  
#51-416 WOOD HANDLE  
Reg. 12.25

**SPECIAL**  
**6<sup>99</sup>**

Good thru June 9

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"WE DO IT ALL IN CENTRAL SQUARE"  
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**CAMBRIDGE**  
**661-2520**



INSTANT EYE EXAMINATIONS ARRANGED

**Computer-ed Day Camps**  
**AT BUCKINGHAM BROWNE & NICHOLS SCHOOL, Cambridge, Ma.**  
**CONCORD ACADEMY, Concord, Ma.**  
**BABSON COLLEGE, Wellesley, Ma.**

Day summer coed programs, ages 9-17. Hands-on instruction with stimulating fitness and recreational activities. Two-week sessions using state of the art equipment taught by professionals. Placement by age, interest and computer experience.



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**491-1403**

**Brown is beautiful...**



**and so is white, rust, black, grey, red, tan, etc.**

The Animal Rescue League of Boston has colorful, healthy pups, kittens and older animals waiting to be adopted.

10 Chandler Street, Boston (corner of Arlington & Tremont Streets) Monday-Saturday 10 a.m.-4 p.m.

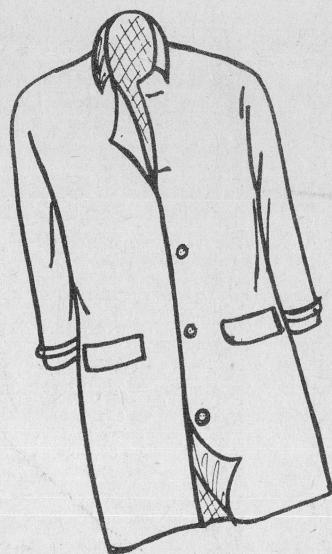
Animal Rescue League of Boston

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*If you're fed up with feeling trapped by your appetite, then perhaps it's time to consider a more permanent approach to weight loss.*

*Sancta Maria Hospital, together with your personal physician and Health Improvement Systems, Inc. will present a unique program that can put you in control of your weight for the rest of your life. There are no special diets, no pills, no reducing sessions. Just a simple, no-nonsense medically-approved program that teaches a variety of weight control techniques.*

*Find out more by attending a free invitational meeting. The program is available to a limited number of adults, so please call early for a reservation.*

**NO OBLIGATION INVITATIONAL MEETING**

**Tuesday, May 22, 6 p.m.**

**SMH**  
**SANCTA MARIA HOSPITAL**  
799 Concord Avenue  
Cambridge, MA 02238

To pre-register for the meeting, call Sancta Maria's Community Relations Office.  
868-2200

**NOTICE OF A PUBLIC HEARING**

The Planning Board of the City of Cambridge will hold a public hearing on June 5, 1984 at 7:30 p.m. in the Community Development Department Conference Room, 3rd Floor 57 Inman Street, Cambridge, Ma., on a petition by **Man D. Stone**, et. al. to amend the text of the zoning ordinance as regulated in the Harvard Square Overlay District by requiring that parking structures, and those portions of structures devoted to parking automobiles, shall not be exempt from the requirements of the base zoning district as to floor area ratio (FAR).

Copies of this petition are on file in the Office of the City Clerk, City Hall and Community Development Department, 57 Inman Street, Cambridge, Ma. Questions may be addressed to Lester Barber at 498-9034.

(C)May 10, 17

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

No. 84D1548D-1

**Summons by Publication**

**Theodora Alvarado**

Plaintiff

vs.

**Franklin Alvarado**

Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Theodora Alvarado after, seeking a divorce on cruel and abusive grounds and custody of the two minor children.

You are required to serve upon Susana Lannik, Esq. plaintiff's attorney, whose address is 1318 Beacon Street, Brookline, MA 02146 your answer on or before the sixteenth day of August, 1984. 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 Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge. April 24, 1984

Paul J. Cavanaugh Register of Probate

(C)May 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

No. 135166

**Summons by Publication**

**Jane de Celis**

Plaintiff

vs.

**Walter de Celis**

Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Jane de Celis, seeking a divorce.

You are required to serve upon J. Shoshanna Ehrlich, plaintiff's attorney, whose address is 187 Hampshire St., Cambridge, MA your answer on or before June 11, 1984. 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 Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge. April 25, 1984

Paul J. Cavanaugh Register of Probate

(C)May 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Superior Court

No. 82-5427

**Thomas Levi, et als, Trustees**

vs.

**Mahmond Badii et al**

Order of Notice

To Mahmond Badii and Farnaz Badii of persons unknown

Whereas a complaint has been begun against you in our Superior Court within and for the County of Middlesex, wherein the plaintiffs, **Thomas Levi, Christos Stergis and Timothy F. O'Brien, Trustees of 29 Concord Avenue Condominium Trust**, all of Cambridge, County of Middlesex allege that the said defendants, Mahmond Badii and Farnaz Badii are indebted to them for monies due and owing.

Upon the foregoing complaint it is ordered by the Court that the plaintiffs notify the said Mahmond Badii and Farnaz Badii that on August 6, 1984 which day is the return day of this order, or within twenty days from the said return day, they do cause their written appearance to be entered and their written answer or other lawful pleadings to be served upon John G. Neylon, plaintiffs' attorney whose address is Neylon & O'Brien, 73 Tremont Street, Boston, MA 02108 and also file their written appearance and written answer in the office of the Clerk of said Court at Cambridge in said County and further that they defend against the said complaint according to law if they intend to make any defense, otherwise the said complaint may be adjudged and orders and judgments may be entered therein in their absence by publication of an attested copy hereof in the Cambridge Chronicle, a newspaper published in Cambridge, once a week for three successive weeks, the last publication to be two months at least before the said August 6, 1984.

By the Court (Mitchell, J.) Patricia A. McCann Deputy Assistant Clerk

Entered: May 3, 1984 A true copy,

Attest: Patricia A. McCann Deputy Assistant Clerk

(C)May 10, 17, 24

**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, May 24, 1984 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

**Orthopedic Supplies**  
**Beta Sub Unit Test Kits**  
**Janitorial Supplies**

**Food & Food Service Management** 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)May 17

**FINANCE AGENCY**

Notice is hereby given that a public hearing will be conducted by the Massachusetts Industrial Finance Agency ("MIFA") at ten o'clock in the morning, on Wednesday, June 6, 1984, at 125 Pearl Street, 3rd Floor, Boston, Massachusetts, on the proposal of **Harry F. Stimpson, III** and **Edward S. Stimpson, III**, trustees under the will of Harry F. Stimpson (Norfolk, Massachusetts, Probate No. 99898) that MIFA approve a refunding bond for a project to be located at 185 Albany Street, in the City of Cambridge, Massachusetts, (the "Municipality") and consisting generally of complete renovation of building, including new windows, air conditioning system, upgrading of heating system, upgrading of freight elevator, new lighting, dropped ceilings, new flooring, office partitions, to be used for manufacturing space for the Kurzweil Reading Machine for the Blind and the Kurzweil Data Entry Machine, and for Housing Research and Development, Accounting, Marketing, Field Service, and Executive offices, and authorize the issuance by MIFA, acting under and pursuant to Massachusetts General Laws, Chapters 23A and 40D, of industrial revenue refunding bonds in an aggregate principal amount of approximately \$1,760,000, which bonds will not constitute a debt or pledge of the faith and credit of MIFA or of The Commonwealth of Massachusetts.

Massachusetts Industrial Finance Agency

(C)May 17

**Reg. 41133 COMMONWEALTH OF MASSACHUSETTS LAND COURT**

(SEAL)

To the City of Cambridge, a municipal corporation, located in the County of Middlesex, and said Commonwealth; **John F. Shea, Irene P. Shea, Arthur F. Holmes, Marguerite A. Holmes, Eugene M. Doran, John J. Doran, Annie C. Doran, Daniel F. Doran, Mary A. Doran, Nora McLaughlin, Catherine Harrington, Margaret Coffey, Mary Murphy and Elizabeth M. Mullen**, all of said Cambridge; **Jeremiah Doran and Consuela Doran**, both of Nahant, in the County of Essex, and said Commonwealth; **Mary E. Anderson**, of Wayland, in the County of Middlesex, and said Commonwealth; **Rose A. McCarthy and Joseph McCarthy**, both of Watertown, in the County of Middlesex, and said Commonwealth; **North Cambridge Co-Operative Bank**, a duly existing corporation, having an usual place of business in said Cambridge; **Thomas Mullen, Edward Mullen, Michael M. Galvin, Margaret Walsh, Catherine Walsh, Rose Walsh, Mary Walsh, John Walsh, Edward Walsh, Thomas Francis Galvin, Mary Toye, Bertha Toye, Doris C. Broderick, Charles M. Broderick, Jeanne T. Gormley, Thomas P. Gormley and Catherine Gollivan**, also known as **Annie Gollivan**, all now or formerly of said Cambridge; **Priscilla Mullen Riley and Barbara Panton**, both now or formerly of Newton, in the County of Middlesex, and said Commonwealth; **Mae Lamar**, now or formerly of Belmont, in the County of Middlesex, and said Commonwealth; **Helen Foster**, now or formerly of Forest Hills, Long Island, in the State of New York; **Stasia Connor**, now or formerly of Nashua, in

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

Summons by Publication

**Frank Gilles**

Plaintiff

vs.

**Lucienne Etienne Gils**

Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Frank Gilles, seeking a divorce.

You are required to serve upon Franklin P. Anastas, plaintiff's attorney, whose address is 294 Washington Street, Boston, Mass. your answer on or before July 4, 1984. 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 Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge. April 30, 1984

Paul J. Cavanaugh Register of Probate

(C)May 10, 17, 24

the State of New Hampshire or their heirs, devisees and legal representatives; and to all whom it may concern:

Whereas, a petition has been presented to said Court by **William A. Arseneault and Geneva M. Arseneault**, both of said Cambridge, to register and confirm the title in the following described land:

A certain parcel of land with the buildings thereon, situate in said Cambridge, bounded and described as follows:

**Easterly** by Clay Street 109.25 feet;

**Southerly** by Rindge Avenue, 40.24 feet;

**Westerly** by land now or formerly of John F. Shea and Irene P. Shea, 50 feet;

**Southerly** by land now or formerly of John F. Shea and Irene P. Shea, 40.24 feet;

**Westerly** by land now or formerly of Arthur F. Holmes and Marguerite A. Holmes, 50.53 feet; and

**Northerly** by land now or formerly of William A. Arseneault and Geneva Arseneault, 80 feet.

The above described lands shown on a plan filed with said petition and all boundary lines are claimed to be located on the ground as shown on said plan.

If you desire to make any objection or defense to said petition you or your attorney must file a written appearance and answer under oath, setting forth clearly and specifically your objections or defense to each part of said petition, in the office of the Recorder of said Court in Boston (at the Court House), on or before the fourth day of June next.

Unless an appearance is so filed by or for you, your default will be recorded, the said petition will be taken as confessed and you will be forever barred from contesting said petition or any decree entered thereon.

Witness, William I. Rorall, Esquire, Chief Justice of said Court, this third day of May in the year nineteen hundred and eighty-four. John G. Jelleher, Recorder

Attest with Seal of said Court. Richard A. Laraja, Esq. 29 Main St., Box 236 Orleans, MA. 02653 (C)May 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

Summons by Publication

**Frank Gilles**

Plaintiff

vs.

**Lucienne Etienne Gils**

Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Frank Gilles, seeking a divorce.

You are required to serve upon Franklin P. Anastas, plaintiff's attorney, whose address is 294 Washington Street, Boston, Mass. your answer on or before July 4, 1984. 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 Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge. April 30, 1984

Paul J. Cavanaugh Register of Probate

(C)May 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

No. 84P2417E

**NOTICE OF PROBATE OF WILL**

Without Sureties

Estate of **Mortense Cabral**

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 **Alfred Cabral, Junior** of Somerville in the County of Middlesex be appointed executor thereof, 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 June 13, 1984.

In addition you must file a written statement of objections to the petition, giving the specific grounds therefore, 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 seventh day of May in the year of our Lord one thousand nine hundred and eighty-four.

Paul J. Cavanaugh Register of Probate

(C)May 17

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

No. 423104

**NOTICE OF FIDUCIARY'S ACCOUNT**

To all persons interested in the estate of **Edward H. Hazlett** (late) of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R. Civ.P. Rule 72 that the ninth thru thirteenth and final accounts of **State Street Bank and Trust Company** as Trustee (the fiduciary) of the will of said deceased for the benefit of **Elizabeth A. Chilelli** and others 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 eleventh day of June, 1984, 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 7th day of May 1984.

Paul J. Cavanaugh Register

(C)May 17



**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, June 5, 1984 at 6:30 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by **Ann Haycox**, et al to amend the Zoning Ordinances as follows:

1. By adding a new definition entitled "Art/Craft Studio" to Article 2.000.

2. By inserting a new use category to section 4.35 "q. Art/Craft Studio".

3. By adding a new footnote to section 4.40.

4. By creating a new Section 4.28 Art/Craft Studio.

5. By inserting a category "q. Art/Craft Studio" to section 6.365.

6. By adding a new footnote 13 to section 6.35.

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 David Sullivan, Chairman.

(C)May 17, 24

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

No. 546205

**NOTICE OF FIDUCIARY'S ACCOUNT**

To all persons interested in the estate of **Rose M. Henniker-Heaton** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R. Civ.P. Rule 72 that the first account of **Patience M. Canham and Jerry M. Brown** as Executors (the fiduciaries) of the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the twenty-fifth day of June, 1984, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries, or to the attorney for the fiduciaries, obtain without cost a copy of said account. If you desire to object to any item of said account, 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 fiduciaries pursuant to Mass. R. Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 1st day of May 1984.

Paul J. Cavanaugh Register

(C)May 17

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss. Probate Court

To all persons interested in the estate of **Ellen M. Lovett** also known as **Nellie M. Lovett** of Cambridge in said County, person under conservatorship.

A petition has been presented to said Court for license to sell at private sale certain real estate of said Ellen M. Lovett a/k/a for her maintenance.

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 29th day of May 1984, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 8th day of May 1984.

Paul J. Cavanaugh Register

(C)May 17

**INVITATION FOR BIDS**

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, Massachusetts, on June 7, 1984, at 10:00 A.M., for:

**Supplying 20 Stanco H.P.S. Exterior Lights w/Lexan Guard and Photo Controls**

Bid is estimated to be under \$5,000.00. Bid Security is \$200.00 or five (5%) per cent of bid amount, whichever is less.

Specifications and contractual documents are available at 270 Green Street, Cambridge, Massachusetts, Purchasing Department.

All the bidding procedures included in the General Laws of the Commonwealth of Massachusetts, and the provision of the "Instructions to Bidders" shall be strictly adhered to, all as most recently amended. No bid may be withdrawn after the opening thereof, prior to thirty (30) days, Saturdays, Sundays and Local Holidays excluded, after approval to award is given by the Department of Housing and Urban Development (HUD), without the consent of the Cambridge Housing Authority.

**CHA is an Equal Opportunity Employer**

(C)May 17, 24

**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, May 31, 1984 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

**Paint & Supplies**

**Sale of Used Equipment (CH)**

**Installation of a CCTV System**

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)May 17, 24

**CITY OF CAMBRIDGE MASSACHUSETTS**

**CAMBRIDGE WATER DEPARTMENT**

**IMPROVEMENTS TO THE WATER FILTRATION PLANT**

**INVITATION TO BID**

Sealed bids for the General Contract for construction of the **Improvements to the Water Filtration Plant** will be received by City of Cambridge, Massachusetts acting through its Water Department at the office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Ave., Cambridge, Massachusetts until 2:00 P.M., Thursday, June 28, 1984 and at that time and place will be publicly opened and read aloud.

Sealed bids for the Electrical Work will be received at the office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Ave., Cambridge, Massachusetts until 2:00 P.M., Thursday, June 21, 1984 and at that time and place will be publicly opened and read aloud.

The work of this Contract consists of improvements to the Cambridge Water Filtration Plant including the removal of the existing flocculation equipment, and existing wooden paddle blades and replacement with new flocculation equipment and wooden baffles, repairs to sluice gates and operators, electrical work, site work, and all miscellaneous and appurtenant work.

In accordance with Chapter 149, Section 44D of the Massachusetts General Laws, general bidders must submit completed prequalification and/or updated forms and the application to bid no later than 5:00 P.M. on Thursday, May 31, 1984, to the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Mass. 02139.

Contract Documents will be available for pickup on May 17, 1984, at the office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Ave., Cambridge, MA.

Contract Documents may be examined and/or obtained at the office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Ave., Cambridge, Massachusetts, 02139.

Contract Documents are available for examination at F.W. Dodge Division, McGraw-Hill Information Systems Co., Boston, Massachusetts.

A deposit of \$25.00 in the form of a check payable to the City of Cambridge, Massachusetts will be required for each set of the Contract Documents. Each Bidder and nonbidder who returns the Documents in good condition within 30 days after the Bids are received will be refunded his deposit in full.

Bidders will be furnished two sets of Contract Documents and Sub-Bidders will be furnished one set of Contract Documents for bidding purposes. If additional sets of Contract Documents are requested, the Bidder or Sub-Bidder must pay the cost of printing same.

Each General Bid and Sub-Bid shall be submitted in accordance with the Instructions to Bidders and be accompanied by Bid Securities

# City of Cambridge

---

In City Council June 11, 1984.....

**The Ordinance**

**Committee**

comprised of the entire membership of the City Council

**to which**

was referred the petition of Ann Haycox, et al to amend the Zoning Ordinances of the City of Cambridge to provide for the establishment of a Arts/Crafts Studios in Residence C Districts and Office Districts met on Tuesday, June 5, 1984 at nine o'clock and thirty minutes p. m. in the City Council Chamber.

Councillor David Sullivan, Chairman, presided and called for the proponents to appear and be heard.

In response to the Call of the Chair the Committee heard from Richard Mandel of 307 Pearl Street who stated that warehouse space previously used by the artists and craftsmen was no longer available or affordable and that other areas as proposed by the amendment could be used without any lasting injury to the residence neighborhoods.

Judith Motzler stated that the draft by the Community Development Department protects neighborhoods by the use of a Special Permit process that restrictions are written into the proposal which would prevent any type of mass production or commercial activity and would limit the number of people engaged in the pursuit of the arts and crafts.

The Committee heard from Ms. Pallas Lombardi of 21 Ellery Street, representing the Arts Council which she recorded in favor.

The Committee heard from David Judelson, 26 Otis Street, who recorded himself in favor stressing that the pressures of new development were driving artists out of their usual habitats.

The Committee was in receipt of communications from the following persons who recorded themselves in favor of the Zoning Amendment:

Joel Kershnel, 97 Henry Street, Cambridge  
Fred Meyer, doing business as University Real  
Estate, 4 Brattle Street, Cambridge  
George Salzman, 14 Laurel Street, Cambridge  
Jero Nesson, Fort Point Arts Community, Inc.

# REPORT

**Committee on Ordinances**

Re: petition of Ann Haycox, et al  
for establishment of Art/Craft Studios  
in Residence C & Office Districts in the  
City of Cambridge; said report without  
recommendations.

In City Council,

June 11, 1984

*6/11/84*

*Report Received*

*Ordinance passed*

*So  
I had Pending*

The Chair declared the hearing for the proponents closed and called for the opposition to appear and be heard.

The Committee heard from Robert J. LaTremouille of 348 Franklin Street, who urged the Committee, in a written statement attached to this report and designated as Appendix A, to protect the people being evicted from the Webb Building in East Cambridge and to forestall approval of the parking garage in East Cambridge until they were assured protection in the overall development. He further stated that the business people who filed the zoning proposal would subdivide residential properties and convert garages into small businesses and new art businesses would be allowed previously restricted uses in residential neighborhoods and concluded by stating that the proposal should be withdrawn since it would cause damage to the residential areas. He further stated that the Committee should await the report of the Planning Board hearing scheduled for June 19, 1984.

No others appeared in opposition and the Chair declared the hearing closed at nine o'clock and fifty-four minutes p. m.

Councillor Duehay now moved that the proposed zoning change be referred to the City Council without recommendation for consideration at their meeting of June 11, 1984.

There being no objection, the motion carried and it was so referred.

For the Committee,

David E. Sullivan

Councillor David Sullivan,  
Chairman.

Appendix A

348 Franklin Street  
Cambridge, Massachusetts 02139  
June 3, 1984

City Council  
~~Editor~~  
~~Cambridge Chronicle~~

The plight of artists being evicted from the Webb Building in East Cambridge is distressing (Chronicle letter, May 31). The city council, however, has a strong club which it can use to protect these people.

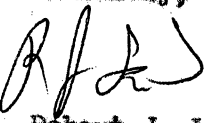
city Council  
The city council has full say on the construction of a public parking garage which is very valuable to the developer evicting these businesspeople. ~~Committee~~ *T.K.* has scheduled a City Council hearing on the garage and the artists for 6 P.M. on June 11. The city should not approve the garage unless these businesses have meaningful protection. I hope those directly affected and all people concerned with their plite will come to the city council hearing.

These businesspeople, however, have taken action which could do a lot of harm elsewhere in Cambridge. In response to their plight they have filed a zoning change which would convert half our city's residential neighborhoods from residential to mixed use. Affected would be Residence C districts in Mid-Cambridge, Riverside, Cambridgeport, the Central Square neighborhood, Wellington-Harrington, East Cambridge, Agassiz, and the Peabody School district. The artist have asked the city to legalize small art businesses which fit certain conditions in these neighborhoods.

It is harmless to add residential uses to business districts. Residential uses improve business districts. It is harmless to have business districts on the edge of residential neighborhoods. It is, however, destructive to allow new businesses in the middle of residential neighborhoods. Decades of zoning protection in our city have gradually removed the storefront businesses which used to be mixed in with our homes. Those stor efronts have been converted to homes themselves. People concerned with the plite of the art businesses should walk the streets of Cambridge and imagine what those streets would be like if we had businesses in these storefronts instead of homes.

The businesspeople, <sup>would</sup> who filed this change want to subdivide residential properties and convert garages into small businesses. New art businesses would be allowed uses in our residential neighborhoods, and could only be defeated by fighting each new proposal. Industrial and accessory retail uses would be possible. Expansion of Harvard Square into abutting neighborhoods would resume.

I sympathize with these businesspeople. I hope that the city council will use its very powerful club to give these people meaningful protection in their eviction fight. I hope that these businesspeople, however, will withdraw their attempt to change our residential neighborhoods. The businesspeople's plight is distressing, but they should not hurt the rest of us.

Sincerely,  
  
Robert J. La Tremouille

RECEIVED BY  
OFFICE OF CITY CLERK.

MAY 31 11 19 AM '84

CAMBRIDGE, MASS.

Joel Kershner  
97 Henry St.  
Camb., Ma. 02139

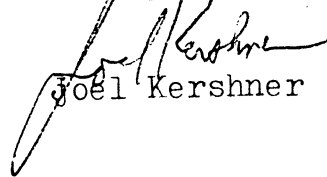
City council  
Cambridge City Hall  
Massachusetts Ave.  
Cambridge, Mass. 02139

To the City Council:

I would like to state my strong support for the proposed amendment to the zoning ordinance by Richard Mandel to allow an Art/Craft Studio on Tufts Street in Cambridgeport. This use is very much in keeping with the character of our neighborhood, and is not in conflict with its residential character. Many artists and craftsmen live in the neighborhood and help to contribute to the diversity and attractiveness of our neighborhood.

Thank you for considering my support, and I hope that you will give it your support as well.

Sincerely,

  
Joel Kershner

cc. Zoning Commission

Cambridge, May 4, 1984

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

We, the undersigned, being at least ten registered voters in the City of Cambridge, hereby petition the Cambridge City Council that the Zoning Ordinance of the City of Cambridge be amended by adoption of the following resolution by the Cambridge City Council as described on the following pages.

Respectfully submitted

<u>Name</u>	<u>Address</u>
<u>Gunn Haycox</u>	<u>160 Chestnut St Cambridge, MA.</u>
<u>Richard Janelle</u>	<u>307 Pearl St. 02139</u>
<u>Scott Duescher</u>	<u>160 Chestnut St #3 Cambridge, MA</u>
<u>Rebecca J. Hayden</u>	<u>18 Peter St. Cambridge, MA 02139</u>
<u>Judith E. Motzkin</u>	<u>307 Pearl St. Cambridge Ma 02139</u>
<u>Ellen Stutman</u>	<u>18 Tuft St. Cambridge, Ma. 02139</u>
<u>Shelie Zimmerman</u>	<u>21 Lawrence St. Cambridge, MA 02139</u>
<u>Marian Constantine</u>	<u>23 Greenough Ave Cambridge, MA 02139</u>
<u>Francis Keutmann</u>	<u>99 Hammond St. Cambridge, ma 02138</u>
<u>Donna Hnilicka</u> (DONNA HNILICKA)	<u>131 Dumb ST Cambridge MA 02139</u>
<u>Suzanne Depuechere</u>	<u>9 Rockingham St Cambridge 02139</u>
<u>Bonnie Shepard</u>	<u>105 Chestnut St Cambridge 02139</u>
<u>Kan M. Jann</u>	<u>111 Chestnut St. Cambridge, Mass 02139</u>

ART/CRAFT STUDIO AMENDMENT

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

"Art/Craft Studio. A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to section 4.35 "q. Art/Craft Studio", as follows;

	Open Space	Res. A 1&2	Res. B	Res. C		Off. 1, 2, 3A, 3A	Bus. A-1	Bus. A	Bus. B.		Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
				1, 2	3				B-1, B-2	B-2						
Q. Art/Craft Studio.	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>		y	y	y	y	y	y	y	y	y	y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28. Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C Districts:

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category "Q. Art/Craft Studio" to Section 6.365, as follows;

	Res. C-1		Bus. C		Ind. B-1			
	O-1		(Comm)		Res. C-3		Bus B	
Open Space	Bus. A	Bus. C (res)	Ind. A	Res. C-2A	Res. C-3A	Ind. A-2		Loadin
Res. A-1, A-2	(Comm)	Ind. A-1	Off. 2	Ind. B-2	Off. J-A	Ind. B		Facili
Res. B	Bus. A-1	Ind. C	Res. C-2	Bus. A (res)	Off. J	Bus. B-1, B-2		Categ.

"Q. Art/Craft Studio. (13)

na            1/1000sf    1/1000sf    1/1000sf

F

6. Add a new footnote 13 to Section 6.35, as follows;

"13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28."



6/4/84  
Fred Meyer  
Postmark

## UNIVERSITY REAL ESTATE

(617) 876-1200

JUNE 5, 1984  
7:30 P.M.

ORDINANCE COMMITTEE  
CAMB. CITY COUNCIL

RE: ART/CRAFT STUDIO ZONING

GENTLE PEOPLE:

AS I HAVE AN 8 P.M. APPOINTMENT, I'M LEAVING THIS NOTE FOR YOU INSTEAD OF TESTIFYING. KNOW YOU'LL UNDERSTAND.

THE EXTENSIVE, CAREFUL & CONSERVATIVE ZONING AMENDMENT DRAFTED BY RICHARD MANDEL, FOR STUDIO USE, BY SPECIAL PERMIT ONLY, IN CAREFULLY-LIMITED DISTRICTS SEEMS TO ME WORTHY OF SUPPORT.

THE FACT THAT OUR ZONING CODE DOES NOT COVER THIS USE, EXPLICITLY, AT ALL IS, OBVIOUSLY, AN OVERSIGHT.

ARTISTS & CRAFTSPEOPLE ADD TO THE INTEREST, DIVERSITY, CHARM - & REAL ESTATE VALUES - OF OUR CITY. LET'S SUPPORT THEM.

YOURS SINCELY,

Fred Meyer

6/6/84 938/104  
George Salzman

14 Laurel St.

Mem of  
Dobson

I recently bought a small house in Cambridgeport, after living as a tenant for almost 20 years in a house in Brookline. Cambridgeport attracted me because of its diversity: people with many different occupations, blue collar, white collar, services, trades, professions; and because, my friends all told me, it was a mixed neighborhood that worked, i.e. ethnically and racially mixed. My trade is that of teacher, at the Univ. of Mass. in the Physics department, but I like living in a neighborhood not populated mainly by so-called professionals. And I think the quality of the area would benefit if more people living there could do creative work in the neighborhood. Certainly I prefer not to have studio crafts and artisanship largely confined to academic institutions and to more or less amateur efforts elsewhere. On the street where I live there is a light commercial establishment - the APA Automotive Transmission company. I would slightly prefer not to have such a business there, but it does not bother me significantly. By comparison, a craft studio would be really a welcome addition.

Sincerely,

George Salzman 6/5/84

PROPOSAL FOR AMENDMENT TO CAMBRIDGE ZONING ORDINANCE

**PURPOSE:** To allow Art/Craft Studios as a zoned classification, with limitations described below in certain zones. An Art/Craft Studio is a room or group of rooms used by artists and craftspeople in the creation of their own work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

**NEED:** Cambridge artists and craftspeople have traditionally used light industry or warehouse space which has been increasingly developed for office space or high technology businesses. Artists cannot compete for such space and having no category to fit into, are being squeezed out of the city.

- I. Zones in which it would apply
  - A. Residence-C (by special permit)
  - B. Business-A,B,C
  - C. Office (by special permit)
  - D. Industrial-A,B,C
  
- II. Buildings to which amendment applies
  - A. Residence C districts
    - a. Freestanding buildings (not qualifying for accessory use)
    - b. Non-residential buildings
    - c. Already existing buildings
  - B. Appropriate buildings in the remaining allowed districts
  
- III. Allowed uses
  - A. Primary use as studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
  - B. Uses appropriate to the particular building and location.
  - C. Uses that are otherwise compatible and safe with the following restrictions in Residence C and Office Zones:
    - a. the building must be structurally sound
    - b. the studio should not generate traffic in excess of that normally occurring in the adjacent neighborhood
    - c. no bulk storage of toxic or highly flammable materials shall occur
    - d. the studio use shall satisfy all building and fire safety codes
    - e. noise shall be restricted to levels customarily permitted in the district (see General Ordinance #877)
    - f. noxious odors, dust and fumes must be effectively disposed and confined
    - g. activity must be contained within the building
    - h. number of employee/apprentices limited to 2 per studio
    - i. no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit

938/1049  
6/6 FY

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Mod  
Rohm

Cambridge City Council  
Cambridge City Hall  
Cambridge, MA

To Whom It May Concern:

I am Jew Hesson, Director of the Fort Point Arts Community, Inc. of South Boston. I am here to testify on behalf of a proposal to amend the Cambridge Zoning Ordinance to allow Arts / Craft Studios as a zoning classification.

I represent <sup>a non-profit</sup> ~~some 250~~ an organization of 250 visual artists <sup>We have been leading</sup> with studios in the Fort Point Channel area of Boston. <sup>Our goal is to</sup> a movement in the Boston area to find adequate and <sup>secure</sup> studio space for artists in the ~~presence of the~~ <sup>face of growing development pressures.</sup> ~~affordable, long-term studios.~~ ~~the space~~

~~Artists.~~ In our efforts to achieve this goal we have acquired and developed a vacant 72,000 s.f. mill building as <sup>35</sup> a cooperatively-owned, affordable studios. We have also assisted artists and artists groups throughout Massachusetts.

~~Artists~~ We are very concerned about the dreadful situation of artists being displaced from the Greater Boston area through gentrification. <sup>120</sup> ~~the~~ <sup>1</sup> artists in Boston are presently facing eviction in the South End and 60 artists are being displaced from their studios at 26 Otis Street in Cambridge.

There is a rapidly shrinking supply of artists studio space and the petition before you this evening is a significant step forward. ~~It~~ <sup>It will</sup> permit artists to continue their creative work in Cambridge and will help to maintain Cambridge's image as a vital and diverse community.

Artists add immeasurable value to the City of Cambridge and I hope that you will support their efforts to remain here.

Sincerely,

Terro Nelson  
Fort Point Arts Community Inc  
Director

By Christine Temin  
Globe Staff

One building still looks like a neighborhood furniture store, the kind specializing in French Provincial. The plain brick facade of the other proclaims its no-nonsense origins as a printing factory. They hardly answer the American Dream of the suburban ranch, but to area artists, the structures in East Boston's Maverick Square and at 249 A st. in the Fort Point Channel area symbolize stability and permanence and that part of the Dream that says everyone should own a chunk of real estate.

"Own" is a key word. Displacement is a constant threat to artists who rent: Sixty artists are being evicted from an East Cambridge building, possibly as soon as this summer; others in a complex in the South End may have to leave even sooner because of rents that, in some cases, are more than doubling with less than a month's notice.

The A st. and Maverick Square buildings are places where artists can both live and work - legally - thanks to mixed use zoning in Maverick Square and a hard-won zoning variance on A street. Zoning is a problem for many artists, in Boston and elsewhere, who live in spaces where they are only supposed to pot or paint, keeping a cot in the corner and ignoring plumbing that is not up to residential code. With mea-

ger incomes, artists can't often afford separate spaces for living and working. Nor can they separate living and working hours as easily as people with 9-5 jobs: If inspiration hits at 3 a.m., it's nice to be able to get out of bed and paint. A painter whose canvases measure 12 feet needs a big space; a sculptor who works in bronze needs strong floors; most artists need freight elevators for hauling equipment and finished work. In short, artists have very particular real estate needs.

Both these ray-of-hope buildings answer most of those needs. The A street building is a cooperative, bought last year by a group of artists who banded together as the Fort Point Arts Community, got National Endowment for the Arts funding to hire as their director Jero Nesson, former state director of building reuse, and paid \$900,000 for the former printing factory that fulfilled a dream of artist-owned housing. In January 40 artists moved into the building, drawing lots for their spaces the way college students draw lots for dorm rooms.

#### Other signs of progress

The Maverick Square building is currently being renovated into 14 condominiums by Young Park, a Boston developer and owner of EPI Associates, who bought the property in February. Park, an art collector, was convinced by a friend, painter Nan Freeman, that there would be a market for reasonably priced live-work artists' spaces. Maverick Studios, as Park has dubbed the place, is not the first East Boston building to be converted to artists' use: Last September a pioneering group of five Boston artists - Ray Ellman, Stoney Conley, Mary Armstrong, Peter Plamondon and Diane Shumway - bought and renovated a four-unit building near East Boston's Central Square.

There are other signs of progress in the continuing struggle of Boston artists to find adequate space in which to work or, better yet, work and live: In Cambridge a proposal for a zoning amendment to create a new art/craft studios category comes up for a hearing Tuesday before the Ordinance Committee of City Council. Such an amendment would, said Judy Motzkiri, an artist who was instrumental in drafting it, permit studios in certain residential, business, office and industrial areas where they are currently excluded. At the Boston Center for the Arts in the South End, two buildings are scheduled for development by the BCA and Chestnut Associates: One will provide luxury condominiums at market rate; the profits from this will help to subsidize 12 live-work rentals for artists in the other.

But the plight of artists without permanent spaces goes on. Some 60 artists who work at 26 Otis st. in East Cambridge have recently received eviction notices: Their building is slated for renovation into office space that will be too expensive for them. The artists, the developers and officials from the City of Cambridge are currently discussing what the developers can do to help relocate the artists.

It's a familiar story. Artists move into an area considered undesirable, because that's what they can afford. They contribute to an upgrading of the tone of that area. Pretty soon real estate types take notice, the area is "gentrified," and the artists, unwilling gypsies, pick up and move on. Unless, of course, they have been able to buy.

That's what Nan Freeman finally did. "I moved out of the building on Otis street a year and a half ago when Charles [Webb, the furniture designer who is selling the building] raised the rent," says Freeman, a painter who has since worked in the small basement of the house she rents from Wellesley College where she teaches. "I saw the handwriting on the wall. I got sick of plowing money into somebody else's property. I sanded floors for that man! Never again!"

#### Estate about new quarters

Freeman is standing in the middle of a light, airy, 70-foot-long studio she has bought in the Maverick Square building, which still wears a Secatore's Furniture sign. She is ecstatic about her new quarters, as Ray Ellman, who bought into the other East Boston building, is about his. "Ray and his group were the pioneers here," she says. Says Ellman, "We were afraid that the neighborhood might be threatening or unwelcoming. Before we bought, we had a meeting with the neighborhood association. By the end of the evening, we were all trading zucchini recipes. Our reception here has been fantastic."

Ellman says there are other East Boston buildings ripe for artists' picking. That's the way Jero Nesson feels about Fort Point Channel, too. Buoyed by the success of his first building, which was completely pre-sold, he is now determined to acquire additional structures from the Boston Wharf Company, which owns 88 buildings in Fort Point. "There are another 200 artists down here who need protection," he says, in the form of space from which they cannot be evicted. "To house them all would take only 5 percent of Boston Wharf's space. And

Continued on next page

BSC  
6/4/84

# 'Own' the key word for artists

Continued from preceding page

we're not asking for a handout; we're willing to negotiate a fair price." Time is of the essence, though: FPAC wants to buy the space the artists need before Fort Point becomes "gentrified" out of artists' financial range. "The mayor's office has shown real support for our plans," says Nesson, whose office in the A street building contains a map of the area with little red pins designating possible artist buildings.

Rosemarie E. Sansone, director of the Mayor's Office of Business and Cultural Development, said, "This administration is committed to permanent work-live spaces for artists, who play a significant role in the city's economic and cultural life." She said she is personally willing to take an active part in stopping the displaced artist problem, offering as evidence a strongly worded letter she wrote this week to developer Mario Nicosia, who, she said, is forcing many artists out of the Reed Block in the South End by dramatically increasing their rents.

## 'A fair price'

The Thayer street-Harrison avenue complex was bought in April by a real estate trust of which Nicosia is trustee. A spokesman said Nicosia is in Italy and unavailable for comment, but Nicosia property manager Mark Mediate said, regarding the increases, "I am asking for what I think is a fair price." The \$3-a-square-foot rent per year Mediate wants would be a fair price in an area where buildings are well maintained, said Nicosia artist/tenant Jeff Hull, who claimed that the property has "broken windows, leaky roofs and trash all over the place."

Graham Gund, the architect and Boston's leading art collector, is "a part owner [one of four beneficiaries of the real estate trust] but he's not involved in management," said Mediate. Sarah Hutt, one of the affected artists, said that she and the others have attempted to contact Gund with no success: "We've called his of-

fice and they said Graham Gund was a silent partner and didn't want to get involved." (Gund's office told the Globe he could not be reached for comment.) On May 1 Hutt received a notice that her lease would be terminated on June 1; on May 14 she received another notice that there would be a new lease requiring a \$900 security deposit and an increase in rent from \$390 to \$900 a month. Hutt said some of the artists on Nicosia properties have already vacated, preferring not to fight the increases; Hutt and some others, determined to stay, have banded together and hired an attorney, Michael Cutler.

Cutler was encouraged by the interest from Sansone and from Boston Redevelopment Authority Director Robert Ryan, who wrote a letter to Nicosia in support of the artists. "The BRA has put the developers on notice that what they do now will count in the future," Cutler said. Mediate countered that Sansone and Ryan had incorrect information about the number of artists involved and the size of the rent increases.

Buildings like A street and Maverick Studios offer security from artist displacement, but require a financial outlay from artists who, typically, do not have down payment money or a sufficiently steady income to qualify for a mortgage. The A street building is a cooperative, which meant only one mortgage for the entire place as opposed to the separate mortgages required for each condominium in a situation like Maverick Square. To buy into A street the individual artists didn't have to qualify for mortgages, says Nesson, adding that down payments on the studios, which average 1500 square feet, were as low as \$4500. The A street studios, which were completely pre-sold, averaged \$30,000 for space that was clean but empty: Artists put in their own kitchens and baths. The Maverick Square studios range from \$44,000-\$50,000 and include kitchens, baths and amenities like hardwood floors and parking spaces. To date, six of the 14 condominiums are under agreement, and Young Park says he has turned down offers from non-artists, because he believes there is a real need for artists' housing and that his building could serve as a model. Park feels that many artists can afford to buy space, but, partly because there are so few artist-owners to serve as role models, they are timid about acquiring it, and naive about the most standard procedures. "Not one artist," he marvels, "has even had a real estate inspector come to look over the building."

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, June 5, 1984 at 6:30 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Ann Haycox, et al to amend the Zoning Ordinances as follows:

1. By adding a new definition entitled "Art/Craft Studio" to Article 2.000.
2. By inserting a new use category to section 4.35 "q. Art/Craft Studio".
3. By adding a new footnot to section 4.40.
4. By creating a new Section 4.28 Art/Craft Studio.
5. By inserting a category "q. Art/Craft Studio" to section 6.365.
6. By adding a new footnote 13 to section 6.35.

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 David Sullivan,  
Chairman.

# City of Cambridge

## CITY COUNCIL HEARING SCHEDULE

Monday, June 4, 1984

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

Tuesday, June 5, 1984

5:30 P. M. The Committee on Ordinances will conduct a public hearing to discuss the following:-

- Proposed amendment to the General Ordinances of the City of Cambridge, providing for the establishment of a Cambridge Civilian Policy Advisory Board to the Chief of Police, under the provisions of Chapter 43, Section 104 and Chapter 42, Section 105 of the Plan E Charter. (City Council Chamber)
- Proposed draft of an Ordinance for a Civilian Review Board as drawn up by the City Solicitor's Office. (City Council Chamber)
- Proposed Ordinance for the establishment of a Policy Review Commission, to provide for community participation in setting and reviewing police department policies & practices. (City Council Chamber)

6:30 P. M. The Committee on Ordinances will conduct a public hearing on the petition of Ann Haycox, et al, to amend the Zoning Ordinances of the City of Cambridge to provide for the establishment of Art/Craft Studios in Residence C Districts and Office Districts in the City of Cambridge. (City Council Chamber)

# City of Cambridge

OFFICE OF CITY CLERK

JUN 1 4 11 PM '84

CITY OF CAMBRIDGE HEARINGS SCHEDULE

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RECEIVED  
City of Cambridge  
OFFICE OF CITY CLERK

JUN 1 4 11 PM '84

CAMBRIDGE, MASS.

CITY COUNCIL HEARING SCHEDULE CONTINUED

Monday, June 11, 1984

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

5:30 P. M. At the request of Mayor Leonard J. Russell, the City Council will hear from representatives of the U.S. Olympic Committee, relative to pending Olympic tryouts and arrangements of same at the Harvard Stadium. (City Council Chamber)

6:00 P. M. The City Council has scheduled a public hearing relative to the acceptance and appropriation of a grant from the Department of Housing and Urban Development in the amount of \$4,905,000. to the Public Investment Fund Extraordinary Expenditure account to provide funds for a portion of the construction cost of a 540-car parking garage and renovations to the Webb Building. At the same time, the City Council will consider the order of Councillor David Sullivan relative to the retention of present artist tenants or the relocation of the artists presently using the Webb Building. (City Council Chamber)

8:00 P. M. The City Council has scheduled a public hearing pursuant to the request of Stephen Krasner, Cambridge Tenants Organizing Committee of City Life, relative to various problems tenants have been having with the Inspectional Services Department. (Mr. Krasner & Inspectional Services Commissioner Joseph Cellucci have been invited to attend). (City Council Chamber)

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

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2. By inserting a new use category to section 4.35 "q. Art/Craft Studio".
3. By adding a new footnot to section 4.40.
4. By creating a new Section 4.28 Art/Craft Studio.
5. By inserting a category "q. Art/Craft Studio" to section 6.365.
6. By adding a new footnote 13 to section 6.35.

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 David Sullivan,  
Chairman.

PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

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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 David Sullivan,  
Chairman.



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

May 18, 1984

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Tuesday, June 5, 1984 at 6:30 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Ann Haycox, et al to amend the Zoning Ordinances of the City of Cambridge with the establishment of a new category entitled "Art/Craft Studio".

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/dl

Enc. Hearing notice relative to the petition of Ann Haycox, et al.

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

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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 David Sullivan,  
Chairman.

ART/CRAFT STUDIO AMENDMENT

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

"Art/Craft Studio. A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to section 4.35 "q. Art/Craft Studio", as follows;

	Open Space	Res. A 1&2	Res. B	Res. C 1, 2, 3A	Off. 1, 2, 3, 3A	Bus. A-1	Bus. A	Bus. B. B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
Q. Art/Craft Studio.	n	n	n	50 SP	50 SP	Y	Y	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28. Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C Districts:

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category "Q. Art/Craft Studio" to Section 6.365, as follows;

	Res. C-1		Bus. C		Ind. B-1			
	O-1		(Comm)		Res. C-3		Bus B	
Open Space	Bus. A	Bus. C (res)	Ind. A	Res. C-2A	Res. C-3A	Ind. A-2		Loading
Res. A-1, A-2	(Comm)	Ind. A-1	Off. 2	Ind. B-2	Off. 3-A	Ind. B		Facilit
Res. B	Bus. A-1	Ind. C	Res. C-2	Bus. A (res)	Off. 3	Bus. B-1, B-2		Categ-

"Q. Art/Craft Studio. (13)

na            1/1000sf    1/1000sf    1/1000sf

F

6. Add a new footnote 13 to Section 6.35, as follows;

"13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28."

Cambridge, May 4, 1984

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

We, the undersigned, being at least ten registered voters in the City of Cambridge, hereby petition the Cambridge City Council that the Zoning Ordinance of the City of Cambridge be amended by adoption of the following resolution by the Cambridge City Council as described on the following pages.

Respectfully submitted

Name

Address

<u>Gunn Haycox</u>	<u>160 Chestnut St Cambridge, MA.</u>
<u>Richard Janelle</u>	<u>307 Pearl St. 02139</u>
<u>Scott Quaschoz</u>	<u>160 Chestnut St #3 Cambridge, MA</u>
<u>Rebecca J. Hayden</u>	<u>15 Peter St. Cambridge, MA 02139</u>
<u>Judith E. Motzkin</u>	<u>307 Pearl St. Cambridge Ma 02139</u>
<u>Ellen Stutman</u>	<u>18 Tufts St. Cambridge, Ma. 02139</u>
<u>Shellie Zimmerman</u>	<u>21 Lawrence St. Cambridge, MA 02139</u>
<u>Marian Constantine</u>	<u>23 Greenough Ave Cambridge, MA 02139</u>
<u>James Keutmann</u>	<u>99 Hammond St. Cambridge, Ma 02138</u>
<u>Donna Wnilicka</u> (DONNA WNILICKA)	<u>131 Clumber St Cambridge MA 02139</u>
<u>Suzanne Depuechere</u>	<u>9 Rockingham St Cambridge 02139</u>
<u>Bonnie Shepard</u>	<u>105 Chestnut St Cambridge 02139</u>
<u>Kan M. Jann</u>	<u>111 Chestnut St. Cambridge, Mass 02139</u>

ART/CRAFT STUDIO AMENDMENT

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

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2. Insert a new use category to section 4.35 "q. Art/Craft Studio", as follows;

	Open Space	Res. A 1&2	Res. B	Res. C 1, 2, 3A	Off. 3A	Bus. A-1	Bus. A	Bus. B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
Q. Art/Craft Studio.	n	n	n	50 sp	50 sp	Y	Y	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

"50. Subject to the requirements of Section 4.28."

4. Create a new Section 4.28 Art/Craft Studio, as follows;

"4.28. Art/Craft Studio.

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

A. Residence C Districts:

1. The studio will be located in a non-residential building in existence on May 1, 1984.

2. The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
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5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.



Cambridge, May 4, 1984

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

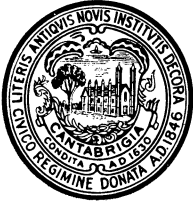
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Respectfully submitted

Name	Address
5 <sup>3</sup> Ann HAYCOX Ann HAYCOX	160 Chestnut St Cambridge, MA. ✓
Richard MANDel RICHARD MANDel	307 Pearl St. 02139 ✓
5 <sup>7</sup> Scott Ruescher SCOTT K. Ruescher	160 Chestnut St #3 Cambridge, MA ✓
Rebecca J. Hayden REBECCA S HAYDEN	15 Peters St. Cambridge, MA 02139 ✓
Judith E. Motzkin ELLEN	307 Pearl St. Cambridge Ma 02139 *
Ellen Stutman STUTMAN	18 Tufts St. Cambridge, Ma. 02139 ✓
Shellie Zimmerman MARIAN CONSTANTINE	21 Lawrence St. Cambridge, MA 02139 *
Marian Constantine	23 Greenough Ave Cambridge, MA 02139 ✓
Frances Keutmann	99 Hammond St. Cambridge, ma 02138 *
Donna Hnilicka (DONNA HNILICKA)	131 Dunbar St Cambridge MA 02139 *
Suzanne Wymelenberg SUZANNE WYMELENBERG	9 Rockingham St Cambridge 02139 ✓
5 <sup>4</sup> Bonnie Shepard (Barbara)	105 Chestnut St Cambridge 02139 *
Kam M. Jain	111 Chestnut St. Cambridge, Mass 02139 ✓

NOT Reg

RECEIVED BY  
OFFICE OF CITY CLERK  
MAY 4 10 54 AM '84  
CAMBRIDGE, MASS.



# CITY OF CAMBRIDGE

362 GREEN STREET, CAMBRIDGE MASSACHUSETTS 02139 • TEL. 498-9087

## BOARD OF ELECTION COMMISSIONERS

EDWARD J. SAMP, JR.  
SONDRA SCHEIR  
PETER STURGES  
ARTIS B. SPEARS  
Commissioners

SUSAN A. ARTHUR  
Executive Secretary

May 4, 1984

### TO WHOM IT MAY CONCERN:

This is to verify that the following people are registered to vote in the City of Cambridge:


Judith E. Motzkin, 307 Pearl Street ✓

Shellie Zimmerman, 21 Lawrence Street ✓

Frances Keutmann, 99 Hammond Street ✓

Donna Hnilicka, 131 Columbia Street ✓

Bonnie Shepard, 105 Chestnut Street ✓

  
Bebiana G. Camara, Clerk

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Q. Art/Craft Studio.	n	n	n	50 sp	50 sp	y	y	y	y	y	y	y	y	y

3. Add a new footnote to section 4.40 as follows;  
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Open Space	Bus. A	Bus. C (res)	Ind. A	Res. C-2A	Res. C-3A		Ind. A-2	Loadin
Res. A-1, A-2	(Comm)	Ind. A-1	Off. 2	Ind. B-2	Off. 3-A		Ind. B	Facili
Res. B	Bus. A-1	Ind. C	Res. C-2	Bus. A (res)	Off. J		Bus. B-1, B-2	Categ

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6.

0-27

Petition of Ann Haycox, et al, to amend the Zoning Ordinances by adoption of an Art/Craft Studio Amendment, providing for studios in different zoning areas of the City.

8/15/84 Passed to be  
ordained as amended  
6-0-1-2

Copy sent to Planning Board 5/8/84 <sup>mb.</sup>  
Copy sent to Councilman David Sullivan in  
his Council package for Friday, May 11, 1984  
In City Council, <sup>mb.</sup>

May 7, 1984

5/7/84

Reference to the  
Planning Board  
and  
Ordinance Com.  
for  
Hearing & Report