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COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT (Seal) To Richard E. McKinnon, individually and as Trustee of the 53 Parkway Trust, of Cambridge, Middlesex County, and said Commonwealth, and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended...

IN THE SUPERIOR COURT OF DEKALB COUNTY, STATE OF GEORGIA CIVIL ACTION NO. 86-4932-7 NOTICE OF SUMMONS Shirley Roberts Brown, Plaintiff, vs. George Wilmon Brown, Defendant.

COMMONWEALTH OF MASSACHUSETTS Probate Court No. 195276 NOTICE OF FIDUCIARY'S ACCOUNT The undersigned is the executor of the estate of Alice Channing (late) of Cambridge in said County, deceased.

Cambridge Neighborhood Conservation District Meeting A public hearing will be held Monday, August 4, 1986 at 5:30 PM on the Third Floor of the City Hall Annex, 57 Memorial Drive, Cambridge, Massachusetts for a Certificate of Appropriateness in the Mid-Cambridge Neighborhood Conservation District.

COMMONWEALTH OF MASSACHUSETTS Probate Court No. 195276 NOTICE OF FIDUCIARY'S ACCOUNT The undersigned is the executor of the estate of Alice Channing (late) of Cambridge in said County, deceased.

John Magoufis Construction Interior Exterior Painting Carpentry Porches Pergolas Free Estimates 666-1664

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COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT (Seal) To Richard E. McKinnon, individually and as Trustee of the 53 Parkway Trust, of Cambridge, Middlesex County, and said Commonwealth, and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended...

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CITY OF CAMBRIDGE PURCHASING DEPARTMENT Sealed proposals will be received at the Office of the Purchasing Officer, Superior Court House, Cambridge, Mass., until 1:00 P.M. Tuesday, August 5, 1986.

CITY OF CAMBRIDGE PURCHASING DEPARTMENT Sealed proposals will be received at the Office of the Purchasing Officer, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 7, 1986, at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT Middlesex Division Docket No. 86P2488A Estate of Marjorie Cross late of Cambridge, Middlesex County in the County of Middlesex

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PLUMBING HEATING & GAS FITTING SERVICE Repairs and Replacements Appliances Installed Drains, Sewer & Water Pipes Insulated & Repaired E. PUOPOLO S. SON 648-8239 R. 861-0371 Residential, Commercial

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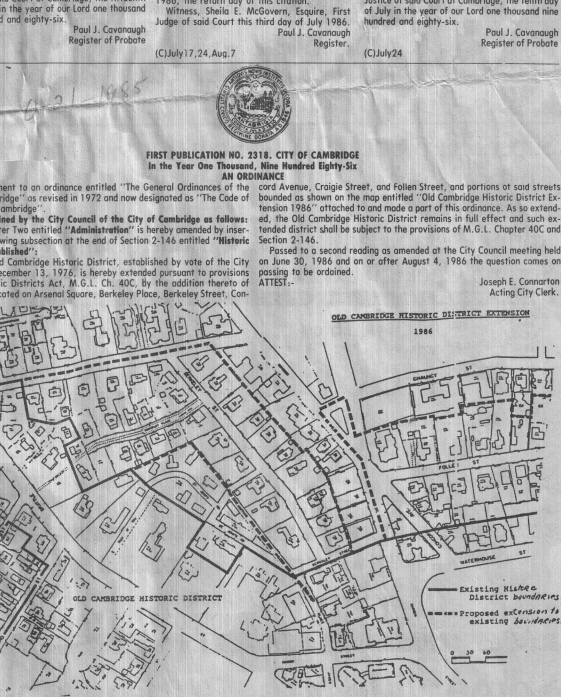
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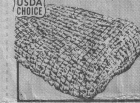


OCEAN FRESH
Haddock Fillets 2.99 lb.

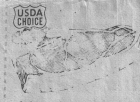
BARBECUE SPECIALS



FRESH JUICY •70% LEAN •3 to 5 lbs.
Ground Beef 99¢ lb.



BONELESS BEEF ROUND
Cube Steak 1.99 lb.



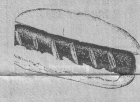
BEEF LOIN SHELL STEAK
N.Y. Sirloin 2.29 lb.



CENTER CUT BOTTOM
Round Roast 1.39 lb.



OVEN STUFFER •5 to 7 lbs.
Perdue Roaster 79¢ lb.



SKINLESS
Franks Schontand 1.99 lb. PKG.



FRESH •75% LEAN BEEF
Ground Chuck 1.69 lb.

Pork Chops BONELESS Center Cut WILSON Recipe Ready 2.99 lb.

Smoked Ham Butt Portion 10.9 lb. SHANK Water Added 99¢ lb.

Chuck Steak BONELESS UNDERBLADE 1.69 lb.

Pot Roast BONELESS CHUCK 1.29 lb.

Chuck Patties 75% LEAN GROUND BEEF 1.79 lb.

Bacon CENTER CUT OSCAR MAYER 12 oz PKG 1.99

Grillbasa DECASTA 1.99

Sausage BROILED & BROWNED HORMEL 8 oz PKG 99¢

Meat Franks OLD NEIGHBORHOOD 1-LB PKG 1.49

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QUALITY •Cooked to Perfection
Roast Beef 3.29 lb.

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Cold Cuts •Chicken Leaf •Pickle & Pimento •Luncheon Polish 1.39

Frankfurts MAPLE LEAF NATURAL CASING 1.99

Potato Salad RED SKIN FRESHLY MADE 79¢

Herring IN WINE SAUCE Nathan's 32 oz JAR 2.99

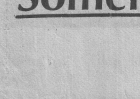
Rotini Pasta Salad 99¢

Marinated Mushrooms 1.99

Shrimp Cocktail SAUSAGE 3.4 oz JARS 2.59

Deluxe Ham Salad 2.59

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Pudding Pops 1.69 12 PAK 21 oz PKG. Save \$1.00

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FAMILY SIZE
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HOOD •1% Homogenized
Low Fat Milk 1.39 Plastic Gallon. Save 30%



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MUENSTER Cheese (Save 80%) 1.89 Freshly Cut WISCONSIN 1 lb.



JUMBO •California
Cantaloupe 99¢ ea. THOMPSON or RED FLAME



Grapes Seedless 99¢ lb. JUICY



Nectarines 69¢ lb. Pick Your Own



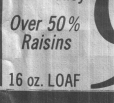
CALIFORNIA ICEBERG
Lettuce 59¢ hd. BEEFSTEAK



Tomatoes 59¢ lb. FRESH SWEET Pick Your Own



Corn Sugar & Butter 7 \$1 ears



Raisin Bread 99¢ Farm Valley Over 50% Raisins 16 oz. LOAF

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Final Report on the Proposed
Berkeley Street and Follen Street Extensions
to the Old Cambridge Historic District

Cambridge Historical Commission

January 15, 1986

January 15, 1986

To the Honorable, the City Council:

The Cambridge Historical Commission respectfully submits its final report on the proposed extension to the Old Cambridge Historic District, pursuant to Chapter 40C of the Massachusetts General Laws and the Cambridge Historical Commission ordinance.

The Commission has drafted this proposal with the encouragement and cooperation of neighborhood residents, and believes it is generally supported by the property owners who would be affected by it. Extension of the Historic District is seen as a means of countering inappropriate development in one of Cambridge's most historic yet vulnerable neighborhoods. It is a tool that has proven its effectiveness in the more than twenty years since the establishment of the first historic district in Cambridge.

An amendment to the City Code that would establish the extension is attached for your consideration.

Robert G. Neiley
Robert G. Neiley ^{NLD}
Chairman

SUMMARY

Proposed Berkeley Street and Follen Street Extensions to the Old Cambridge Historic District

The Cambridge Historical Commission proposes the extension of the existing Old Cambridge Historic District to include properties on Arsenal Square, Berkeley Place, Berkeley Street, Concord Avenue, Craigie Street, Follen Street, Hastings Avenue, and St. John's Road.

The Existing Historic District

The Old Cambridge Historic District was established in 1976 in a consolidation of four historic districts enacted in 1963. The district presently includes the Old Yard of Harvard College, Cambridge Common and its surroundings, Longfellow Park, and both sides of Brattle Street and Elmwood Avenue as far as Fresh Pond Parkway.

Objectives

The objective of the extension is to protect the special environments of Arsenal Square, Berkeley Street and Follen Street from inappropriate change and overdevelopment. Berkeley Street and Follen Street have exceptional architectural qualities and historical associations, while Arsenal Square still retains much of its 19th century residential qualities. Because of the large yards and open spaces in these neighborhoods, they are susceptible to overbuilding and inappropriate conversion of existing houses.

Protection

In an historic district established under Chapter 40C of the General Laws all new construction, demolition, or alteration of an existing structure in a manner visible from a public way requires approval from the Historical Commission. The criterion followed by the Commission is that the proposed change must be appropriate for its context. All applications are judged individually on their merits, and only those that are determined to be incongruous are denied.

Proposed Boundaries

The present historic district includes portions of all properties surrounding Cambridge Common or fronting on Mason and Brattle Streets. Two separate extensions are proposed. One includes all properties on both sides of Follen Street, the houses at 7 and 9 Concord Avenue and 1 Arsenal Square, and Arsenal Square Park. The second includes all properties on

Berkeley Place, Berkeley Street, Hastings Avenue, and the south side of Craigie Street west of Berkeley Street.

Procedures and Authority

The Commission proposes that the same procedures and authority now in effect in the existing district apply in the proposed extension. The provisions of state and local legislation and the record of the Commission in administering the historic district are reviewed in this report.

Establishing the District

The steps for establishing an historic district are prescribed by Chapter 40C of the General Laws. The Commission must prepare a preliminary report; allow a sixty day period for review and comment; hold a public hearing to which all property owners are invited; and submit a final report and the proposed ordinance to the City Council, where it requires a two-thirds majority to be enacted.

Community Consultation

The Commission has undertaken the proposed extension in response to petitions by residents of the affected areas. Numerous neighborhood meetings were held, and all institutional and commercial property owners that might have been affected were consulted. The Commission is confident that a strong consensus exists for the extension of the district.

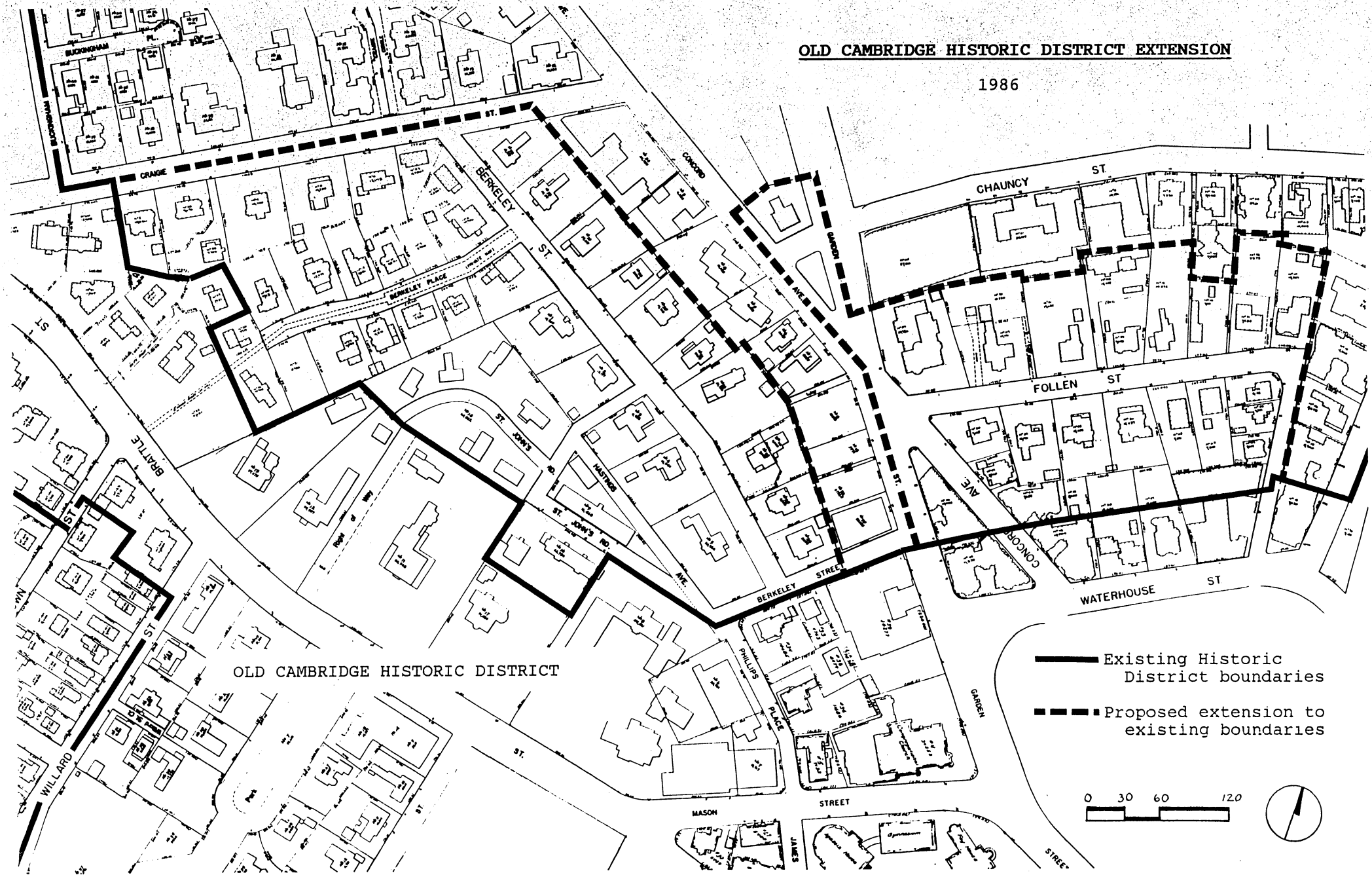
Proposed Amendment to the City Code

Chapter Two entitled "Administration" of the Code of the City of Cambridge is hereby amended by inserting the following subsection at the end of Section 2-146 entitled "Historic Districts Established":

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

OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries

0 30 60 120



Members of the Cambridge Historical Commission

Robert G. Neiley
Chairman
100 Memorial Drive

William B. King
Vice Chairman
25 Hurlbut Street

Dwight H. Andrews
7 Brown Street

Arthur H. Brooks
115 Brattle Street

James F. Clapp, Jr.
20 Bellevue Avenue

Charles W. Eliot II
25 Reservoir Street

Joseph G. Sakey
Cambridge Cable TV Commission
449 Broadway

John Lyons (Alternate)
12 Marcella Street

Suzanne R. Green (Alternate)
9 Worcester Street

Allison Crump (Alternate)
9 Kinnaird Street

Charles M. Sullivan, Executive Director

Members of the Historic District Advisory Committee:

Sheila Cook
34 Follen Street

John Brode
23 Berkeley Street

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 B. Administration of Historic Districts.

 C. Establishment of an Historic District

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I. THE PROPOSED EXPANSION OF THE OLD CAMBRIDGE DISTRICT

The proposed extension of the Old Cambridge Historic District will protect additional residential areas that are closely associated with the district and that are subject to increasing pressure for change. These areas - Arsenal Square and Follen Street to the north of Concord Avenue, and Berkeley Street, Berkeley Place, St. John's Road, and the east side of Craigie Street south of Concord Avenue - are linked to the protected precincts of the Old Cambridge Historic District by strong associations of a historical and geographic nature. In 1978, and again in 1983, residents requested that they be included in the Historic District, and this report has been prepared so that the City Council can consider the Historical Commission's proposal in this matter.

A. The Existing District

The Old Cambridge Historic District was established by vote of the City Council in 1976 as an expansion and consolidation of four districts designated in 1963. It extends from the Old Yard of Harvard College on the east to Fresh Pond Parkway on the west, and includes the surroundings of Cambridge Common, the Old Burying Ground, and Longfellow

Park and both sides of Mason and Brattle Streets and Elmwood Avenue. The District protects significant buildings and features of the seventeenth century Watertown Path, eighteenth century Tory Row, and nineteenth and twentieth century Old Cambridge.

A unifying feature of the District is the Watertown Path, an ancient way which predates the founding of Newtowne in 1630 and is said to have followed an earlier Indian trail. The path connected the settlements of Charlestown, Cambridge and Watertown along what is now Kirkland Street, Mason Street, Brattle Street and Elmwood Avenue

Along that portion of the path now known as Brattle Street, prominent Loyalists acquired extensive properties and built fine mansions in the middle years of the eighteenth century, so that the street was nicknamed "Tory Row". At the outbreak of the American Revolution in 1774, the Tories fled to Boston and their houses were used by the Continental Army for hospitals and officers' quarters, with General Washington quartered at the Vassall-Craigie-Longfellow house. During the Siege of Boston (1775-76), the Americans were encamped on Cambridge Common and in the Harvard buildings now included in the Historic District.

Since the Revolution and down to the present day, the old houses and many newer ones around the Common and along Tory Row have been occupied by nationally famous people - Vice President Elbridge Gerry and James Russell Lowell at Elmwood, Andrew Craigie and Henry Wadsworth Longfellow at

105 Brattle Street, and Oliver Wendell Holmes on Cambridge Common. The District includes the houses of Charles W. Eliot, President of Harvard, John Bartlett of Bartlett's Quotations, Joseph Worcester of Worcester's Dictionary, architect Henry Van Brunt, Dr. Benjamin Waterhouse, Governor William Russell, lawyer and telephone pioneer Gardiner Greene Hubbard, Judge Robert Walcott, ornithologist William Brewster, historian John Fiske, and numerous Harvard professors and other distinguished New Englanders.

During the nineteenth century, several churches and Harvard buildings were constructed around the Common, and the Episcopal Theological School and Radcliffe College were established along Mason and Brattle Streets. The early buildings of the Theological School were designed by the firm of Ware & Van Brunt, architects of Memorial Hall, and are highly distinguished examples of 19th century Gothic architecture. Radcliffe College soon outgrew its quarters in historic Fay House and constructed three academic buildings on Mason and James Streets to establish Radcliffe Yard at the turn of the century.

Before 1900 most of the frontage along Mason and Brattle Streets had been developed with large houses, usually set well back from the winding road. Since that time there has been much subdivision of the older lots, but the new construction in many architectural styles was almost always of such high quality that the houses fit harmoniously into the streetscape. Among the major architects of the

nineteenth and twentieth centuries whose work is represented here are Henry Greenough, H. H. Richardson, Henry Van Brunt, William R. Emerson, Ralph Adams Cram, Alexander Wadsworth Longfellow, John Worthington Ames, Arthur Little, Charles Follen McKim, and Lois Lilly Howe.

The twentieth century saw the first and only apartment house in the area displace an old dwelling at 83 Brattle to 8 Willard Street. Other non-residential buildings of this century have included three churches - the Mormon Church and the Quaker meeting house on Longfellow Park and the Armenian Church at Brattle and Sparks Streets - and several Harvard buildings such as Phillips Brooks House, Lionel, Mower, and Lehman Halls, and Littauer Center.

From the point of view of architectural history, a basic reason for combining the four original districts into an Old Cambridge Historic District was the totality and uniqueness of the environment that has been created along the length of Brattle and Mason Streets. Although there are many architectural landmarks, many of the houses are ample, comfortable homes of no particular significance. Each presents, however, a distinctly individual architectural character, enhanced by varied siting, attractive fences and walls, and handsome trees. The grounds of the houses along Brattle Street combine to convey a rich residential atmosphere in which the houses form the points of interest. While a Federal or Greek Revival house may stand amid open lawns and elm or oaks, a Tudor-style house may be nearly

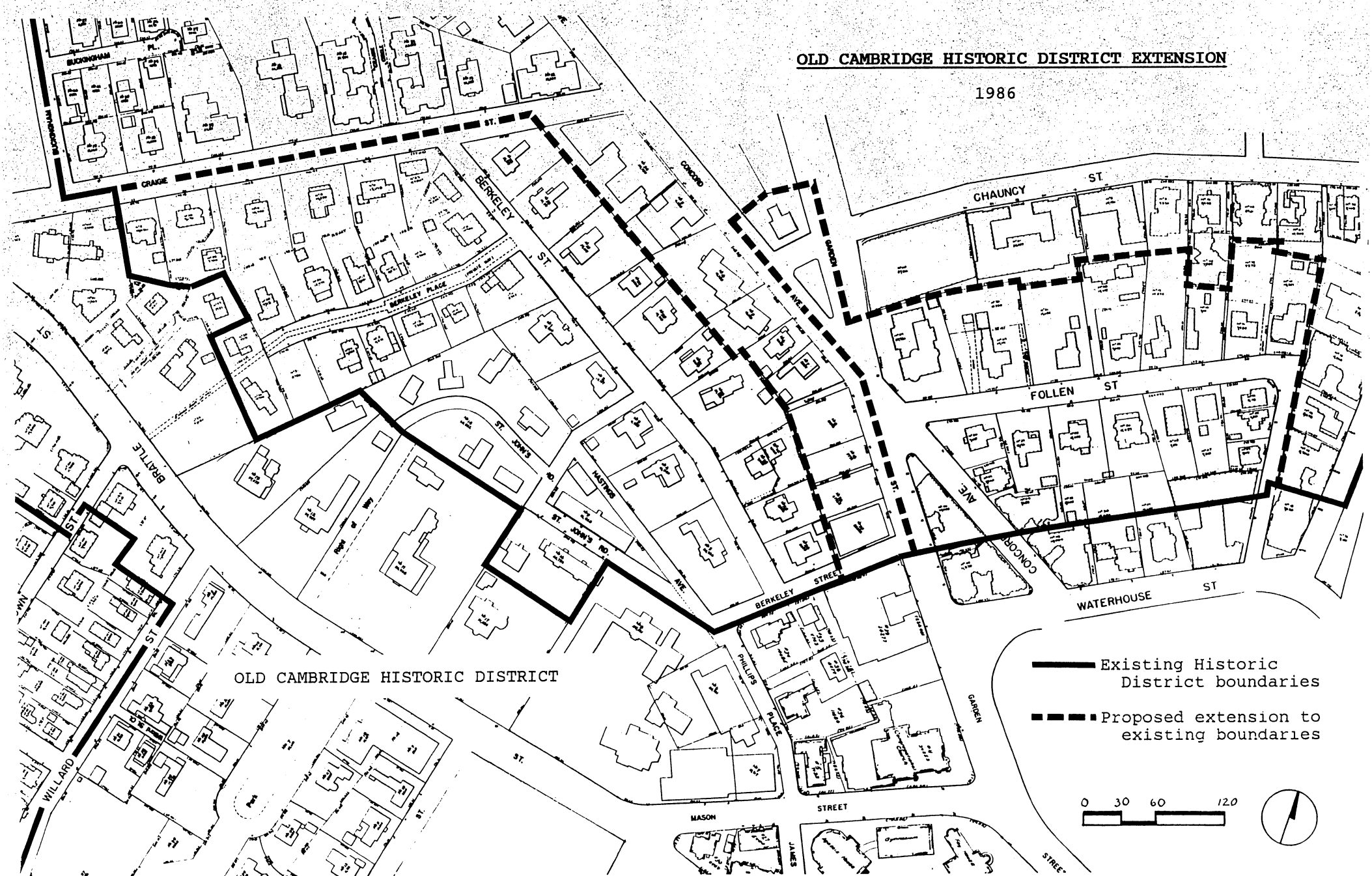
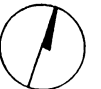
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986

OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- Proposed extension to existing boundaries

0 30 60 120



engulfed by a thick stand of tamarack or spruce. Despite this considerable variety, the visual continuity of the streetscape is maintained by the rhythm of masses and open space. The remarkable visual and atmospheric unity along this ancient way and on surrounding streets gives the Old Cambridge Historic District special distinction beyond the history and architecture of its individual structures.

B. The Expanded Old Cambridge Historic District

The streets proposed for inclusion in an expanded Old Cambridge Historic District have several characteristics in common with areas that are already protected. They are predominantly residential in character, although several houses have been turned to institutional use; they are characterized by distinguished houses on exceptionally large lots; and they have strong historical associations with the histories of Cambridge and Harvard University. Because of the many large lots, properties on these streets are increasingly subject to inappropriate development. This development pressure is probably intensified by the strong protection afforded by the Old Cambridge Historic District and the Half Crown Neighborhood Conservation District, which buffer residential neighborhoods closer to Harvard Square.

The Study Area as originally proposed by the petitioners and later extended by vote of the Historical Commission surrounds Arsenal Square, the intersection of Concord Avenue

and Garden Street, and includes Craigie Street on the northwest, Chauncy and Follen Street on the northeast, and Berkeley Street on the southeast. The neighborhood is bordered on two sides by the Old Cambridge Historic District, the boundary of which runs west from the intersection of Berkeley Street and Phillips Place to the intersection of Craigie and Buckingham Streets and northeast between Waterhouse and Follen Streets. Arsenal Square itself is the small triangular city park at the intersection of Garden Street and Concord Avenue, adjacent to the site of the old State Arsenal.

The study area is best characterized by its diversity of nineteenth century suburban houses of superior vernacular quality. The more heavily trafficked streets have suffered from intensive apartment development, this being particularly true at Arsenal Square itself and on Concord Avenue, but the nineteenth century suburban character survives on the interior streets and cul-de-sacs. The area is noteworthy for the character of its streets more than for specific landmarks.

Like most of Old Cambridge, the street pattern in the Arsenal Square neighborhood evolved from the topography of the land and the resultant development of main routes of transportation. Also influential were the original boundaries from the time the land was first conveyed to private ownership. The result is an irregular street pattern which enhances the variety and individuality of the neighborhood but also contributes to its harmonious character.

Berkeley Street is perhaps the most notable street architecturally. The street was not developed by a single entrepreneur, but still displays a remarkable sense of unity. In Report Four: Old Cambridge of the Survey of Architectural History in Cambridge, Berkeley Street was cited as the best concentration of Bracketed and Mansard houses in the city. Of the 18 houses on the street, 12 were built between 1852 and 1873. A few Queen Anne style houses were built later in the large side yards of earlier houses, maintaining the mass and siting of the houses already there. Running off Berkeley Street is Berkeley Place, a cul-de-sac laid out in 1890 and built up from 1892 to 1940. The Survey states that "these two streets should unquestionably be constituted an historic district".

Craigie Street also possesses a notable architectural character. Laid out in 1851, Craigie Street was largely built up by 1873 with mostly Mansard and a few Italianate houses. The Buckingham School Kindergarten, built in 1967 at 19 Craigie Street, is compatible in scale and well landscaped to prevent intrusion on the surrounding nineteenth century residential buildings. It was stated in Report Four that the preservation of Craigie Street is almost as important as that of Berkeley Street.

Also in the study area are the Episcopal Divinity School (EDS) properties on Saint John's Road. EDS extended

Saint John's Road in the early 1950's and built two faculty houses at 8 and 10. Several years later four old houses which had been displaced by Harvard-Radcliffe expansion were moved to Saint John's Road for additional EDS faculty housing. Two EDS residential buildings at 2 and 4 Saint John's Road effect an appropriate transition from the academic precinct to the residential neighborhood to the north.

Arsenal Square itself is crowded with large apartments that have diminished but not destroyed the suburban feeling of the surrounding nineteenth century houses. The most prominent structure in the square is the house at 1 Arsenal Square, which, though not distinguished architecturally, is important because of its critical location at the point of the intersection and its relationship to the other surviving nineteenth century houses. The most distinguished building on Arsenal Square is the Richardsonian style Longy School of Music at 1 Follen Street, built in 1889 as the home of Edward H. Abbot. The concert hall and library addition of 1968 was designed in a contemporary style but does not conflict with the earlier building.

Also of critical importance are the five nineteenth century houses on the west side of the square at 22, 24 and 26 Garden Street and 10 and 12 Concord Avenue, which provide a welcome and important reminder of the nineteenth century streetscape. On the southeast corner of Follen Street and

Concord Avenue are two more nineteenth century houses, 7 and 9 Concord Avenue, which provide a breathing space for the large apartments closer to the Common. Northeast along Concord Avenue from the Common, the intrusions of massive apartment developments increase. However, there are also smaller scale residential buildings at 17 and 27 Concord Avenue which defend the character of the surrounding streets.

1. Historical Significance

The study area was included in the West End allotment of farmland and homesites in 1634. Nicholas Wyeth, a seventeenth century mason, bought land and a house near the present corner of Garden and Berkeley Streets in 1645. By the end of the century, his son John, also a mason, had expanded the Wyeth family estate westward following present day Garden Street on the north and a line below Berkeley Street on the south, to Craigie Street on the west. In 1774, a strip at the west was sold to John Vassall, and in 1797 five more acres were sold to Andrew Craigie, who had purchased the Vassall mansion on Brattle Street.

Around 1830, the Wyeth homestead descended to Jonas Wyeth II. In the late 1830's, Wyeth began to build houses like that at 22 Garden Street (1836) for income property. In 1851, he collaborated with adjacent landowners -- the Worcesters and the Hill heirs -- in establishing Berkeley Street and Phillips Place. Then he began to sell both lots on the

new streets and the houses he had built. In 1858 he built a new mansion for himself at 60 Raymond Street, continuing to sell lots on the old homestead after he moved. When he died in 1868, no part of the original Wyeth homestead remained in Wyeth ownership.

During the development of the Wyeth estate, other Cambridge landowners were making an impact in the area. The Wyeth land which was sold to John Vassall in the eighteenth century became part of the extensive Vassall estate, later sold to Andrew Craigie. The Vassall-Craigie estate included substantial holdings in the block of land bounded by Mason, Brattle, Craigie and Berkeley Streets and Phillips Place. This part of the estate remained virtually intact from 1747 until 1843 when Craigie's widow sold the remaining land in three large parcels, including 37 acres sold to Joseph Worcester. In 1851, Worcester laid out Craigie Street and the western end of Berkeley Street. Jonas Wyeth II laid out the central part of Berkeley Street and Willard Phillips laid out the eastern end and Phillips Place.

Also important is the history of ownership of the northeast side of Arsenal Square. The land running along the east side of Garden Street, from Chauncy Street to below Follen Street, was originally part of the Cambridge Common. It was divided into parcels in 1724 by the town proprietors and remained pastures, orchards and gardens for several generations,

although some of the fields were consolidated into larger farms, the boundaries of which are reflected in the current street pattern. A strip of Garden Street north of Waterhouse Street was bought by the Commonwealth of Massachusetts in 1796 as the site for a State Arsenal.

A brick arsenal was erected there in 1816. In 1848 the parcel at the southeast corner of Garden and Follen Streets was exchanged with the wife of Dr. Benjamin Waterhouse for an L-shaped parcel at the corner of Chauncy and Garden, running south towards the Common at the eastern edge of the original arsenal property. This allowed Mrs. Waterhouse to have Follen Street extended through to Garden Street. Following the exchange, the Commonwealth built three smaller brick buildings around the arsenal on the northeast corner of Garden and Follen: a superintendant's house (1848), a keeper's house (1853), and a machine shop (1864). The group stood on the site of the Continental Hotel, but was demolished in 1887 when the land was bought by Edward Abbot for his house, now the Longy School of Music.

The historical significance of the study area is derived not only from the real estate activities of Cambridge families like the Wyeths, Vassalls, Craigies, Hills and Waterhouses, but also from associations with other Cambridge citizens who resided there over the years. John Fiske, the noted historian and son of Mrs. Edwin Stoughton for whom H. H. Richardson designed the Stoughton House at 90 Brattle Street, lived

at 22 Berkeley Street. Professor Joseph Worcester, who laid out Craigie Street and the western end of Berkeley Street, was a noted lexicographer. The house at 22 Craigie Street was the home of Harvard professor and mathematician George D. Birkhoff, and is a National Historic Landmark. Of somewhat notorious import was the tenant in the house at 22 Garden Street, which was owned by Jonas Wyeth II. In 1850, while he was living in this house, Harvard Professor John White Webster was tried and convicted of the murder of Dr. George Parkman, another Harvard professor.

2. Architectural Significance

The architectural significance of the study area is derived mostly from the composite value of streets lined with nineteenth century suburban houses of excellent vernacular quality. Among those houses are several designed by well-known local architects and housewrights as well as numerous examples of well-executed stylistic renditions by little-known designers.

Perhaps the most architecturally significant building in the area is the Longy School of Music, which faces Arsenal Square from the northeast corner of Garden and Follen Streets. This building was erected on the site of the old State Arsenal and was originally the home of Edward Abbot, a lawyer and president of the Wisconsin Central Railroad who moved to Cambridge from Milwaukee, Wisconsin. The house was designed in

1889 by Longfellow, Alden & Harlow, the architects who designed Cambridge City Hall in 1888. The building was bought by the Longy School of Music in 1937. The concert hall and library addition of 1968, which was designed by the architectural firm of Huygens & Tappe in a clearly contemporary style which maintains its own dignity without interfering with the character of the older structure, has received several architectural awards.

The Shingle style house at 11 Berkeley Street was designed in 1886 by William R. Emerson, another noted local architect. The work of several local housewrights of the nineteenth century is also represented. Oliver Hastings designed and built the transitional Bracketed/Mansard house at 23 Craigie Street in 1855 and the Mansard house at 8 Berkeley Street in 1860. William Saunders built two houses which were later moved to Saint John's Road by EDS, the late Georgian/Greek Revival house of 1834 at 11 Saint John's Road (formerly at 62 Brattle Street) and the Greek Revival house of 1845 at 9 Saint John's Road (formerly at 5 Hilliard Street). Other houses of architectural distinction but not associated with well-known designers are 4, 5, 20 and 22 Berkeley Street, 14, 15, 25, and 26 Craigie Street, and 22 and 33 Garden Street. Important contemporary designs in the area include the 1968 addition to the Longy School, the house at 11 Berkeley Place designed by George B. Hill in association with his classmate

I. M. Pei, and the houses at 8 and 10 Saint John's Road designed by Hugh Stubbins for the EDS.

3. Need for Protection

Currently, the only constraints on development in the study area are the zoning code and the demolition review ordinance. For any given zone, minimum standards are designated for lot size, width, area per dwelling unit, open space, and front and side setbacks in order to regulate building density. Under the demolition review ordinance, all applications to demolish buildings over fifty years old are reviewed by the Historical Commission. Demolition can be delayed for up to six months, if a building is found significant and "preferably preserved", in the terms of the ordinance. During this period, threatened buildings can be designed as protected landmarks by the City Council.

In the study area, the vernacular houses along Berkeley and Craigie Streets and the nineteenth century scale of the Square itself are of greatest importance. Berkeley Street is the finest concentration of high quality vernacular houses in Cambridge, while the north side of Craigie Street runs a close second. Arsenal Square is one of the major intersections of the city, and although there has been much intense development along Concord Avenue the essential character of the Square still exists. Arsenal Square has been the focus of various

development proposals which would have destroyed the remaining houses on the west side of the Square and the houses on the gore between Concord Avenue and Garden Street.

Two incidents illustrate the development pressure which the area is experiencing. In 1974, plans were circulated for the demolition of the houses at 22, 24 and 26 Garden Street to make way for a large apartment development; fortunately this did not occur.

A more recent episode was the demolition of the houses at 42 Garden Street and 21 Concord Avenue. The large side yards of both these buildings extended towards the critically located house at 1 Arsenal Square and provided an important neighborhood amenity. Despite intensive neighborhood opposition and a temporary stay of demolition, the houses were removed and for a time were to be replaced by a residential complex to be affiliated with the Institute for Contemporary Science. These plans are in abeyance and the lots have been vacant since 1978. If any new structure is modest in scale and maintains an adequate amount of open space, the impact may be less intrusive than the intensive development which was permitted by zoning on nearby sites on both streets.

In 1974, the Arsenal Square neighborhood was downzoned by the city in response to neighborhood concern that the zoning allowances in the area far exceeded the bulk, dimensions and density of most of the existing buildings, and therefore

threatened their replacement with more intensive development. The five nineteenth century buildings which survive on the west side of Arsenal Square are still threatened by the Residence C-1 zoning classification there, which, although not allowing any greater height than more restrictive zones (35'), does allow multi-family densities. Further downzoning in the area might negatively impact the neighborhood by forcing extensive low-rise development spread out on more property in the event of major institutional expansion by the Institute for Contemporary Science, EDS or Harvard. In the case of the recent demolition of 42 Garden Street and 21 Concord Avenue by the Institute for Contemporary Science, the Residence B zoning classification (two-family, 35' height) was not adequate protection.

Zoning in the study area allows only residential uses, but there is great latitude in the type of residential use and permitted density. Five types of residential districts are included in this area: A-1 and A-2 (single family), B (two-family or townhouses), C-1 (multi-family, townhouses, apartments and dormitories), and C-2 (also multi-family). Boundaries of these districts are shown in Map #2. Some of the zoning regulations which apply to the districts are summarized in Table 1.

For most of the area, construction is limited to dwelling units of three stories or less, on relatively large

lots. Follen Street, however, is an island of low density surrounded by districts where greater densities and greater heights are permissible. To the west of Follen Street, dwelling units may not exceed 35', but greater densities are permitted. To the north, east and south, substantially greater heights as well as densities are permissible.

Throughout much of the study area surrounding Follen Street proper, apartment buildings significantly exceed the allowable Floor Area Ratio (FAR) (see Map #3). Such structures are not likely to be demolished because, under existing zoning, new buildings constructed on the same site would have to be smaller and, therefore, would not generate as much income as existing buildings.

In other parts of the study area existing buildings are well below allowable FAR. This is true of Follen Street itself, but present A-2 zoning would allow the construction only of even larger single family houses, which is unlikely. The two vacant lots behind 5 and 25 Follen Street are an exception. Either lot could have a single family dwelling built upon it, increasing the density and altering the architectural character of Follen Street.

To the west of Follen Street lies Arsenal Square. Several of the properties surrounding it, zoned multi-family and townhouse, or two-family and townhouse, are susceptible to further development. Nos. 10 and 12 Concord Avenue and

number 28 Garden Street, zoned multi-family or townhouse, face each other across a narrow right-of-way. Their present FAR's are only 56%, 60% and 72%, respectively, of the allowable FAR. By demolishing them as many as 19 new dwelling units could be built as a matter of right.

Nos. 19-21 Concord Avenue and 42 Garden Street, zoned two-family or townhouse, abut each other. Both lots are vacant. Under present zoning, nine units could be built upon them. Across the street, nos. 33 and 39 Garden Street have FAR's which are two-thirds or less of allowable FAR. Zoning, as it stands, would allow the construction of nine new units if these houses were demolished.

The existing zoning in the study area is an adequate control on development only in a general sense. It ensures that the area will remain primarily residential and it places some limits, through height restrictions and limited FAR's, on the scale of the neighborhood.

Current zoning in the Arsenal Square area has two principal limitations that the proposal for a Neighborhood Conservation District seeks to correct. First, it allows increased densities under the townhouse amendment, which applies to the B and C-1 districts around Arsenal Square; second, like all zoning, it cannot address the architectural character of permitted structures and alterations in any significant way.

The inability of zoning alone to preserve the existing character of a neighborhood is a primary impetus for the

proposed neighborhood conservation district. Within the minimum and maximum requirements set by zoning, it is possible to construct buildings which are in no way compatible with their surroundings. The only requirement is a set ratio of yard to structure and a set amount of yard between the street, the abutters, and the new building. Nothing indicates how that space should be arranged beyond the minimum requirements of width, nor is there a requirement that such factors, or their effects on the area and buildings surrounding the new structure, need even be considered unless a special permit is required.

Similarly, there is nothing that guarantees consideration of the effect of a variance that allows alterations to an existing building. If the zoning requirements are met, significant alterations which disrupt the streetscape can be undertaken as a matter of right. Distinctive features can be completely removed if desired, and inappropriate alterations to facades and roof line which can adversely affect surrounding property values are given free rein.

Consideration for the way in which physical changes affect the general atmosphere and character of the area is a necessary requirement for preserving it as a neighborhood. Without some effort to conserve the principal factors which determine its character, the physical qualities which define the area as a distinctive and unique neighborhood will be lost

due to the pressures of urban growth. At the present time, no adequate means exist for insuring that physical change is managed to alleviate its effects on the neighborhood as a whole.

Summary of Cambridge Zoning Regulations

	<u>Allowable FAR*</u>	<u>Maximum Height</u>	<u>Minimum Lot Area Per Dwell- ing Unit</u>	<u>Maximum Dwelling Units Per Acre</u>
A-1 Residence Single family	0.5	35'	6000 sq.ft.	7
A-2 Residence Single family	0.5	35'	4500 sq.ft.	9
B Residence Two family	0.5	35'	2500 sq.ft.	17
C-1 Residence Multi- family, apts., dorms	0.75	35'	1200 sq.ft.	36
C-2 Residence Multi- family	1.75	85'	600 sq.ft.	72
C-3 Residence Multi- family	3.0	none	300 sq.ft.	145

*FAR = Floor Area Ratio; i.e., $\frac{\# \text{ of sq. feet of a building}}{\# \text{ of sq. feet of building lot}}$.

For example, a FAR of .75 means that the total floor area of the building is 3/4 of the total land area of the building lot.

II. THE NATURE OF HISTORIC DISTRICT PROTECTION

The objective of the Cambridge Historical Commission in proposing Historic District status for the study area is to provide protection against inappropriate change in one of the City's most significant historic areas. Historic District status provides this protection by giving the Historical Commission the authority to review all new construction, additions, and alterations to structures within the District and visible from a public way. This authority is derived from Chapter 40C of the General Laws of the Commonwealth, and has been exercised by the Historical Commission in four districts in Cambridge since 1963. Since the passage of the enabling legislation in 1960, ninety Districts have been established in as many Massachusetts communities.

Just as zoning is intended to protect property owners against inappropriate uses or bulk of buildings next door or in the immediate neighborhood, so inclusion in an Historic District is intended to prevent incongruous changes or developments in the District which might hurt or destroy the character and setting of structures with historical significance.

Thus, when a property owner proposes alterations or changes, the neighbors in the Historic District will be informed and given a public hearing before a building permit will be issued. Under the Historic Districts Act, the

Historical Commission provides that notice and hearing, and then issues one of three certificates: (1) Certificate of Appropriateness; (2) Certificate of Hardship; or (3) Certificate of Non-applicability.

A. Objectives

The purpose of Historic Districting is stated in the enabling legislation, Chapter 40C of the General Laws. The Act is intended "to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith."

The first Massachusetts Historic Districts, on Beacon Hill and in Nantucket, were established by special Acts in 1955 following an opinion of the Massachusetts Supreme Judicial Court that such legislation was a constitutional use of the State's power to promote the public welfare. The Massachusetts Court cited a United States Supreme Court decision in the case of Berman vs. Parker (1954).

The concept of the public welfare is broad and inclusive The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within

the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled.¹

More recently, the Massachusetts Supreme Judicial Court has ruled, in connection with the right of a municipality to prohibit billboards, that "aesthetics alone may justify the exercise of the police power," and quoted Article 97 of the Amendments to the Massachusetts Constitution, which established as state policy the right of the people to "the natural, scenic, historic, and aesthetic qualities of their environment. . . ."²

The courts have also upheld historic districts on the grounds of their contribution to the economic well-being of a community. The Supreme Judicial Court in the Nantucket opinion noted that "the erection of a few wholly incongruous structures might destroy one of the principal assets of the town."³ The courts have noted that these benefits may accrue to the individual property owner as well as to the community at large, but have considered that public purposes are served if the public good, measured in terms of increased property value or business volume, outweighs private costs.⁴

¹348 U.S. 25 (1954).

²John Donnelly & Sons vs. Outdoor Advertising Board (1975).

³333 Mass. 773, 780 (1955).

⁴T. J. Reed, Land Use Controls in Historic Areas, 44 Notre Dame Lawyer 3, 387.

It has been judicially determined that historic district legislation does not constitute a taking of private property without compensation, and it has been noted that many zoning ordinances are as demanding in their application.⁵ Once again, the public benefit is held superior to a reasonable degree of private sacrifice, a principle that was upheld by the Appellate Division of the New York Supreme Court in confirming the landmark designation of Grand Central Terminal.

Power to establish historic districts is not given lightly. Chapter 40C requires a thorough survey and report on the areas proposed for protection, review and comment by other public agencies, a public hearing with notification of all affected property owners, and passage of the Historic District ordinance by the City Council by a two-thirds majority. Once a District has been established, the Historical Commission holds the power to review all construction and alterations of structures that will be visible from a public street, sidewalk, or park. This authority cannot be arbitrarily exercised, however; the legislation requires that a Commission "shall not make any recommendations or requirement except for the purpose of preventing developments incongruous to the historic aspects or architectural features of the . . . district." The Supreme Judicial Court, in reviewing the

⁵33 Mass. 773, 778 (1955).

Nantucket ordinance in 1955, warned that enforcement actions would need to be carefully circumscribed, since in some instances decisions of an Historical Commission might give rise to "peculiar hardship and remoteness from the legitimate purpose of the act" which would amount to unconstitutional applications of it. Accordingly, the legislation establishes a time limit requiring a Commission to act on a petition within a given period, and provides for appeal of Commission decisions.

B. Administration of Historic Districts

The administration of Historic Districts is guided in every respect by the provisions of Chapter 40C, except as especially provided for in the local ordinance creating the district, or as established as a policy by an Historical Commission.

All buildings of whatever size or function, as well as all structures, including signs, fences, walks, terraces, driveways, walls, light fixtures, or the like, which are "open to view from a public street, public way, public park or public body of water", fall within the review of the Commission. Building projects which must be reviewed include construction, reconstruction, erection, demolition, removal, and changes in color as they affect exterior features of a structure visible from a public street, way, or park. Such features include, but are not limited to, the kind, color, and texture of exterior building materials, the color of paint or materials

used on exterior surfaces, and the type and style of windows, doors, lights, signs, and other fixtures.

Although the legislation provides for Commission review of every exterior architectural feature visible from a public way, certain items may be excluded from control when the ordinance is drafted. These may include terraces, walkways, driveways, and sidewalks; walls and fences; temporary signs and structures; storm doors and windows, air conditioners, lighting fixtures, antennae and the like; and color of paint and roofs. An Historical Commission may also impose dimensional and setback requirements more stringent than required by the zoning code. However, a Commission may make no conditions "except for the purpose of preventing development incongruous to the historic aspects or architectural characteristics . . . of the historic district."

The Commission issues three types of certificates as the basic administrative method by which proposed alterations are reviewed, and no building or demolition permit for work in a District can be issued by the City until a certificate has been issued.

Each type of certificate is issued after evaluation of the circumstances. A Certificate of Appropriateness will be issued when the Commission has determined that a project is not incongruous with the preservation of the historic district; this is the most common Certificate issued by most

Commissions. A Certificate of Nonapplicability is issued for a project which the Commission determines does not involve an exterior feature, or one not visible from a public way.

Finally, a Certificate of Hardship may be issued when refusal to issue a Certificate of Appropriateness or Non-applicability would cause the applicant substantial hardship, financial or otherwise, as long as there is no substantial detriment to the district.

Application for a Certificate is made by submitting a description of the proposed alteration along with plans or photographs sufficient for the Commission to judge the effect of the proposed alteration. The Commission must determine within fourteen days of an application, whether a Certificate is required.

In passing on applications for Certificates, a Commission is required to consider, among other things, the historic and architectural values and significance of the site, building, or structure, the general design, arrangement, texture, material and color of the features involved, and the relationship of these features to similar features of buildings in the surrounding area. In the case of new construction or additions to existing buildings, the Commission must consider the size and shape of the building, in relation to both its site and surrounding buildings, and can establish a policy to exclude such features from control after the Historic District

is established. The Commission can also establish appropriate designs or lists of paint colors, roofing materials, or the like for the guidance of property owners.

A Commission cannot review alterations to interiors of structures, nor alterations which are not visible from a public way, even though such alterations may still be within a district. Furthermore, landscaping with plants, trees or shrubs is specifically excluded from review, and the Commission is not concerned with ordinary maintenance, repair, or replacements that do not involve a change in exterior appearance. Enactment of an Historic District in no way requires owners to alter their properties, nor requires restoration of a structure to any set historical period. Work must be reviewed only if it involves a change from that which exists on enactment of the ordinance; maintenance or replacement of an architectural feature incongruous with the historic or architectural qualities of the District may take place without a Certificate as long as there is no change in exterior appearance.

If a Commission deems the alteration to require a Certificate, it may take action either through a public hearing or by simple vote after notice to surrounding property owners. A public hearing is held in the event that the alterations are deemed substantial; surrounding property owners are given two weeks' notice, and the application is given

consideration in terms of the criteria listed above. However, if the application involves an alteration which is considered insubstantial in its effect, the Commission may simply vote on the matter after allowing ten days for comment by surrounding property owners.

If the Commission disapproves the application for a Certificate, it must give its reasons to the applicant in writing. However, the Commission is specifically authorized to make recommendations for changes which would make the application acceptable. If the applicant modified the application to conform to the Commission's suggestions, a Certificate must be issued.

An applicant aggrieved by a decision of the Commission may appeal to the Superior Court sitting in equity for that County; costs are not assessed against the person appealing unless the court finds that action was taken in bad faith. Similarly, the Superior Court may enforce the provisions of the Historic District legislation through injunction, court order, and fine.

C. Establishment of an Historic District

Procedures for the organization of an Historic District are established by the Massachusetts Historical Commission under the provisions of Chapter 40C. An existing Historical Commission is empowered under the legislation to initiate

consideration of possible historic districts, and must conduct a survey as the basis for its decisions. In the course of preparing the required Preliminary Report, the Commission must consider the options set forth in the legislation for exemption of certain architectural features from review, outline the exact boundaries of the area to be included in the Historic District, present a full architectural and historical justification for the area, and draft an ordinance implementing the district.

The Preliminary Report must be submitted to the Planning Board and the Massachusetts Historical Commission, and distributed to affected property owners as well. A public hearing, for which all affected property owners must be given two weeks written notice, must be held no less than sixty days after the report has been released. The object of the public hearing is to allow comments to be officially recorded.

After the public hearing, the Historical Commission prepares a Final Report which takes into account the comments received at the public hearing and the recommendations of the Planning Board and the Massachusetts Historical Commission. The Report may then be submitted to the City Council, where a two-thirds majority vote is required for the ordinance to be adopted. The District finally goes into effect when an official map showing the boundaries of the District is filed with the Registry of Deeds.

III. ADMINISTRATION OF HISTORIC DISTRICTS IN CAMBRIDGE

The Cambridge Historical Commission was established in 1963 to administer four Historic Districts around Cambridge Common and along Brattle Street, to conduct a survey of Cambridge architecture, and to engage in other duties concerned with the protection and improvement of architecturally and historically important buildings and sites.

The four original Historic Districts were established to protect a number of individually important sites and open spaces. The Cambridge Common District was intended to protect the Common and its surroundings, and did so by establishing a perimeter boundary line running 100 to 200 feet beyond the opposite curb of the surrounding streets. Two other major features, the complex of buildings making up the oldest structures in Harvard Yard and the Old Burying Ground, were also included, as were a number of modern structures which fell within the perimeter. The other Districts were established mainly to protect a number of residential properties associated with the Tory estates and the Revolution, although many significant later structures were included as well. The combined and expanded District had additional objectives, among them the protection of Mason and Brattle Streets and Elmwood Avenue as Tory Row and the Historic Path to Watertown. This added area also includes many buildings of historic and architectural significance.

While buildings on the Common are primarily institutional, the other Districts are almost completely residential, with large, single-family houses predominating. Of the approximately 185 buildings within the District, most are large single-family homes, or were originally designed as such, and forty-six are devoted to institutional uses of various sorts. A handful of commercial buildings are also included. The District also contains a National Historic Site operated by the National Park Service, the Longfellow House, and all or portions of four public parks.

A. Design Objectives

Many Historical Commissions have attempted to establish a single architectural style as the only acceptable one for new construction or alterations in historic districts, and this has been a legitimate cause of concern among property owners and architects. The Cambridge Historical Commission has recognized that no single style is "correct", and that a large measure of the architectural and historical value of the proposed District stems from the diversity of periods and architectural styles represented there. Brattle Street is an exceptional example of an urban neighborhood which has never fallen on hard times, and which possesses houses of exceptional quality in almost every American architectural style. In the case of 133 Brattle Street, the Commission

explicitly accepted an uncompromisingly modern design. Historic district review is necessary in such areas as Brattle Street to protect against developments which are incompatible in scale, size, or degree of intrusion, not to guard against incursions of modern architecture. Follen and Berkeley Streets and the other areas proposed for the new Historic District have fortuitously come down to the present almost intact, and it is necessary to protect them now against inappropriate change or development.

B. Case Review Procedures

In the twenty-one years since the Districts were established there have been 210 applications for Certificates; only three have been denied.¹ Relatively few involved major new construction. Three involved demolition of existing structures; two, the construction of a single new house, 133 Brattle Street; and two, parking lots. In addition, there were three applications for major public construction projects: the construction of the underpass, the reconstruction of the Common, and the construction of the Dawes Common. City agencies will continue to be subject to the rules of the Historic District.

The majority of the applications were for additions or alterations of relatively minor features, although many of

¹See Appendix D for abstract of cases.

these have involved important issues of historical appropriateness and architectural design. In this category have been numerous cases involving fences, storm windows on structures not falling within the Commission's storm window policy, color of paint, and lights. Almost all applicants have received a Certificate of Appropriateness, although not always without substantial changes in the submitted application.

The Commission has evolved some practices for dealing with applications for Certificates which are not required by the statute. On receipt of an application, the three architect members of the Commission are consulted for their initial response to the proposal and to advise whether a public hearing or the ten-day notice procedure is to be followed. In either case, one or more of the architect members usually view the site with the applicant and the applicant's architect, if one has been retained. This visit involves a thorough review of the applicant's proposal, generally with suggestions from the Commission representatives aimed at improving the acceptability of the design. These consultations have, in the recent past, often amounted to several hours of professional advice, and sometimes have resulted in thorough revisions which have improved the acceptability of the project to the applicant as well as to the Commission.

Determination of whether a hearing is required is made on the basis of the legislation; that is, if the alteration

involved is considered substantial in its effect on the Historic District. A public hearing is held after a notice has been placed in the newspaper and all surrounding or otherwise affected property owners have been notified by mail, and a finding is reached within forty-five days of the submission of the application. If the alteration is considered insubstantial in its effect, as many have been in the past, a Certificate is granted after surrounding property owners have been given the opportunity to object or to comment on the impending decision through a ten-day notice procedure. In the recent past, Certificates of Appropriateness have been granted following the ten-day notice procedure in cases involving fences, storm windows on institutional buildings, and construction of pathways and paved areas.

The Commission has also adopted two policies to simplify administration of the Districts. One, adopted in 1967, permits the erection of temporary signs advertising charitable events. A second, adopted in 1970, permits the installation of screens, storm windows, and storm doors on residential properties without a Certificate of Appropriateness as long as the shape of the screen, door or window is retained, crossbars are made to coincide, and the color matches that of the house. Policies covering other alterations are permitted by statute, and may be adopted in the future.

IV. IMPLEMENTATION OF THE PROPOSED EXTENSION

The Commission was first approached concerning a possible extension of the Historic District by residents of Berkeley Street in 1978, at a time when the four original districts were being extended and consolidated. No action was taken at that time, the Commission being unwilling to expand its already heavy agenda. A petition was received from ten residents of Follen Street on May 27, 1983, at which time the Commission voted to assume the responsibilities of a study committee under Chapter 40C and directed the Executive Director to prepare the required preliminary report. A second petition was received from residents of Berkeley Street on June 4, 1984, and the Commission voted to combine the study areas and include Arsenal Square as well.

A. The Public Response

The proposal was developed by the staff of the Historical Commission under the supervision of the Executive Director, with those who had organized the petitions from Berkeley Street and Follen Street acting as an informal advisory committee. Neighborhood meetings were held in Follen Street in March, 1984, and in May, 1985, and in Berkeley Street in January and May, 1985. All residential property owners were invited to each meeting, at which the substance of the proposal was discussed and participation solicited.

Meetings were also held with the major property owners including the board of the Longy School, the owners of the Commander Hotel and several other properties, and the Episcopal Divinity School.

Response to the proposal at the conclusion of the public meetings was almost uniformly supportive. The petitioners had assisted the Commission staff by contacting every residential property owner and, in the case of Follen Street, securing written expressions of support from a majority of them. As far as could be determined at the end of the planning stages, no residential property owner opposed the proposed extension. The majority of the substantive suggestions involved expansion of the boundaries, some of which were accommodated as described below.

The response among institutional and commercial property owners was more cautious. The Board of Trustees of the Longy School was consulted, and expressed concern about the pressure to provide parking for staff and pupils and the difficulty of maintaining an historic property. The Board was informed that parking and maintenance were of critical concern to the entire neighborhood and that the Commission could not withhold careful consideration of the School's requirements. The owners of the Commander Hotel were also concerned about parking, having just acquired four houses on the south side of Concord Avenue and Garden Street with the idea of

possibly razing them for a parking garage. Accordingly, they strongly opposed including that area in the historic district, claiming that the difficulty of parking was a serious impediment to the operations of the hotel. The boundaries of the proposed extension were adjusted to ensure the success of the proposal. Finally, the Episcopal Divinity School expressed concern about the proposal to include St. John's Road, a private street with no structures visible from any public way. It was stated in response that the Commission could not fail to issue a Certificate of Non-applicability to any project not visible from a public way, in this case meaning Brattle, Berkeley, or Craigie Streets, and that to exclude St. John's Road at present could prevent future consideration of a possible high-rise structure there that might be both visible and intrusive.

B. Proposed Boundaries

The study area boundary initially proposed was adjusted in several respects to accommodate changing circumstances and requests from property owners. Three properties facing Massachusetts Avenue -- two apartment houses and the Francis-Allyn House property at 1564 -- were excluded from consideration after the demolition of the latter structure. The former Continental Hotel property of Harvard University was excluded on the grounds that the structure was already

non-conforming under present zoning and no foreseeable change could make it less acceptable to the neighborhood. The properties between Concord Avenue and Garden Street, except for 1 Arsenal Square, were excluded as being properly the concern of the adjacent neighborhoods, and the properties on the south-west side of Arsenal Square were omitted at the request of the owners.

In the Berkeley Street area, neighborhood sentiment strongly favored inclusion of St. John's Road, Berkeley Place, and Craigie Street. Berkeley Place was included at the request of many of its owners despite its status as a private way; it was considered that inclusion of the south side of Craigie Street would provide further protection, and the Berkeley activists thereupon persuaded their neighbors there to agree to be included. A proposal to include the north side of Craigie Street was rejected because of the inappropriate mix of uses and building types.

The boundaries of the proposed extension define areas that are similar to the existing historic district in character and significance. Protection of these areas is as necessary to protect the neighborhoods themselves as it is to protect the existing historic district from inappropriate change and development.

C. Amendment to the Cambridge Historical Commission Ordinance

The extension of the Old Cambridge Historic District can be effected by inserting the following subsection at the end of Section 2-146 of Chapter Two of the City Code:

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

This amendment will require a two-thirds majority vote of the City Council.

APPENDICES

- A. Historic Districts Act, Chapter 40 C, General Laws
- B. Cambridge Historical Commission Ordinance
- C. Proposed Amendment to Historical Commission Ordinance
- D. Disposition of Historic District Cases, 1963 - 1984
- E. Description of Buildings to be Included in the Proposed District

"Appendix A"

HISTORIC DISTRICTS ACT, CHAPTER 40 C, GENERAL LAWS

Established by Chapter 373, Acts of 1960, as most recently amended by Chapter 359, Acts of 1971.

Section 1. This chapter shall be known and may be cited as the Historic Districts Act.

Section 2. The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

Section 3. A city or town may, by ordinance or by-law adopted by two thirds vote of the city council in a city or by a two thirds vote of a town meeting in a town, establish historic districts subject to the following provisions: — Prior to the establishment of any historic district in a city or town an investigation and report on the historical and architectural significance of the buildings, structures or sites to be included in the proposed historic district or districts shall be made by an historic district study committee or by an historic district commission, as provided in this section and in section four, who shall transmit copies of the report to the planning board, if any, of the city or town, and to the Massachusetts historical commission for their respective consideration and recommendations. The Massachusetts historical commission may consult with the commissioner of commerce and development, the commissioner of community affairs and the commissioner of natural resources with respect to such reports, and may make guidelines for such reports, and, after public hearing establish rules as to their form and manner of transmission. Not less than sixty days after such transmittal the study committee shall hold a public hearing on the report after due notice given at least fourteen days prior to the date thereof, which shall include a written notice mailed postage prepaid, to the owners as they appear on the most recent real estate tax list of the board of assessors of all properties to be included in such district or districts. The committee shall submit a final report with its recommendations, a map of the proposed district or districts and a draft of a proposed ordinance or by-law, to the city council or town meeting.

An historic district may be enlarged or reduced or an additional historic district in a city or town created in the manner provided for creation of the initial district, except that (a) in the case of the enlargement or reduction of an existing historic district the investigation, report and hearing shall be by the historic district commission having jurisdiction over such historic district instead of by a study committee; (b) in the case of creation of an additional historic district the investigation, report and hearing shall be by the historic district commission of the city or town, or by the historic district commissions acting jointly if there be more than one, instead of by a study committee unless the commission or commissions recommend otherwise; and (c) if the district is to be reduced written notice as above provided of the commission's hearing on the proposal shall be given to said owners of each property in the district.

Any ordinance or by-law creating an historic district may, from time to time, be amended in any manner not inconsistent with the provisions of this chapter by a two thirds vote of the city council in a city or by a two thirds vote of a town meeting in a town, provided that the substance of such amendment has first been submitted to the historic district commission having jurisdiction over such district for its recommendation and its recommendation has been received or sixty days have elapsed without such recommendation.

No ordinance or by-law creating an historic district, or changing the boundaries of an historic district, shall become effective until a map or maps setting forth the boundaries of the historic district, or the change in the boundaries thereof, has been filed with the city clerk or town clerk and has been recorded in the registry of deeds for the county or district in which the city or town is located, and the provisions of section thirteen A of chapter thirty-six shall not apply.

Section 4. An historic district study committee may be established in any city or town by vote of the city council or board of selectmen for the purpose of making an investigation of the desirability of establishing an historic district or districts therein. The study committee shall consist of not less than three nor more than seven members appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, including one member from two nominees submitted by the local historical society or, in the absence thereof by the Society for the Preservation of New England Antiquities, one member from two nominees submitted by the chapter of the American Institute of Architects covering the area, and one member from two nominees of the board of realtors, if any,

covering the area. If within thirty days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made the appointing body may proceed to appoint the study committee without nominations by such organization.

Whenever an historic district is established as provided in section three an historic district commission shall be established which shall consist of not less than three nor more than seven members. An historic district commission shall be appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, in the same manner as an historic district study committee unless (a) the report recommending its establishment recommends alternate or additional organizations to submit nominees for membership and states reasons why such alternate or additional organizations would be appropriate or more appropriate for the particular city or town, the Massachusetts historical commission does not recommend otherwise prior to the public hearing on the establishment of the district, and the ordinance or by-law so provides; or (b) there is an existing historic district commission in the city or town which the report recommends should administer the new district, and the ordinance or by-law so provides. Unless the report recommends otherwise on account of the small number of residents or individual property owners, and the ordinance or by-law so provides, the members of the historic district commission shall include one or more residents of or owners of property in an historic district to be administered by the commission. If within thirty days after submission of a written request for nominees to an organization entitled to submit nominations for membership on the commission no such nominations have been made the appointing body may proceed to make the appointment to the commission without nomination by such organization. The appointments to membership in the commission shall be so arranged that the term of at least one member will expire each year, and their successors shall be appointed in the same manner as the original appointment for terms of three years. Vacancies shall be filled in the same manner as the original appointment for the unexpired term. Ordinances or by-laws adopted hereunder may provide for the appointment of alternate members not exceeding in number the principal members who need not be from nominees of organizations entitled to nominate members. In case of the absence, inability to act or unwillingness to act because of self-interest on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. Each member and alternate shall continue in office after expiration of his term until his successor is duly appointed and qualified. All members shall serve without compensation. The commission shall elect annually a chairman and vice-chairman from its own number and a secretary from within or without its number.

Section 5. As used in this chapter the word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed" and "demolished" and the phrase "changed in exterior color"; the word "building" means a combination of materials forming a shelter for persons, animals or property; the word "commission" means the commission acting as the historic district commission; the word "constructed" includes the words "built", "erected", "installed", "enlarged" and "moved"; the words "exterior architectural feature" mean such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures; and the word "structure" means a combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway.

Section 6. Except as the ordinance or by-law may otherwise provide in accordance with section eight or said section eight or nine, no building or structure within an historic district shall be constructed or altered in any way that affects exterior architectural features unless the commission shall first have issued a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship with respect to such construction or alteration.

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

No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by a city or town or any department thereof

until the certificate required by this section has been issued by the commission.

Section 7. In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law. The commission shall not consider interior arrangements or architectural features not subject to public view.

The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

Section 8. (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission:

(1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location lighting, removal and similar matters as the commission may reasonably specify.

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

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

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

(5) The color of paint.

(6) The color of materials used on roofs.

(7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.

(8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

(b) A commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter.

(c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter.

(d) Upon request the commission shall issue a certificate of non-applicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a) (b) or (c).

Section 9. Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with

plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable historic district ordinance or by-law.

Section 10. The commission shall have the following additional powers, functions and duties: —

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

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

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

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

(e) The commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this act and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The commission shall file a copy of any such rules and regulations with the city or town clerk.

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

(g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the commission for its approval.

(h) The commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The commission may administer on behalf of the city or town any properties or easements, restrictions or other interests in real property which the city or town may have or may accept as gifts or otherwise and which the city or town may designate the commission as the administrator thereof.

(i) The commission shall have, in addition to the powers, authority and duties granted to it by this act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the city council or town meeting.

Section 11. Meetings of a commission shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship.

A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission determines that such application involves any such features which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

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

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

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

Section 12. Any applicant aggrieved by a determination of the commission may, within twenty days after the filing of the notice of such determination with the city or town clerk, appeal to the superior court sitting in equity for the county in which the city or town is situated. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence, or to exceed the authority of the commission, or may remand the case for further action by the commission or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive; but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that the appellant acted in bad faith or with malice in making the appeal to the court.

Section 13. The superior court sitting in equity for the county in which the city or town is situated shall have jurisdiction to enforce the provisions of this chapter and any ordinance or by-law enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the mayor or of the board of selectmen or of the commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

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

Section 14. If the city council or town meeting so votes a commission established hereunder shall have the powers and duties of an historical commission as provided in section eight D of chapter forty and, in this event, a commission may be entitled an historical commission.

Section 15. All ordinance or by-laws creating an historic district adopted by a city or town under authority of this chapter and under authority of any special law, unless the special law shall otherwise provide, amendments thereto, maps of historic districts created thereunder, and annual reports and other publications of commissions, and rosters of membership therein, shall be filed with the Massachusetts historical commission.

Section 16. A city or town in which there is located an historic district established under a special law may, upon recommendation of the historic district commission having jurisdiction over such district, accept the provisions of this chapter with respect to such district by a two thirds vote of the city council in a city or by two thirds vote of a town meeting in a town, and thereafter such historic district shall be subject to the provisions of this chapter notwithstanding the terms of any special act pursuant to which such historic district was created. The provisions of this chapter shall not impair the validity of an historic district established under any special act.

Section 17. The provisions of this chapter shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction the remaining provisions shall continue in full force and effect.

Section 2. This act shall not affect the validity of any historic district, historic district commission or historic district study committee established under chapter forty C of the General Laws prior to the effective date hereof or of certificates of appropriateness issued thereunder or the appointment of members of historic district commissions or historic district study committees made prior to the effective date hereof, and such members shall continue to serve under the provisions of this act, and all their acts done in compliance with prior provisions of said chapter forty C shall constitute compliance with comparable provisions of this act.

Approved June 3, 1971.

"Appendix B"

Cambridge Historical Commission OrdinancesSection 4.101. Commission Membership; Appointment; Terms.

The Cambridge Historical Commission established under the Historic Districts Act, General Laws Chapter 40C, with all the powers and duties of an historic district commission, shall consist of seven members to be appointed by the Manager with the approval of the Council, including one member from two nominees submitted by the Cambridge Historical Society, one member from two nominees submitted by the Chapter of the American Institute of Architects covering Cambridge, one member from two nominees submitted by the Boston Society of Landscape Architects, and one member from two nominees of the Board of Realtors covering Cambridge. One or more of the members so appointed shall be a resident of an Historic District established in Cambridge pursuant to the Historic Districts Act, and at least one member shall be a lawyer. There shall also be three alternate members also appointed by the Manager with the approval of the Council. The members and the alternate members shall serve for terms of three (3) years and until their successors are appointed and qualified. If within thirty days after submission of a written request for nominees to any of the above named organizations no such nominations have been submitted, the Manager may make such appointment without nomination by such organization. No alternate member need be a nominee of any of the above named organizations. To the extent a person meets more than one of the foregoing specific membership requirements, then each such specific membership requirement so met shall be satisfied by such person's membership on the Commission. The Commission shall, in addition to the powers and duties contained herein and under the Historic Districts Act as in effect from time to time, also have all the powers and duties of an Historical Commission as provided in section eight D of General Laws, Chapter 40 as in effect from time to time.

Section 4.102. Historic Districts Established.

There is hereby established under the provisions of the Historic Districts Act an Old Cambridge Historic District consisting of the areas heretofore known as the Cambridge Common Historic District, the Longfellow Historic District, the Lowell Historic District, and the Fayerweather-Lee Historic District and the other areas bounded as shown on the map entitled "Old Cambridge Historic District Map 1976" attached to and made a part of this ordinance.

Section 4.103. Powers and Duties of Commission.

The Commission shall have in addition to the powers and duties of an historic district commission and of an historical commission the following further duties (and may in exercise of any of its powers or duties accept money, gifts and expend the same, and subject to appropriation or receipt of such gifts, employ clerical and technical assistants or consultants):

- (a) To conduct a survey of Cambridge buildings for the purpose of determining those of historic significance architecturally or otherwise, and pertinent facts about them, acting in collaboration with the Planning Board and the Redevelopment Authority to the extent either may from time to time be able to undertake such work, and to maintain and from time to time revise detailed listings of historic sites and buildings in Cambridge, and data about them, appropriately classified with respect to national, state, or local significance, to period or field of interest, or otherwise;
- (b) To propose from time to time as they deem appropriate, the establishment in accordance with the provisions of the Historic Districts Act of additional historic districts and changes in historic districts;
- (c) To determine an appropriate system of markers for selected historic sites and buildings not already sufficiently marked, to arrange for preparation and installation of such markers, and to arrange for care of historic markers;
- (d) To arrange for preparation and publication of maps and brochures and descriptive material about Cambridge historic sites and buildings, arranged for convenient walks or tours, or otherwise;
- (e) To arrange for construction and placing under appropriate cover at a convenient place on or near the Cambridge Common of a model of Cambridge as it existed in the latter part of 1775;
- (f) To cooperate with and advise the Planning Board, the Redevelopment Authority, the Public Works Department, and other City agencies in matters involving historic sites and buildings;
- (g) To cooperate with and enlist assistance for Cambridge, from the National Park Service, the National Trust for Historic Preservation, the Society for the Preservation of New England Antiquities, and other agencies, public and private, from time to time concerned with historic sites and buildings;

(h) To advise owners of historic buildings in Cambridge on problems of preservation; and

(i) To make recommendations with respect to any place determined by the Commission to be of historical or archaeological value to the Massachusetts Historical Commission that such place be certified as an historical or archaeological landmark or nominated to the National Register of Historic Places.

Section 4.104. Advisory Committee to Assist Commission.

The Commission may recommend to the Manager from time to time as needed appointment of advisory committees of historians and persons experienced in architecture or other arts or in historic restoration or preservation, to assist in manner comparable to the National Park Service Advisory Board or Consulting Committee.

Section 4.105. Rules and Regulations of Commission.

The Commission shall adopt rules and regulations for the conduct of its business, not inconsistent with the provisions of the Historic Districts Act or this ordinance.

Section 4.106. Application for Certificate of Appropriateness;
Time Limit to Act.

When taking action under the provisions of the second paragraph of Section 7 of the Historic Districts Act, the Commission shall make its determination within forty-five days after the filing of the application for a certificate of appropriateness, or such further time as the applicant may in writing allow.

As enacted June 24, 1963, and amended December 13, 1976.

Appendix C: Proposed Amendment to the Cambridge Historical
Commission Ordinance

Chapter Two entitled "Administration" of the Code of the City of Cambridge is hereby amended by inserting the following subsection at the end of Section 2-146 entitled

"Historic Districts Established":

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

"Appendix D"

DISPOSITION OF HISTORIC DISTRICT
LANDMARK, EASEMENT AND NEIGHBORHOOD
CONSERVATION DISTRICT APPEAL CASES, 1963-

Key:

Designation: CC = Cambridge Common
LP = Longfellow
F-L = Fayerweather-Lee
L = Lowell
OC = Old Cambridge (established December 13, 1976, to include all previous districts)
FTW = Fort Washington

Procedure: 10-Day = Certificate issued after 10 days' notice to surrounding owners, without hearing.
Hearing = Duly advertised public hearing.

Disposition: C of A = Certificate of Appropriateness
C of N = Certificate of Nonapplicability
C of H = Certificate of Hardship

Notes:

- (1) Not decided because of prior rejection by Board of Zoning Appeals.
- (2) The Watson House, 30 Elmwood Avenue, was administered as though it were in an historic district under a preservation restriction held by the City until the establishment of the Old Cambridge Historic District.
- (3) The Ross Estate properties, including 24 and 26 Craigie Street and 133 Brattle Street, were administered as though they were in an historic district under a preservation restriction held by the City until the establishment of the Old Cambridge Historic District.

Cambridge Historical Commission
October 1, 1984

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
1	Dec. 3, 1963	CC	20-22 Appian Way	Demolition	Hearing	C of A
2	Jan. 8, 1964	CC	12 Garden Street	Demolition and parking lot	Hearing	C of A
3	May 6, 1964	CC	9 Waterhouse Street	Sign	Hearing	C of A
4	July 1, 1964	CC	2 Garden Street	Demolition and construction addition	Hearing	C of A
5	VOID					
6	April 27, 1965	CC	20-22 Appian Way	Parking lot	Hearing	C of A
7	April 27, 1965	CC	3 Garden Street	Fire escape	Hearing	C of A
8	April 21, 1966	F-L	167 Brattle Street	Fence	Hearing	C of A
9	April 21, 1966	CC	Harvard Yard	Lights	Hearing	C of A
10	April 21, 1966	CC	Cambridge Street	Underpass	Hearing	C of A
11	June 15, 1966	LP	113 Brattle Street	Addition	Hearing	(1)
12	Aug. 11, 1966	LP	112 Brattle Street	Addition	Hearing	C of A
13	Sept. 27, 1966	CC	1 Garden Street	Fire escape	Hearing	C of A
14	Dec. 27, 1966	LP	15 Hawthorne Street	Aluminum Siding	Hearing	C of A
15	April 25, 1967	LP	7 Longfellow Park	Fence	Hearing	C of A
16	May 23, 1967	LP	108 Brattle Street	Fence	Hearing	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
17	July 18, 1967	LP	6 Longfellow Park	Alterations	Hearing	C of A
18	Nov. 1, 1967	LP	2 Longfellow Park	Fence	Hearing	C of A
19	March 26, 1968	LP	6 Longfellow Park	Parking area	Hearing	C of A
20	March 26, 1968	CC	Harvard Hall	Renovations	Hearing	C of A
21	May 27, 1969	LP	40 Willard Street	Lighting	Hearing	C of A
22	May 27, 1969	Watson House (2)	30 Elmwood Avenue	Door and fence	Hearing	C of A
23	Nov. 20, 1969	CC	Appian Way	Yurt	Hearing	C of A
24	May , 1970	CC	Harvard Science Center	Construction fence	Hearing	C of A
25	Nov. 10, 1970	Ross Estate (3)	24 Craigie Street	Alterations	Hearing	C of A
26	Dec. 9, 1971	LP	105 Brattle Street	Fence paint	Hearing	Denied
27	Nov. 10, 1970	Ross Estate	133 Brattle Street	New house	Hearing	C of A
28	March 9, 1971	Ross Estate	24 Craigie Street	Alterations	Hearing	C of A
29	Dec. 16, 1971	LP	Longfellow Park	No Parking signs	10 day	C of A
30	May 4, 1972	CC	Commander Hotel	Canopies	Hearing	C of A
31	May 4, 1972	CC	First Church, Congregational	Fence	Hearing	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
32	May 4, 1972	Ross Estate	133 Brattle Street	Alterations to new house design	Hearing	C of A
33	May 8, 1972	LP	108 Brattle Street	Chimney removal	10 day	C of A
34	June 16, 1972	F-L	151 Brattle Street	Change color	10 day	C of A
35	Sept. 28, 1972	F-L	167 Brattle Street	Fence	Hearing	C of A
36	Dec. 19, 1972	CC	Harvard Science Center	Path, Fence	Hearing	C of A
37	Dec. 19, 1972	CC	11 Garden Street	Playground equipment	Hearing	C of A
38	March 8, 1973	CC	Massachusetts Hall	Windows	Hearing	C of A
39	March , 1973	CC	Common	Landscaping and reconstruction	Hearing	C of A
40	May 30, 1973	F-L	2 Appleton Street	Alterations and fence	10 day	C of A
41	May 5, 1973	LP	6 Longfellow Park	Fence	10 day	C of A
42	July 23, 1973	CC	Byerly Hall	Ramp	10 day	C of A
43	Aug. 30, 1973	CC	Christian Science Church	Change color	10 day	C of A
44	Oct. 5, 1973	LP	94 Brattle Street	Renovation	Hearing	C of A
45	Feb. 25, 1974	LP	94 Brattle Street	Renovation	10 day	C of A
46	June 12, 1974	LP	Longfellow Park	Lighting	Hearing	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
47	Feb. 25, 1974	F-L	159 Brattle Street	Change color	10 day	C of A
48	April 26, 1974	CC	Hastings Hall	Storm windows	10 day	C of A
49	Dec. 30, 1974	CC	Gannett Housw	Storm windows	10 day	C of A
50	April 1, 1975	CC	3 Church Street	Security grill	10 day	C of A
51	March 17, 1975	CC	Dawes Memorial	Landscaping and fence	10 day	C of A
52	June 25, 1975	CC	Phillips Brooks House	Storm windows	10 day	C of A
53	Oct. 8, 1975	Ross Estate	26 Craigie Street	Fence	10 day	C of A
54	Oct. 7, 1975	CC	Lionel, Mower, Hollis, Stoughton Halls	Storm windows		Withdrawn
55	Feb. 17, 1976	Ross Estate	133 Brattle Street	Fence	10 day	C of A
56	Oct. 29, 1976	CC	Hemingway Gym	Storm windows	10 day	C of A
57	Dec. 23, 1976	Ross Estate	26 Craigie Street	Fence	10 day	C of A
58	May 6, 1976	F-L	151 Brattle Street	Carriage house rehabilitation	Hearing	C of A
59	May 6, 1976	LP	2 Longfellow Park	Flagpole	Hearing	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
60	May 6, 1976	LP	108 Brattle Street	Additions	Hearing	C of A
61		F-L	151 Brattle Street	Fence and driveway	Hearing	Withdrawn
62	June 3, 1976	Ross Estate	133 Brattle Street	Addition	Hearing	C of A
63	Sept. 9, 1976	LP	Longfellow Park	Lights	Hearing	C of A
64	Sept. 24, 1976	CC	Old Burying Ground	Fence	10 day	C of A
65	Feb. 3, 1977	OC	170 Brattle Street	Garage	Hearing	C of A
66	March 22, 1977	OC	First Church, Congregational	Iron grills on windows	10 day	C of A
67		OC	Radcliffe Yard	Signs		Withdrawn
68	March 22, 1977	OC	Christ Church	Restore door	10 day	C of A
69	March 22, 1977	OC	151 Brattle Street	New door	10 day	C of A
70	March 22, 1977	OC	2 Appleton Street	Fence	10 day	C of A
71	May 9, 1977	OC	128 Brattle Street	Addition	Hearing	C of A
72	June 8, 1977	OC	85 Brattle Street	Pave driveway	10 day	C of A
73	June 24, 1977	OC	Various locations	Blue historic markers	10 day	C of A
74	Oct. 6, 1977	OC	16 Garden Street	Garage	Hearing	C of A
75	Oct. 6, 1977	OC	24 Craigie Street	Paint color (same color)		C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
76	April 26, 1978	OC	23 Church Street	New doors	10 day	C of A
77	Nov. 17, 1977	OC	33 Elmwood Avenue	Storm windows	10 day	C of A
78	Dec. 14, 1977 May 23, 1978 (amendment)	OC	170 Brattle Street	Fence	10 day	C of A
79	April 17, 1978	OC	Harvard Square	History station	10 day	C of A
80	April 17, 1978	OC	Longfellow Park	Sign	Hearing	C of A
81	May 23, 1978	OC	21-23 Church Street	Canvas awning	10 day	C of A
82	July 6, 1978	OC	Thayer Hall	Ramp	Hearing	C of A
83	July 6, 1978	OC	28 Church Street	Brick wall	Hearing	C of A
84	July 6, 1978	OC	14 Elmwood Avenue	Solar panel	Hearing	C of A
85	Sept. 7, 1978	OC	3 Church Street	Walk and signs	10 day	C of A
86	Sept. 7, 1978	OC	16 Garden Street	Ramp and windows	10 day	C of A
87	Sept. 7, 1978	OC	Austin Hall	Elevator	10 day	C of A
88	Oct. 19, 1978	OC	88 Brattle Street	Sign	10 day	C of A
89	Oct. 24, 1978	OC	112 Brattle Street	All alterations and fence	10 day	C of A
90	Oct. 19, 1978	OC	92 Brattle Street	Iron fence	10 day	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
91	Nov. 2, 1978	OC	35 Church Street	One-story structure	Hearing	Withdrawn
92		OC	126 Brattle Street	Fence	Hearing	Withdrawn
93	Nov. 2, 1978	OC	Massachusetts Hall	Walk replacement	Hearing	C of A
94	Dec. 4, 1978	OC	94 Brattle Street	Wall removal	10 day	C of A
95		OC	25 Craigie Street	Paint		
96	Feb. 6, 1979	OC	Longfellow Park	Ice sculpture	Hearing	C of A
97	April 5, 1979	OC	0 Garden Street	Building of garage	Hearing	C of A
98	April 5, 1979	OC	175 Brattle Street	Fence	Hearing	C of A
99	May 1, 1979	OC	40 Willard Street	Light poles	10 day	C of A
100	May 3, 1979	OC	Fay House	Sign	Hearing	C of A
101	June 15, 1979	OC	Alumni House	Paint color	Hearing	C of A
102	July 3, 1979	OC	156 Brattle Street	Driveway, fence, windows	10 day	C of A
103	July 15, 1979	OC	Appian Way	Bollards	10 day	C of A
104	Sept. 14, 1979	OC	6 Ash Street	Ramp and louvres	10 day	C of A
105		OC	Littauer and Wadsworth House	Storm windows		Withdrawn

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
106	July 19, 1979	OC	85 Brattle Street	Skylight	10 day	C of A
107	Sept. 27, 1979	OC	0 Garden Street	Window replacement	10 day	C of A
108	Sept. 27, 1979	OC	168 Brattle Street	Paint color	10 day	C of A
109	Sept. 27, 1979	OC	35 Church Street	New construction	10 day	C of A
110	Dec. 6, 1979	OC	9 Waterhouse Street	Paint color	10 day	C of A
111	March 14, 1980	OC	152 Brattle Street	Alterations	10 day	C of A
112	June 12, 1980	OC	2 Garden Street	Alterations	Hearing	C of A
113	June 12, 1980	OC	Phillips Brooks House	Handicapped access	Hearing	C of A
114	June 12, 1980	OC	Wadsworth House	Paint color and repairs	Hearing	C of A
115	July 7, 1980	OC	7 Waterhouse Street	Construction	Hearing	C of A
116	Sept. 4, 1980	OC	First Church, Congregational	Handicapped access	Hearing	C of A
117	Sept. 4, 1980	OC	Harvard Yard	Kiosks	Hearing	C of A
118	Oct. 17, 1980	OC	1 Mercer Circle	Alteration of roof line	10 day	C of A
119	Jan. 5, 1981	OC	159 Brattle Street	Air conditioner	10 day	C of A
120	Oct. 2, 1980	OC	11 Farwell Place	Skylights	10 day	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
121	Jan. 8, 1981	OC	7 Brown Street	Driveway	10 day	C of A
122		OC	9 Elmwood Avenue			Withdrawn
123	March 5, 1981	OC	8 Traill Street	Driveway, glass door	Hearing	C of A C of H
124	March 23, 1981	OC	11 Garden Street	Play structure	10 day	C of A
125	April 2, 1981	OC	11 Mason Street	Addition	Hearing	C of A
126	March 23, 1981	OC	151 Brattle Street	Side door	10 day	C of A
127	April 2, 1981	OC	5 Phillips Place	Fence	Hearing	C of A
128		OC	168 Brattle Street	Telephone wires		Pending
129	May 26, 1981	OC	St. John's Chapel	Handicapped access	10 day	C of A
130		OC	16 Garden Street	Portico	Hearing	Withdrawn
131	May 26, 1981	OC	Gannet House	Handicapped access	10 day	C of A
132	May 26, 1981	OC	159 Brattle Street	Paint color and sign	10 day	C of A
133	May 26, 1981	OC	Agassiz House	Handicapped access	Hearing	Pending
134	May 26, 1981	OC	11 Mason Street	Driveway removal	10 day	C of A
135	May 26, 1981	OC	83 Brattle Street	Storm windows	10 day	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
136	July 30, 1981	OC	2 Garden Street	Driveway	Hearing	C of A
137	July 30, 1981	OC	Old Burying Ground	Burial	--	C of N
138	Sept. 24, 1981	OC	8 Traill Street	Modify garage	10 day	C of A
139	--	OC	26 Craigie Street	New window	--	Withdrawn
140	Oct. 1, 1981	OC	128 Brattle Street	Enclose terrace	--	C of N
141	Jan. 22, 1982	OC	Hollis & Stoughton Halls	Storm windows	10 day	C of A
142	--	OC	Radcliffe Yard fence	Plaque	Hearing	Unresolved
143	Feb. 18, 1982	OC	31-33 Church Street	New sash and door	10 day	C of A
144	April 21, 1982	OC	Old Burying Ground	Memorial stone	10 day	C of A
145	Aug. 9, 1982	OC	5 Longfellow Park	Enclose porch	10 day	Col. A
146	June 29, 1982	OC	147 Brattle Street	Raise fence	Hearing	C of A
147	June 3, 1982	OC	2 Appleton Street	Paving and fences	10 day	C of A
148	--	OC	11 Hawthorne Street	Exterior stair, skylight	--	Withdrawn
149	June 15, 1982	OC	26 Elmwood Avenue	Driveway	10 day	C of A
150	July 9, 1982	OC	1555 Massachusetts Avenue	Remove shed	10 day	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
151	July 8, 1982	OC	20 Elmwood Avenue	Change color	10 day	C of A
152	July 9, 1982	OC	10-12 Farwell Place	Change color	10 day	C of A
153	Sept. 9, 1982	OC	130 Brattle Street	Change color	10 day	C of A
154	--	OC	153 Brattle Street	Remove Balustrade	--	Withdrawn
155	Sept. 21, 1982	OC	33 Church Street	Sign alteration and construction	10 day	C of A
156	Sept. 21, 1982	OC	11 Garden Street	Fence construction	10 day	C of A
157	--	OC	Harvard Yard	Lighting	--	Unresolved
158	Nov. 22, 1982 Sept. 9, 1982 (amended)	OC	Austin Hall	Handicapped access signage	10 day	C of A
159	--		7 Waterhouse Street	Addition	--	Withdrawn
160	Oct. 20, 1982	OC	26 Craigie Street	Window alterations	10 day	C of A
161	Nov. 22, 1982	OC	Fay House	Entry reopening	Hearing	C of A
162	April 8, 1983	OC	165 Brattle Street	Fence & glazing alterations change color	Hearing	C of A
163	Jan. 17, 1983 April 7, 1983 (amended)	OC	Johnston Gatehouse	Construction of gatehouse Paving removal and construction of new paths	Hearing	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
164	June 8, 1983	OC	Church of Jesus Christ of Latter Day Saints	Landscaping and alteration of stairs, handrails and sidewalks	Hearing	C of A
165	April 7, 1983	OC	Christ Church	Fence, handicap access construction	Hearing	C of A
166	Nov. 28, 1983	OC	First Church in Cambridge, Congregational	Sidewalk and curb construction, landscaping	Hearing	C of A
167	May 11, 1983	OC	14 Faneuil Place	Exterior rehabilitation with no visible change	Meeting	C of NA
168	May 11, 1983	OC	7 Waterhouse Street	Change color	10 days	C of A
169	June 6, 1983	OC	7 & 9 Phillips Place	Curb cut & parking area	Hearing	C of A
169a	June 10, 1983	Basement	22 Putnam Avenue	Door replacement and fence construction	Meeting	C of A
170	July 25, 1983	OC	26 Craigie Street	Window alteration	10 day	C of A
171	Sept. 9, 1983	OC	24A Craigie Street	Office space addition to garage	Hearing	C of A
172	Nov. 28, 1983	OC	Boylston Hall Courtyard	Landscaping improvements	Hearing	C of A
173	Sept. 9, 1983	FTW	Waverly Street & Ft. Washington	Street & sidewalk improvements	Hearing	C of A

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
174	Nov. 23, 1983	OC	22 Farwell Place	Window alteration	10 days	C of A
175	Nov. 28, 1983	Landmark	1564 Mass. Avenue	Alterations & new construction	Hearing	C of A
176	Dec. 8, 1983	OC	11 Hawthorne Street	Construction of garage	Hearing	C of A
177	--	OC	Cambridge Common	Temporary removal of cannon	Hearing	
178	March 30, 1984	OC	7 Waterhouse Street	Addition, move carriage house	10 day	C of A
179	March 30, 1984	OC	Sheraton Commander Hotel	Facade restoration		C of A
180	Pending	OC	10 Follen Street	Chimney alteration	10 day	
181	June 11, 1984	Landmark	1626 Mass, Avenue	Remove porch, fire escape, alter carriage house	Hearing	C of A
182	July 11, 1984	OC	John Harvard Statue	Pavement	10 day	C of A
183	July 31, 1984	OC	50 Follen Street	Penthouse construction	Hearing	C of A
184	July 27, 1984	OC	Friends Meeting House	Storm windows	Hearing	C of A
185	--	OC	Church of Jesus Christ of Latter Day Saints	Fire escape, AC condensers, & window alterations	Hearing	Denied

DISPOSITION OF HISTORIC DISTRICT CASES, 1963-

<u>Case Number</u>	<u>Date of Certificate</u>	<u>District</u>	<u>Address</u>	<u>Subject</u>	<u>Procedure</u>	<u>Disposition</u>
186	Oct. 1, 1984	OC	158 Brattle Street	Carriage house conversion	10 day	C of A
187	--	OC	112 Brattle Street	Roof		Withdrawn
188	Oct. 1, 1984	OC	49 Hawthorne Street	Color, fence	10 day	C of A
189	Oct. 1, 1984	OC	170 Brattle Street	Fence, walk	10 day	C of A
190	Pending	OC	Commander Hotel 16 Garden Street	Parking attendant's booth		
191	Oct. 1, 1984	OC	148 Brattle Street	Driveway, color	10 day	C of A
192	Oct. 1, 1984	OC	Church of Jesus Christ of Latter Day Saints	Gas meter	10 day	C of A

Cambridge Historical Commission
October 1, 1984

Appendix E: Building Descriptions

A. Arsenal Square

1. Franklin Perrin House, 1 Arsenal Square (c. 1868). This is a rather typical two story Second Empire style house that is significant as a visual focus for Arsenal Square. Franklin Perrin was Treasurer of the Cambridge Horse Railroad.

B. Berkeley Place

1. 1 Berkeley Place (1892). The architect C. H. McClare designed this Queen Anne house with Colonial Revival details for Mrs. S. H. Hinkley. Two stories tall, a gable which exhibits a Palladian window intersects its gambrel roof.
2. 2 Berkeley Place (1892). This 2½ story shingle Queen Anne structure with a gambrel roof was designed by architect George H. Nichols for Mrs. C. C. Willard. The sunporch entrance to the house appears to be a 1910 remodelling.
3. Kuno Francke House, 3 Berkeley Place (1892). The architectural firm of Walker & Kimball designed this enormous Queen Anne style house for Kuno Francke, professor of German Literature at Harvard University.
4. 4 Berkeley Place (1911). Architect F. C. Brown designed this wood and brick dwelling for Elizabeth Jameson. It was built by B. N. Merrill.
5. 5 Berkeley Place (1900). Architect S. M. Stanton designed this Tudor-Queen Anne house for W. R. Spalding. An otherwise simple shingle house, its distinguishing characteristics are a twin half timbered gable and the entrance porch's pointed shingle arch.

6. 6 Berkeley Place (1914). The architectural firm of Kilham & Hopkins designed this Queen Anne house for George C. Whipple. It is a single family equivalent of the usual 1920 two-family house.
7. 7 Berkeley Place (1913). Similar to 202 Brattle Street, this stucco house was designed by architect Allen W. Jackson for George W. Pierce. Of particular interest is the property's siting which accents its fine yard and garden.
8. 8 Berkeley Place (1931). Situated in an attractive setting, this Georgian Revival House was designed by architect H. A. Perkins for Mrs. Margaret T. Sanders.
9. 10 Berkeley Place (1940). This disarmingly simple and charming Georgian Revival house exhibits no striking architectural features. The simple shed roof garage contrasts nicely with the shape of the main house and creates some privacy in the entry way.
10. Edward B. Hill House, 11 Berkeley Place (1941). This house was designed by architects George E. B. Hill and I. M. Pei when both were students at M.I.T. School of Architecture. The clients were the former's parents, Professor and Mrs. Edward B. Hill. Its international-style appearance is derived from the works of the Finnish architect Alvaar Alto.

C. Berkeley Street

1. Pryor-Brown House, 1 Berkeley Street (1852, c. 1900, c. 1915). This greatly remodelled Bracketed Italianate house was built by Dr. Pryor, a Baptist pastor. Subsequent occupants included Albert Brown, secretary to Governor Andrew during the Civil War.
2. Pryor-Howells House, 3 Berkeley Street (1857). Dr. Pryor also built this smaller more modest house and he and his wife lived there for some years. In 1872 William Dean Howells and his wife rented the house and liked it so much that they built one on the same plan on Concord Avenue.
3. Richard Henry Dana House, 4 Berkeley Street (1852). A large and elaborate Bracketed Italianate structure which was the home of Richard Henry Dana, author of Two Years Before the Mast.

4. Wyeth-Allen House, 5 Berkeley Street (1854). The architect Calvin Ryder designed this fine example of a suburban Italianate house. The house was built by Jonas Wyeth III for the Misses Lyman who had a school for young ladies in it. By 1857 Wyeth and his family were living there. It is a classic example of a mid-nineteenth century, T-plan Italianate residence.
5. 6 Berkeley Street (1853). This excellent example of a suburban house of the 1850's was built by Moses and Jedediah Ricker for Miss Catherine Donnison. Its low-pitched gables and heavy modillion brackets are characteristic of the Bracketed Italianate style.
6. Henry Ware House, 8 Berkeley Street (1860). Builder Oliver Hastings constructed this Mansard house for Henry Ware. Ware was Secretary to Governors Andrew and Bullock, and Secretary to the Senate in Washington. He helped found the first permanent symphony orchestra in Boston, the forerunner of the present Boston Symphony Orchestra.
7. John Allyn House, 11 Berkeley Street (1886). This unusually well-preserved Queen Anne/Shingle Style house was designed by architect William Ralph Emerson for John Allyn, who established the publishing firm of Allyn & Bacon.
8. 12 Berkeley Street (1882). This Queen Anne/Shingle Style house, although stuccoed over, retains much of its original trim. A fine triple window indicates the stair landing; the half-timbered front porch dates c. 1920.
9. 13 Berkeley Street (1898). The architectural firm of Dwight & Chandler designed this late Queen Anne/Shingle Style house.
10. Lyman Williston House, 15 Berkeley Street (1863). This much-altered house is Old Cambridge's only textbook example of an "Italian Villa." Erected for Lyman Williston, the asymmetrical plan and towered silhouette are typical of the villa form. A one-story wing housed the Berkeley Street School which Mr. Williston directed. It was later detached and remodelled into a separate dwelling at Number 17.
11. 17 Berkeley Street (1863). This structure was originally an ell of the house next door at Number 15. It was detached in 1900 with alterations made at that time by Dwight & Chandler, and again in 1912 by the firm of Kilham & Hopkins.

12. 19 Berkeley Street (1855). Notable features of this Bracketed Italianate house include its pedimented gable, arched windows, quoins and front porch with arched and corbelled architrave. It was built for Charles Folsom, a brother-in-law of Professor Worcester who laid out part of Berkeley Street.
13. William Newell House, 20 Berkeley Street (1857). This early Mansard house was built for Dr. William Newell, pastor of the Unitarian Church in Harvard Square. Noteworthy features of the house are the elaborate paired brackets, corner quoins and low concave Mansard roof.
14. 21 Berkeley Street (1855). This Bracketed Italianate residence is distinguished by its gabled central pavilion. It was built for Charles Vaughan, whose son arranged for a wooden boardwalk on Berkeley Street, at that time unpaved and muddy.
15. John Fiske House, 22 Berkeley Street (1878). This Mansard house was designed by Griffith Thomas. It was the home of historian John Fiske (1842-1901), an active promoter of Darwin's theory of evolution and librarian of Harvard College from 1872-1879.
16. 23 Berkeley Street (1854). Constructed about the same time as No. 19 Berkeley Street, this Greek Revival house was built for Emily Everett and is important to both Berkeley and Craigie Streets. Stylistically, it shows tendencies towards the Italianate in proportion, but not in terms of decorative details.
17. 24 Berkeley Street (1936). Architect Harry M. Ramsay designed this Georgian Revival house situated at the corner of Berkeley and Craigie Streets which makes maximum use of a small lot without crowding. The house is distinguished by bricks of various colors ranging from dark red to orange and a slate roof.

D. Concord Avenue

1. 3 Concord Avenue (1915). The architectural firm Newhall & Blevins designed this apartment building known as "Concord Hall," part of which is already located in the Old Cambridge Historic District. A pleasant circular entry with limestone columns and granite steps distinguish the structure.
2. 7 Concord Avenue (1855). This small Queen Anne house together with its neighbors to the left and the rear serve as a "frontier" against the apartments. The entrance exhibits good stylistic turned posts and the garage addition, although probably necessary, crowds things considerably.

3. 9 Concord Avenue (1855). This house is a fine example of the bracketed Italianate style and was built for George S. Saunders, a hardware merchant. It provides a necessary contrast to the apartment houses across the street.

E. Craigie Street

1. 8 Craigie Street (1936). A companion to 24 Berkeley Street, this Georgian Revival house was designed by architect Harry M. Ramsay for Newton Homes, Inc.
2. 10 Craigie Street (1882). An early example of the Queen Anne style, this structure stands two stories tall and exhibits a square stair tower which tends towards the picturesque.
3. 14 Craigie Street (1870). This Mansard cottage is characterized by a roofed porch marked by paired small columns against its front and simple door and window frames. An "open air room over the balcony" or sleeping porch, designed by architect Lois L. Howe, was added in 1912.
4. 16 Craigie Street (1872). Of the Carpenter Mansard variety, this structure displays much applied decoration including ashlar designs in the siding, quoins, brackets with four leaf clovers and other details. The rear elevation includes an extensive porch-like elevated summer living room which was added at a later date.
5. 18 Craigie Street (c. 1920). This small Colonial Revival house, sited in the rear of 22 Craigie Street, displays a formal 18th century somewhat Palladian architectural motif. This motif is evidenced by its entrance and the paired windows above. Of good design, the house displays simplicity and directness.
6. 20 Craigie Street (1869). Built by James Jennison, Jr., this moderately elaborate Mansard stands on a high granite base and exhibits a center pavilion distinguished by a porch with arched architraves and balustrade capped by a large dormer.
7. George D. Birkhoff House, 22 Craigie Street (1871). Sited on a high foundation, of frame construction and three stories high, this Mansard house was the residence of the famed mathematician and Harvard professor, George D. Birkhoff, who lived here from 1920-1928. This house is a National Historic Landmark.

F. Follen Street

1. Edwin Abbot House, 1 Follen Street (1889) Longfellow, Alden & Harlow. All three partners had formerly worked for H.H. Richardson, a fact well represented in this Romanesque Revival building. The principal designer seems to have been Longfellow, nephew of the poet, who studied architecture at M.I.T. and the École des Beaux-Arts in Paris.

Built of grayish and rust-colored granite with sandstone trim, 1 Follen Street is a 2½ story L-shaped house, with an extensive rear service wing forming the long side of the L. The principal facade on Follen Street has an arched entrance, flanked on the left by a semi-circular bay on the first and second floors capped by a conical roof. There is also a semi-circular staircase tower in the angle of the L. The roof is hipped with many dormers. In 1968, a new concert hall-library addition was designed by the firm of Huygens & Tappe in a modern but contemporary style.

2. 5 Follen Street (1853). This Bracketed Italianate style, T-shaped house derives its significance from its builders, Moses and Jerediah Ricker, carpenters who erected four Greek Revival double houses on Cambridge Street for Royal Richardson.
3. 6 Follen Street (1868). This Mansard house was built by Orrin Hall and while it shows signs of the coming Queen Anne informality through its irregular plan, the house retains a fairly plain, but academic decorative vocabulary which includes simple cornice brackets and window moldings. A 1½ story Mansard stable in the rear compliments the structure.
4. Second Waterhouse House, 9 Follen Street (1844). This house is architecturally significant as an outstanding example of Greek Revival domestic architecture. Built by Charles Saunders, 9 Follen Street has a large center entrance and boldly scaled Greek Revival detail. The interior woodwork is simple but well proportioned and skillfully executed. There are several marble fireplaces in the house, including one in the parlor. The rear kitchen wing, or at least part of it, may be later than the rest of the house.
5. 10 Follen Street (1875). Designed by Peabody & Stearns. A 2-story, symmetrical, almost square house, with original clapboard siding and slate roof, its steeply pitched roof with deck recalls the Mansard style, while the entrance porch, center gable and dormers have an elaborate stick-style

treatment. It is a fine example of a transitional Mansard/Stick-style house, rare in Old Cambridge.

6. 13 Follen Street (1900). A Colonial Revival house designed by Guy Lowell, apparently his first work. Lowell (1870-1927) was born in Boston, studied architecture at M.I.T. and the École des Beaux Arts, and opened a Boston office in 1900. Important local commissions include the Boston Museum of Fine Arts (1907-1915) and twenty-five buildings at Phillips Academy, Andover, beginning in 1904.
7. Theodore Richards House, 15 Follen Street (1900). Designed by the firm of Warren, Smith & Biscoe. H. Langford Warren was born in England in 1857. He came to this country in 1876, studied architecture at M.I.T. and spent five years in the office of H.H. Richardson. From 1893 until his death in 1917, he was head of the School of Design at Harvard. Basically Georgian Revival in style, the house was built for Theodore W. Richards, an internationally known chemist on the Harvard faculty from 1889-1928.
8. 19 Follen Street (1844). This unusually plain Greek Revival house was built by the Wardens of the Episcopal Society in Cambridge. Of a side hall plan, the structure includes a large side wing that appears to be original, while its side ell to the rear is a 1920 addition.
9. 20 Follen Street (1949). Arthur H. Brooks, Jr. designed this ranch style house for Henry G. Hallday. 1½ stories tall, its scale is noticeably different from other buildings on the street.
10. 21 Follen Street (1841). This simple Greek Revival house was built by Alfred Wood and incorporates a circa 1870 Stick style entry. Subsequent owners include the architect Abel C.M. Martin of Boston.
11. 22 Follen Street (1951). This contemporary style house was designed by Carleton Richmond and harmonizes well with its environment due to its good design and plantings.
12. 25 Follen Street (1889). The architectural firm Longfellow, Alden & Harlow designed this fine and simple early Colonial Revival house. The structure replaced an 1840 house which was moved to Bellevue Avenue extension in 1889.
13. Mrs. Horace Mann House, 29 Follen Street (1839). A fine example of a vernacular Greek Revival house, five bays wide with a one-story columned porch running the full width of the house. A more usual siting on a small lot was gable end to the street with porch to the side. The house retains its

original clapboard siding (flushboards on the first-story front). On either side of the entrance is a curved bay with floor-length window. The window over the entrance has several panes of dark blue glass, said to have been installed by Mrs. Horace Mann. There is a later addition to the right rear of the house.

14. 36 Follen Street (1847). Originally a simple atypical Greek Revival house of an L-shape plan, this structure has undergone alterations and additions. Although tightly spaced, the structure fits the environment and maintains a fine external appearance.
15. 44 Follen Street (1862). This house was erected at 13 Waterhouse Street on the site of the former Red Lion Inn. It was moved in 1923 to make way for the Christian Science Church. An elegant and rather ornate Mansard house with prominent window bays, heavy paired roof brackets, and a side door on Follen Street (originally the Mass. Ave. entrance), it is said to be similar to the Brattle Inn, which no longer stands. The siding and details are intact, except for the main door and paired windows above it which were detrimentally altered in 1942.

G. St. John's Road

1. 2-4 St. John's Road (1961). Designed as faculty housing for the Episcopal Divinity School, this double Bungalow style house, situated parallel to the road and Winthrop Hall, helps create a transition between the academic campus and the residential area.
2. 6 St. John's Road (1961). A single version of No. 2-4 St. John's Road, this faculty residence is set back from the road which creates a private front yard.
3. 8 St. John's Road (1954). Architect Hugh Stubbins designed this contemporary house for the Divinity School. Since it is located at the end of the road, the house forms a focal point as one approaches the residential area. The well-designed structure integrates wood and glass in an effective way.
4. 9 St. John's Road (1845). Housewright William Saunders built this vernacular Greek Revival house which formerly stood at 5 Hilliard Street. Stylistic details include corner pilasters, pedimented gable with flush siding, the Tuscan columned porch and the crosetted framed entrance. It was moved to this site in 1959.

5. 10 St. John's Road (1954). A companion to No. 8 St. John's Road, this residence is placed at right angles which creates a pleasing geometric variety. The west elevation includes a large wing.
6. 11 St. John's Road (1834). An earlier design of housewright William Saunders, this structure forms an instructive comparison with No. 9 in illustrating gradual transition from Late Georgian to Greek Revival. It too was moved from 62 Brattle Street in 1959.
7. 13 St. John's Road (1820). Housewright Joseph Holmes built this late Georgian house which was moved from 14 Appian Way in 1963. Its window size and molding is the same as that of No. 9 and No. 11 St. John's Road.
8. 15 St. John's Road (1901). Architect C. K. Cummings designed this house. Its simplified Medieval style is evidenced primarily in its massing, steep roof and overhang. The structure was moved from 12 Phillips Place in 1959.



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

August 6, 1986

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

Dear Sir:

Enclosed you will find a proposed amendment to the Zoning Ordinances which was passed to a second reading at the City Council meeting held on August 4, 1986 on the petition of Charles R. Laverty, Jr., et al to amend the North Massachusetts Avenue area.

Enclosed also you will find copies of three General Ordinances amendments which were passed to be ordained at the City Council meeting held on August 4, 1986 as follows:

1. Amendment to Chapter Thirteen entitled "Offenses" by adding a new section 13-15A entitled "Certain handgun transactions prohibited".
2. Amendment to Chapter Two entitled "Administration" by adding a new subsection at the end of Section 2-146 entitled "Historic Districts Established" to extend the Old Cambridge Historic District.
3. Amendment to Chapter Thirteen entitled "Offenses" by the addition of a new sub-sub-section V.A. (11) entitled "Electronic bug-killing devices".

Would you kindly review these proposed amendments 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,

Joseph E. Connarton

Joseph E. Connarton
Acting City Clerk

JEC/dl

Encs. (4) First Publication Number 2322,
Ordinances numbered 1036, 1037 and 1038.

c.c. Councillor Walsh, Chairman, Committee on Ordinances
Mr. Cellucci, Inspectional Services Commissioner.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

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

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

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

1. Amend the text to create two new commercial zoning districts: BA-2 (1.0/1.75 FAR for business/housing with a 45' height limit) and BC-1 (2.0/3.0 FAR for business/housing with a 50' height limit);
2. Amend the text to create a new residential zoning district: Residence C2-B (1.75 FAR for housing with a 45' height limit);
3. Amend the text of the Business C zoning district (2.0/3.0 FAR) for commercial/residential including other changes to dimensional regulations under Article 5.000);
4. Amend the text to create a new Massachusetts Avenue Overlay District.
5. Amend the Zoning Map by rezoning various districts abutting Massachusetts Avenue from the Cambridge Common to Richard Avenue.

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

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

ATTEST:- Joseph E. Connarton
Acting City Clerk.

NOTE:

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

ATTEST:- Joseph E. Connarton
Acting City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

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

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

Section 13-15A. Certain handgun transactions prohibited.

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

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

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

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

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

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

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

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

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

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

In City Council August 4, 1986.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration" is hereby amended by inserting the following subsection at the end of Section 2-146 entitled "Historic Districts Established":

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

In City Council August 4, 1986.

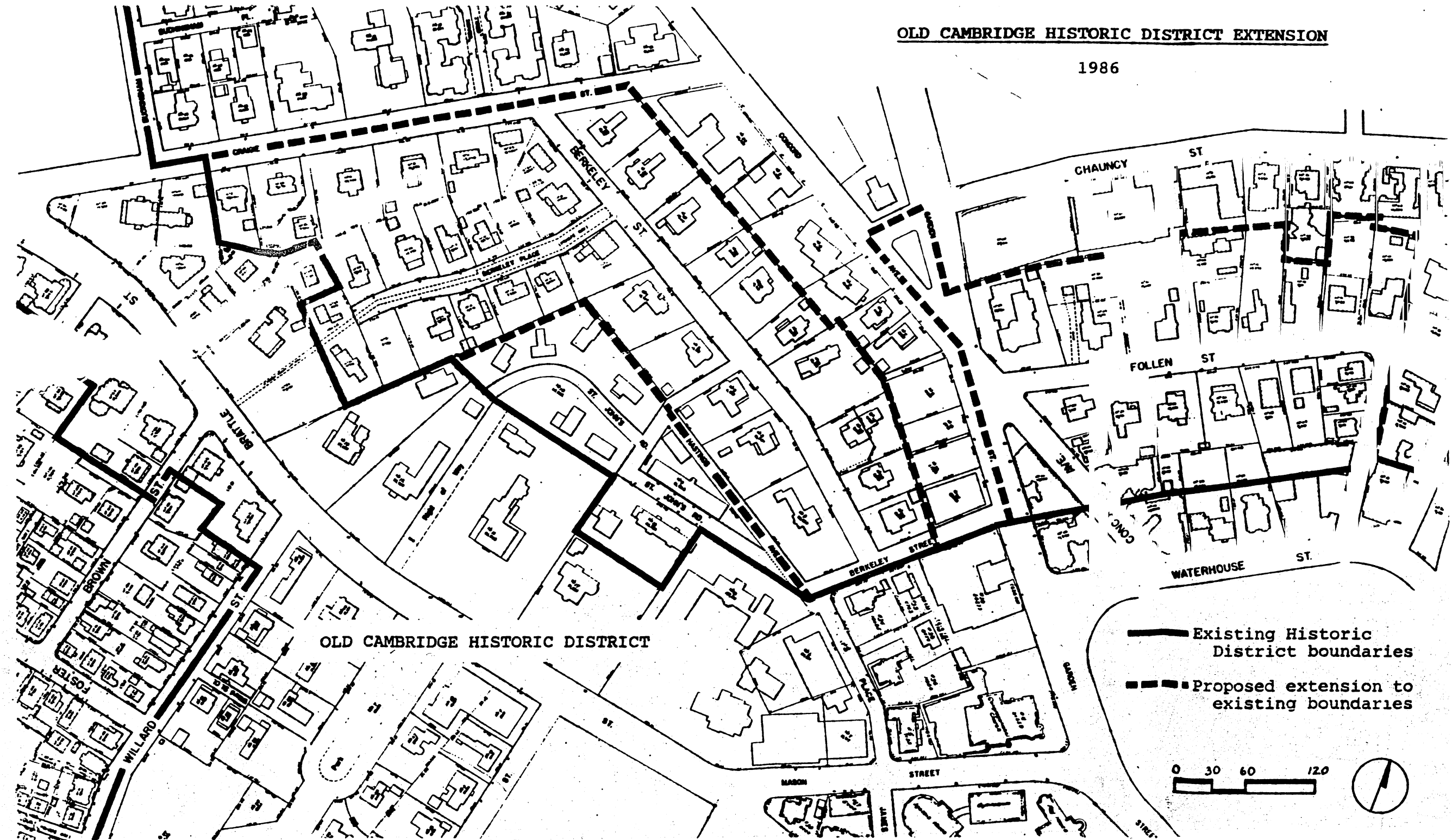
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

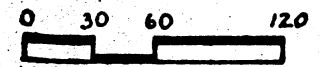
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries





City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

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

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

11) Electronic bug-killing devices.

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

In City Council August 4, 1986.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council Aug. 4 1986

Cambridge Historical District - C Duehay

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

*C Duehay
MS
Mr*

8 0 1



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

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In City Council August 4, 1986.

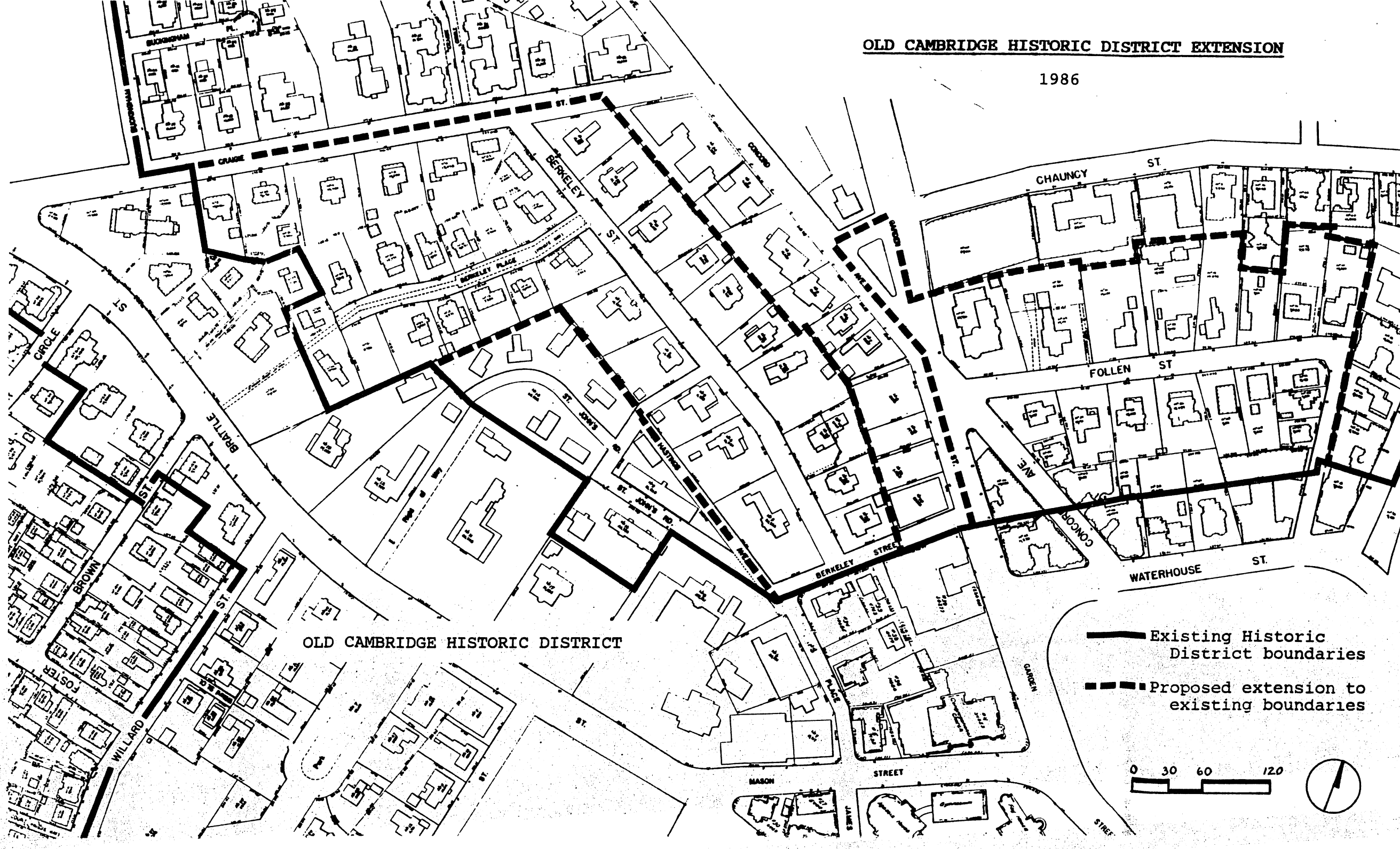
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;
Absent 1.

Robert W. Healy, City Manager.



ATTEST:- Joseph E. Connarton
Acting City Clerk.

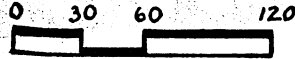
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

-  Existing Historic District boundaries
-  Proposed extension to existing boundaries





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

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In City Council August 4, 1986.

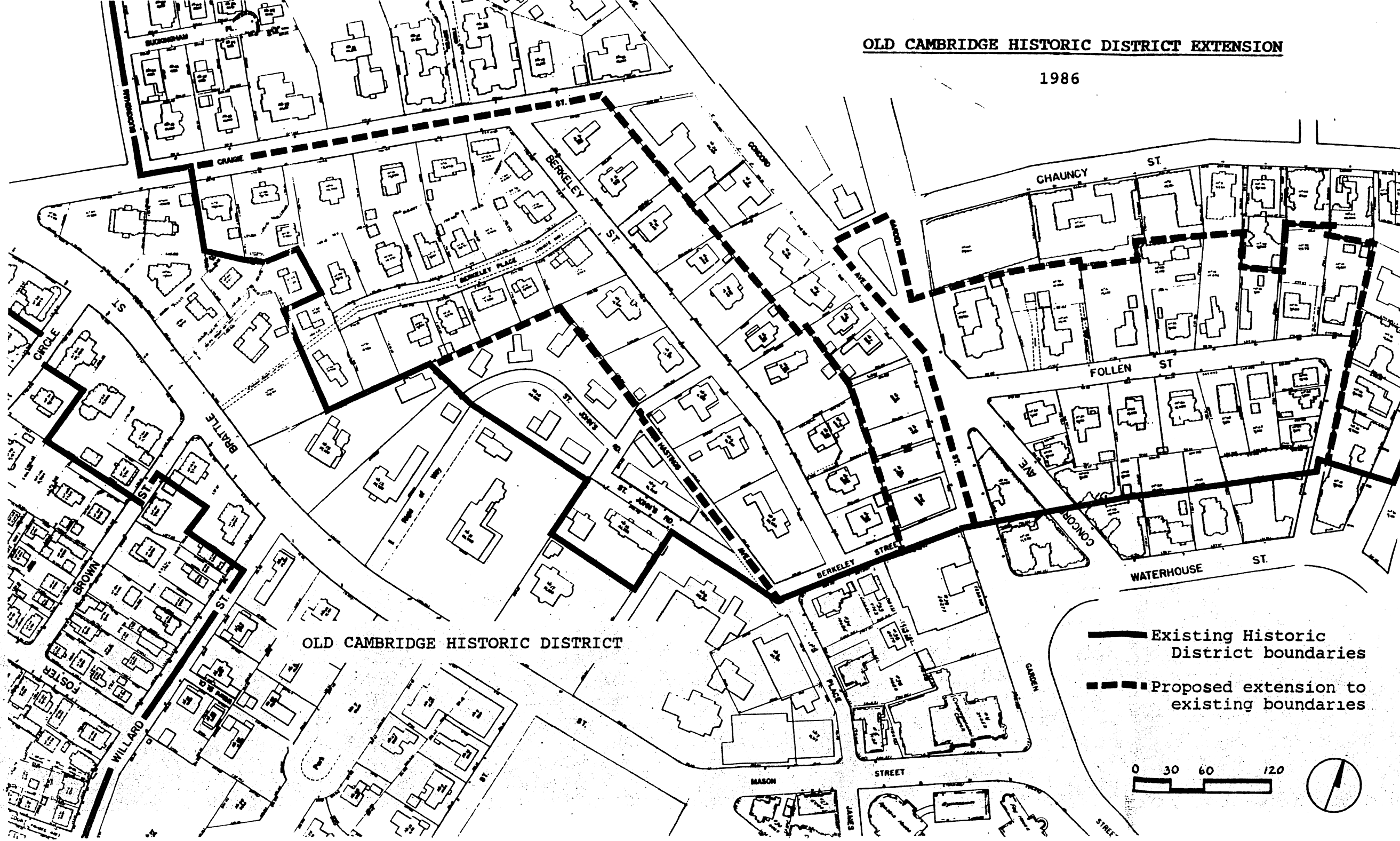
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

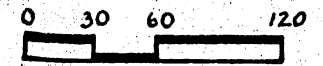
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

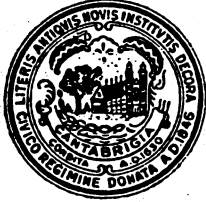
1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

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In City Council August 4, 1986.

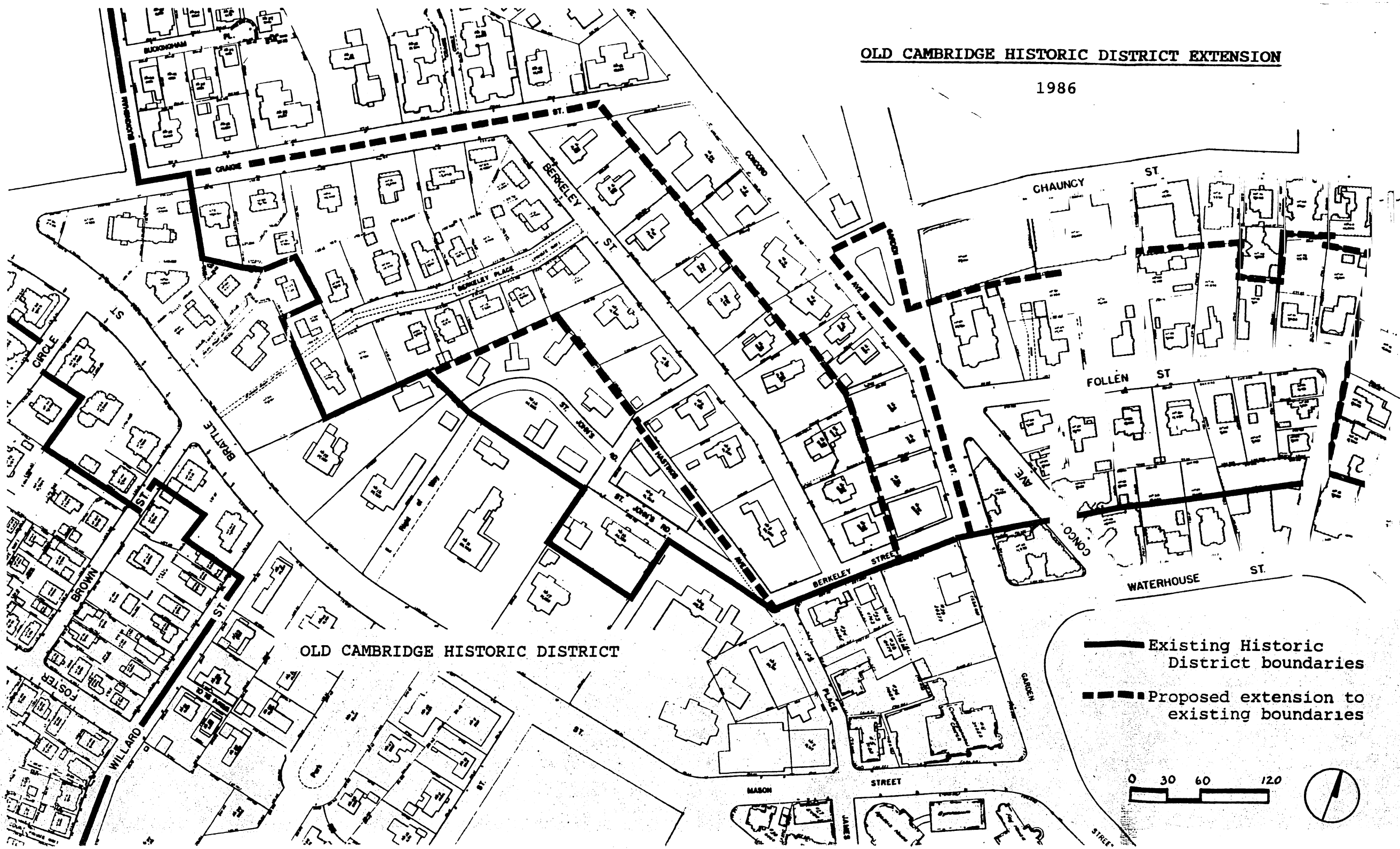
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

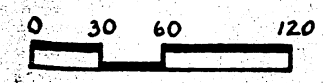
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

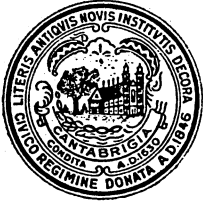
1986



OLD CAMBRIDGE HISTORIC DISTRICT

Existing Historic District boundaries
Proposed extension to existing boundaries





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration" is hereby amended by inserting the following subsection at the end of Section 2-146 entitled "Historic Districts Established":

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

In City Council August 4, 1986.

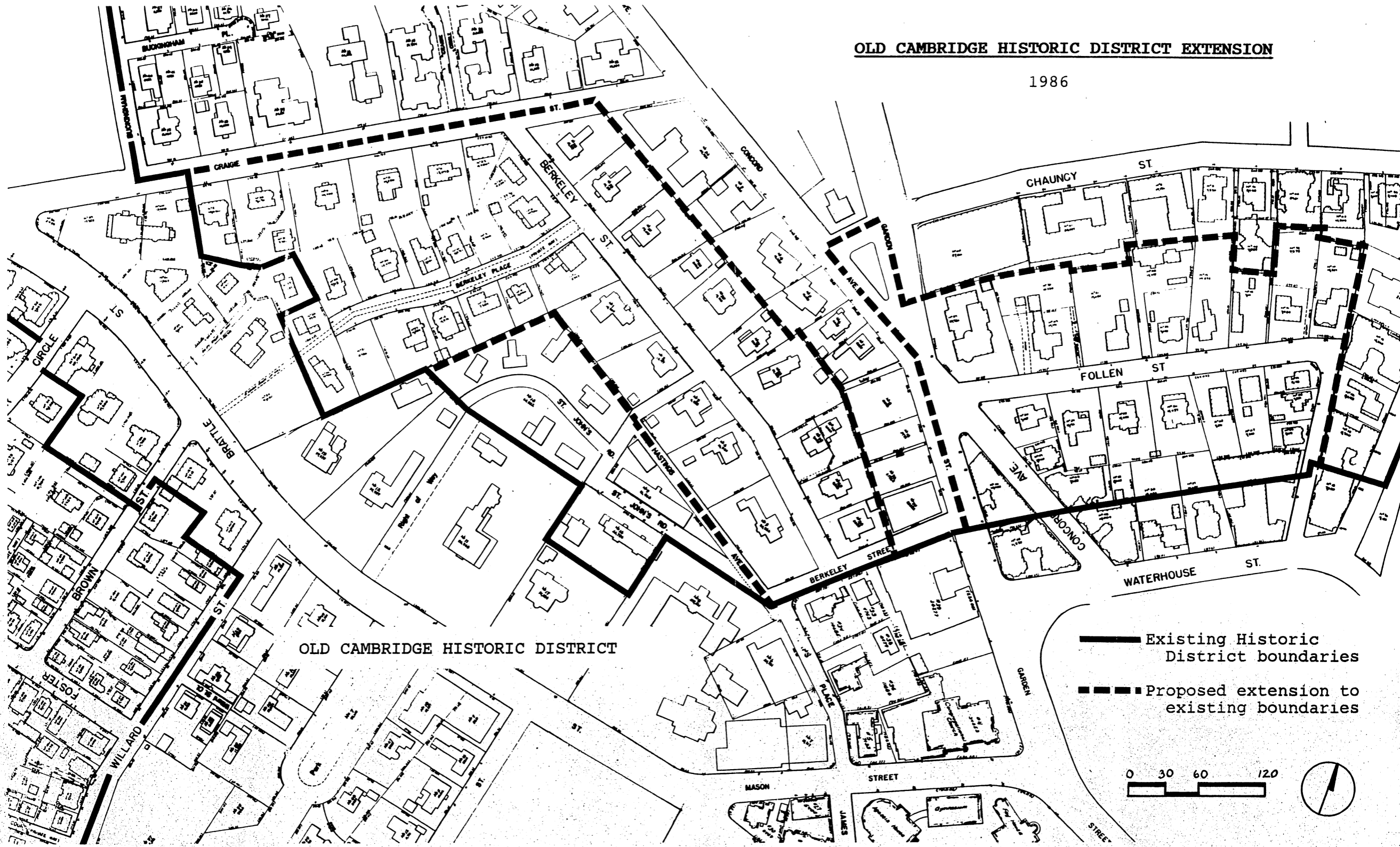
Passed to be ordained by a yeas and nays vote:- Yeas 8; Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

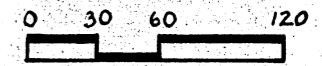
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries



Amended MAP



Cambridge Historical Commission

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



Robert G. Neiley, *Chairman*; William B. King, *Vice Chairman*; Charles M. Sullivan, *Executive Director*.
Dwight H. Andrews; Arthur H. Brooks, Jr.; James F. Clapp, Jr.; Charles W. Eliot, 2nd; Joseph G. Sakey; *Commission Members*.
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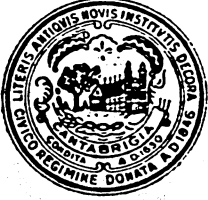
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As amended June 23, 1986

RECEIVED BY
OFFICE OF CITY CLERK
1986 JUL 25 AM 11:56
CAMBRIDGE MA.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

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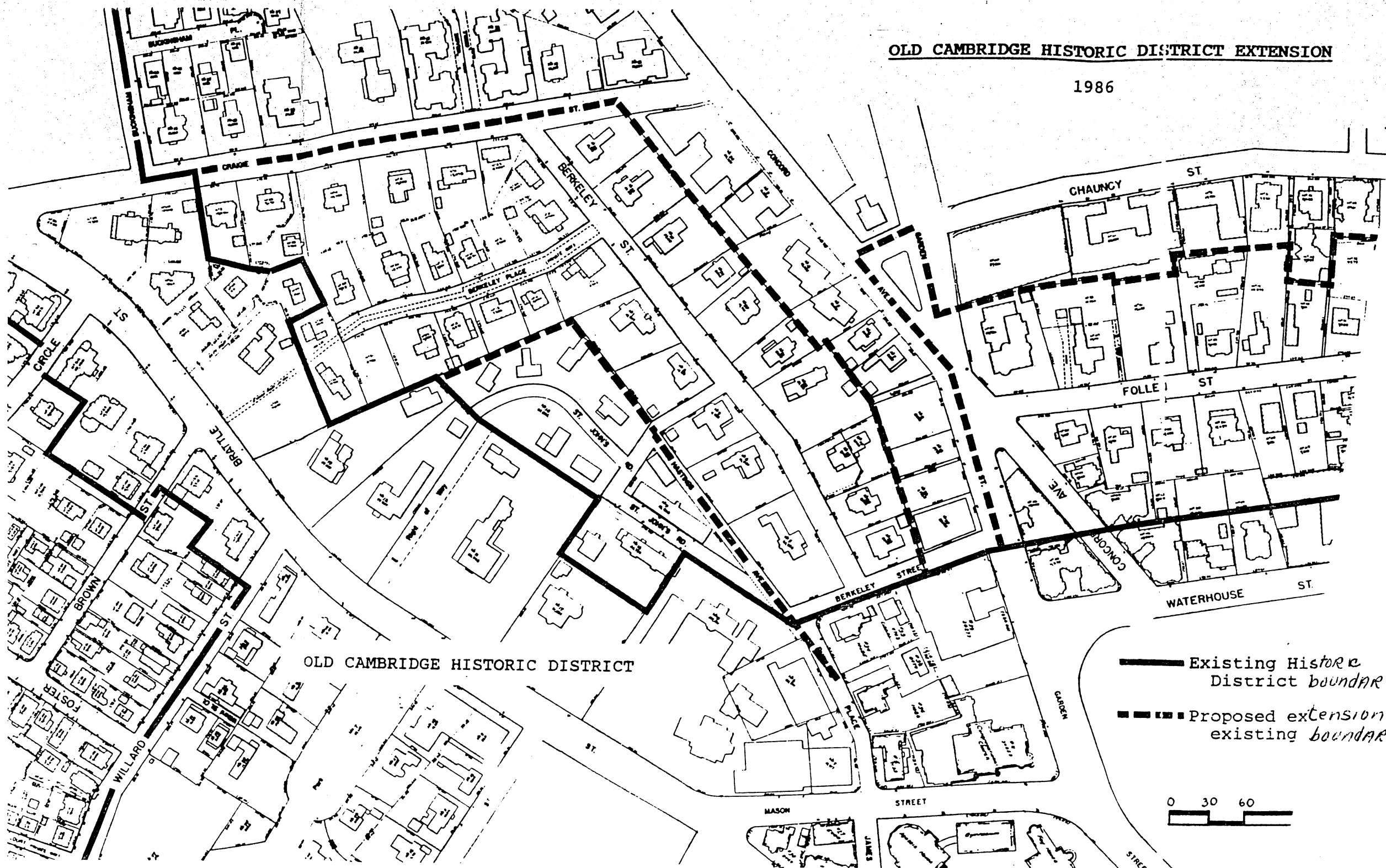
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Passed to a second reading as amended at the City Council meeting held on June 30, 1986 and on or after August 4, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
Acting City Clerk.

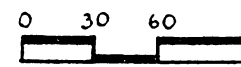
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

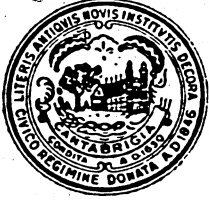
1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries.





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

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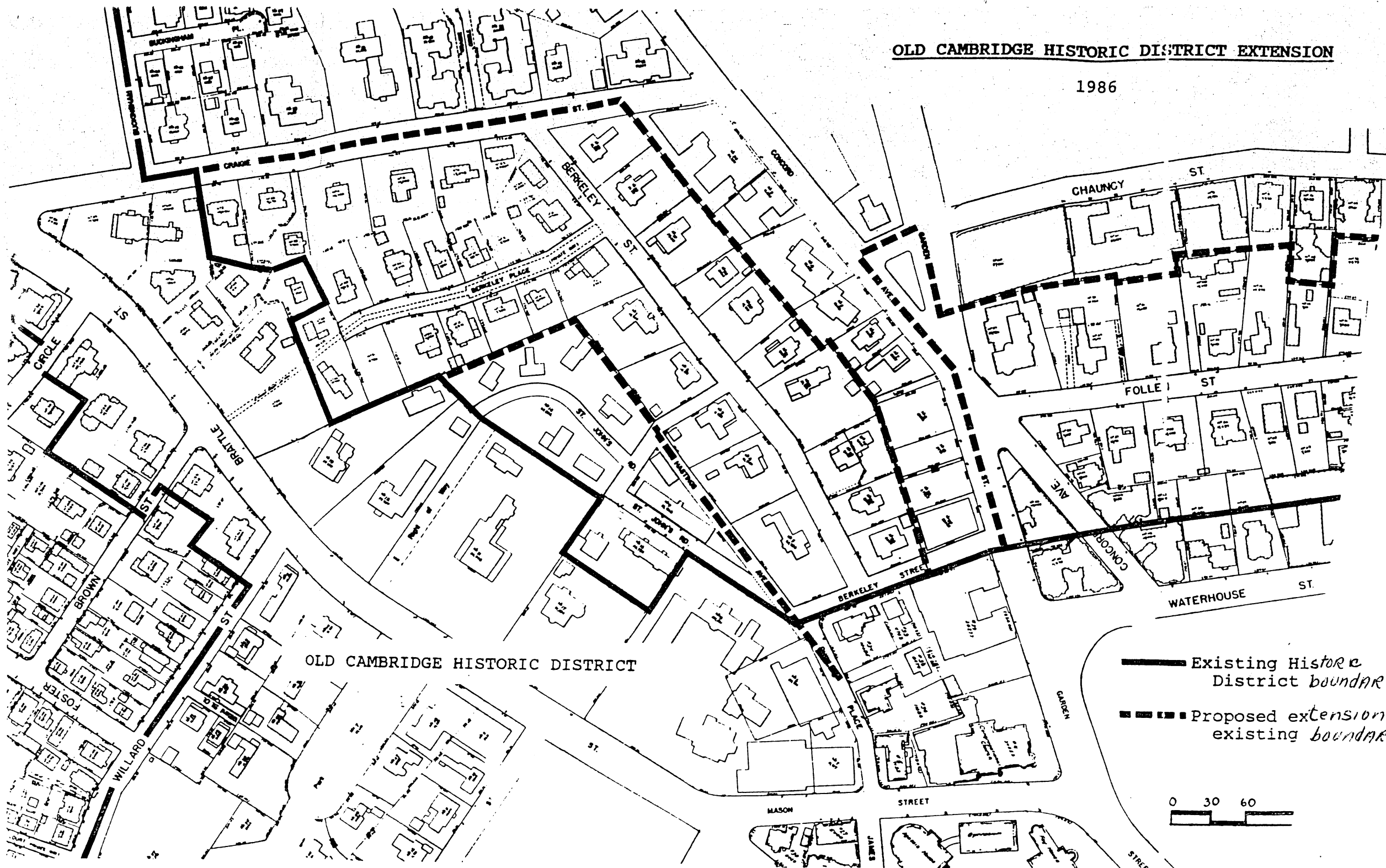
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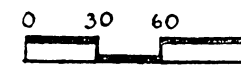
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

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City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

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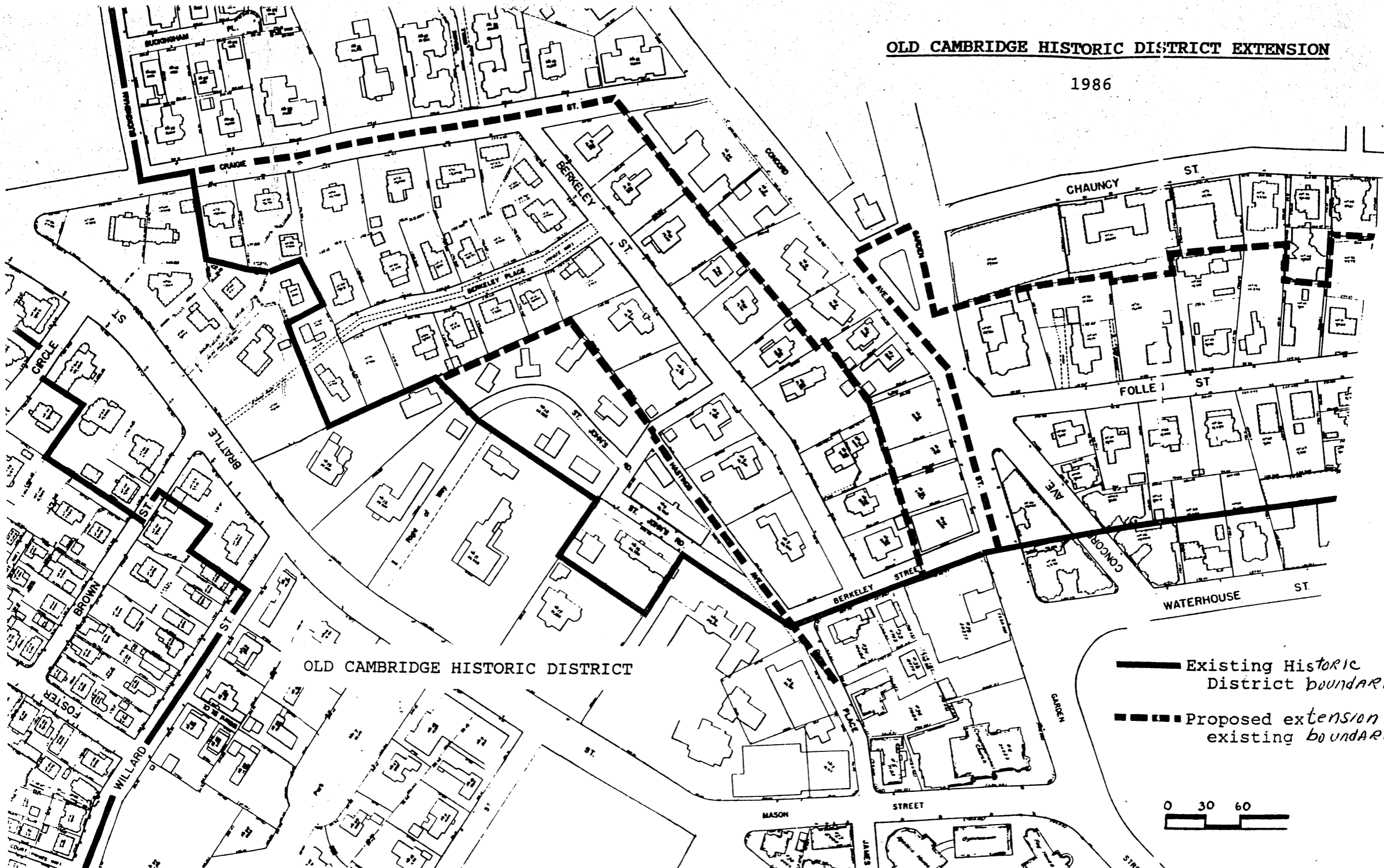
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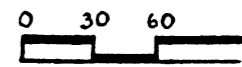
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



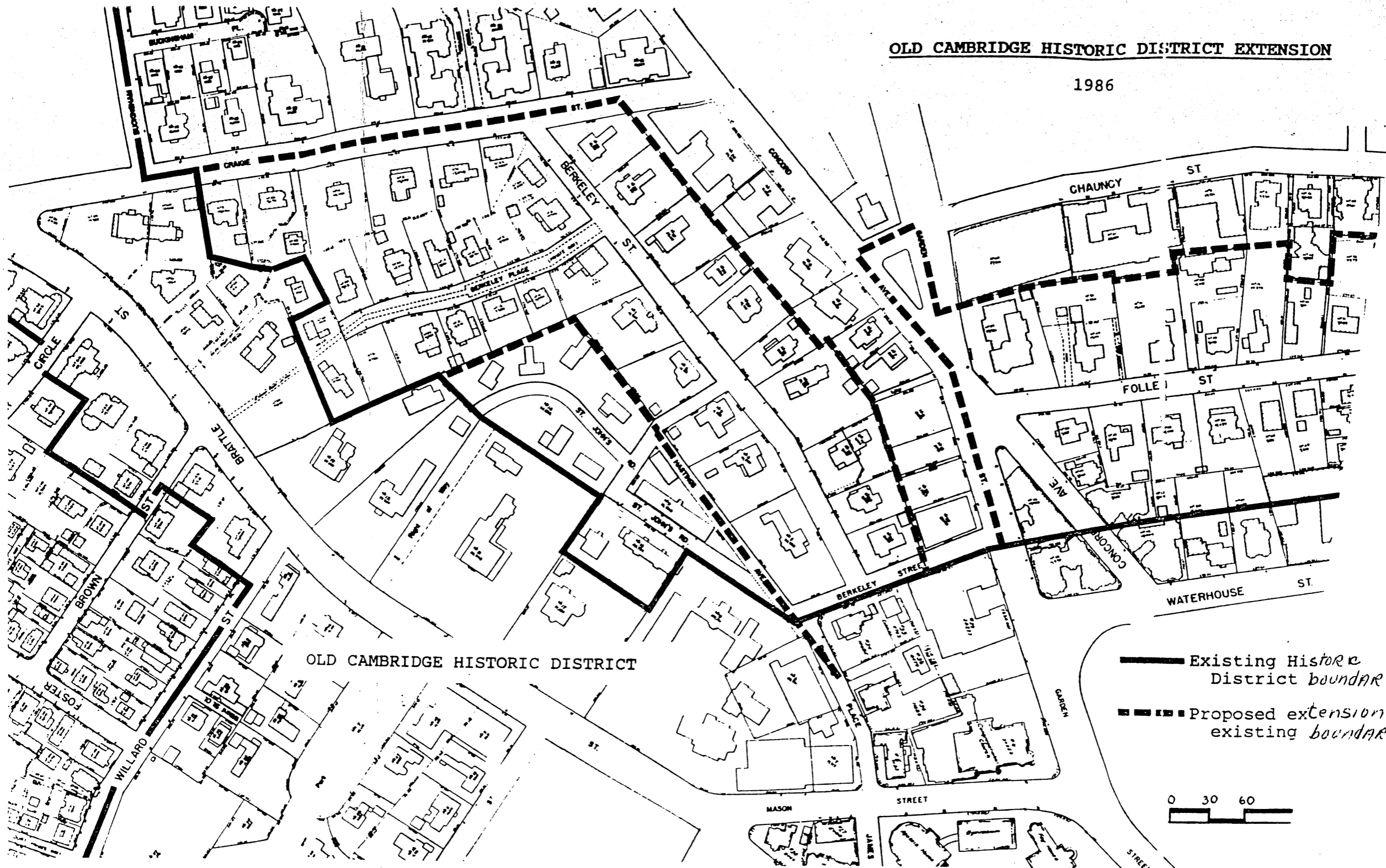
OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries



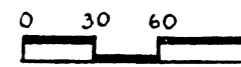
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
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Amended Version



Cambridge Historical Commission

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

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1986 JUL 21 PM 2:04

Robert G. Neiley, *Chairman*; William B. King, *Vice Chairman*; Charles M. Sullivan, *Executive Director*.
Dwight H. Andrews; Arthur H. Brooks, Jr.; James F. Clapp, Jr.; Charles W. Eliot, 2nd; Joseph G. Sakey; *Commission Members*.
Allison M. Crump, Suzanne R. Green, John Lyons, *Alternates*

CAMBRIDGE MA.

Proposed Amendment to the City Code

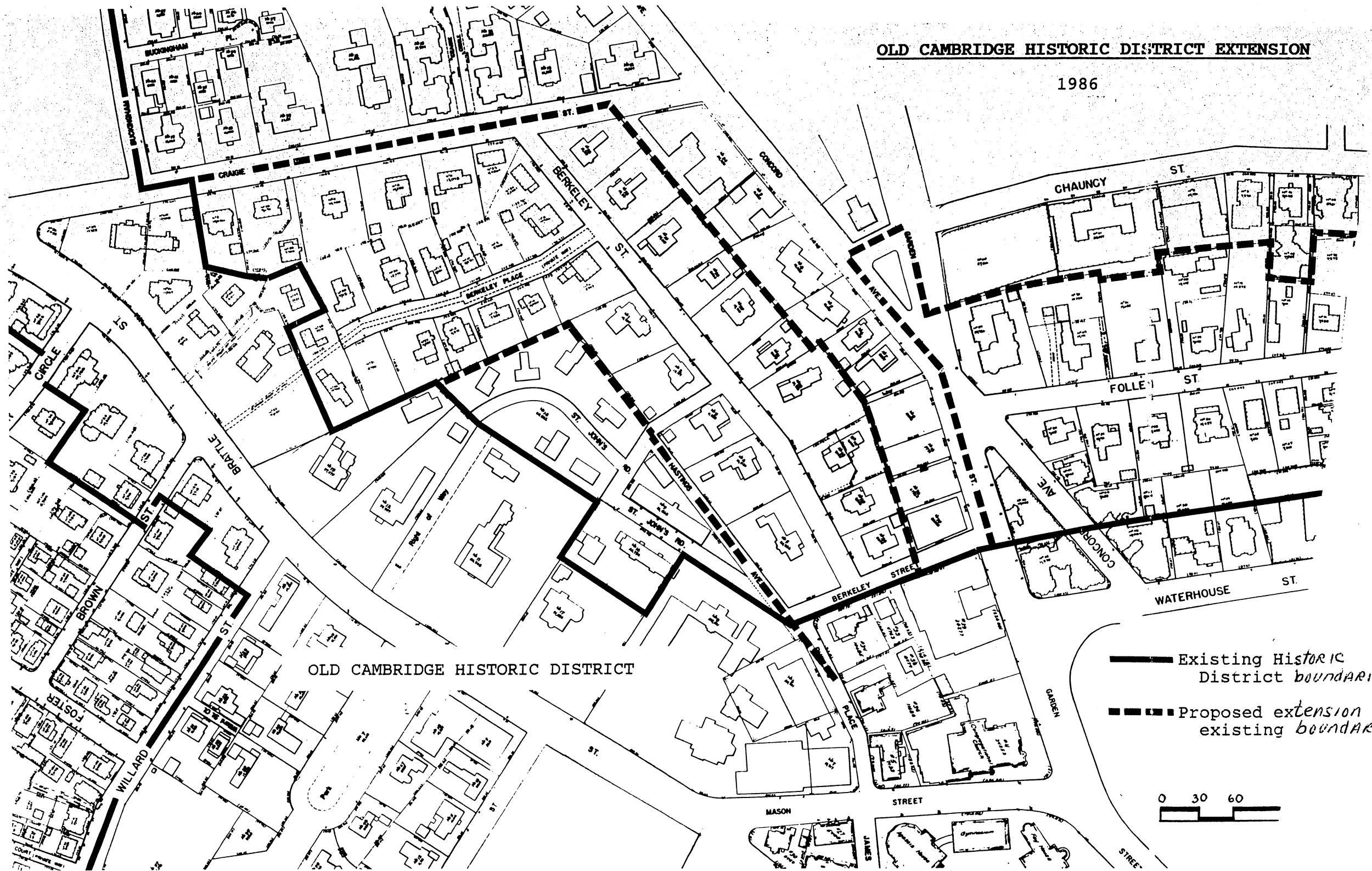
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As amended June 23, 1986

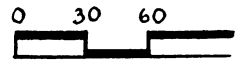
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries.



Committee on Ordinance

6/18/86

5:20 P.M.

Present - Councillor William H. Walsh - Pres. Com.

- ① C. Villone
- ② C. Dunham
- ③ C. Wolf
- ④ C. Russell
- ⑤ C. D. Sullivan 5:37 P.M.

Ch. Sullivan
S. D.
Historical Com.

defined extension, as
proposed by Historical Commission
C. 40C MGLA

Public hearings held in 1984 -
1985 -
these have been requested
by property owners.

Six notes required

C. Vill

Ques. why the extension

Ch Sullivan

This is only way to protect

The neighborhood from future
large scale development

C. Wolf

Ques. names re: Episcopal
Diocese School

Ch. Jullivari

It's conceivable that a large
development could take place
which is visible from a
public way.

C. Dyer

Ques. One Arsenal Square.
It's a mess.

Neighborhood cooperation these
proposals and all are in
agreement w/ exception of
Episcopal Diocese School

John Brode
23 Berkeley St

Supports St. Yvon.
We would like to be included
in St. Yvon Diocese.

Arthur Rosenthal
8 Fuller St.

Juppert's petition

Shelia Cook
34 Fuller St.

Juppert's petition
New condos are coming
trees being removed.
wheel on this along, fine.

Suzanne Russell
1572 Mass Ave.

Juppert's petition, leaving
in mind property next
door, town house develop-
ment etc. (1564 Mass.)

Joseph Genzel
6 Fuller St.

Juppert's petition

Dredra Mann
37 Highland Ave

" "

opposed

Douglas Mann, Esq.

We are not completely
opposed to ~~complete~~ entire
petition, just what effects
the Downside School

Request C/C exclude Dunlop School from proposal

C. Dushay

Open opposition

Atty. Major

It's a needless expense to go to a commission to rubber stamp the fact we don't need their review anyway.

Ch. Fullbrai

a potential hazard exists if you don't include E.D.S.

Edward Wilson
Architectural Consultants
to E.D.S.

Originally we were told by Mr. Fullbrai we need not be included

* C. Vell

None to exempt E.D.S. from proposal arsenal

C. Dushay

One Arsenal figure be deleted

17/10

C. Wolf

From a conceptual point of view, original plan was fine. but as a matter of fairness, EDS shld now be included.

* C. Durbin

Move to refer w/ a favorable recommendation to C/C as amended.

A/D

6:20 P.M. Geneva Waterfront

G. Malenfant
75 Henry St.

We are in a "middle dense" type zone.

Traffic and parking congestion is our concern.

C. Wolf

Spec. neighborhood support

M Malenfant

Met Godd's petition earlier and I've resubmitted petitions

Reposu
1 Pearl St. Place

Supports petition
because it's important
to quality of life in
neighborhood

Henretta Davis
120 Chestnut St.

Supports petition and
got 60 signatures.
Support down-zoning.
(Did not present petition)

C. Dyer

Gen. neighborhood support

H. Davis

Many people do, but
some do not.

C. Dyer

I'm getting calls against

H. Davis

It's complicated because
we are already non-conform-
ing, and this will make
us more so.

Robert Handrick
251 Sidney St.

This will promote residential
development for this area.

Theresa Goodman
47 Chestnut St.

Suggate's petition

opposed

Roy Vassar
196 Pearl St.

opposed to this petition, I own property and my house will conform, but why must it be down-zoned.

Harry
318 Brooklyn Street

This is not zoning. The development will become more expensive

Bill Conllin
Simplex Street

Neighborhood needs more data before C/C can be asked to vote

How many parcels could be affected

C. D. Sullivan

I'm basically in agreement w/ Mr. Conllin on this issue

C. D. Sullivan

Reg. Pl. Bd to include in its report: 90% of area to be rezoned non-conforming.

Data on neighborhood charter

Nishi Baccus / Whitcomb
12 Florence

Schuttel
opposition
petition
to proposal

6 - owner

8 - opposed

A.C. Velt

Remain in committee
data from Pl. Bd.

7:20 P.M. Handgun

C.D. Sullivan

Spoke on his proposal.
This protects existing licenses,
but would not allow new
licenses. This would be a
policy statement

C. Duxbury

Pro- protection
of existing
business.

C.D. Sullivan

It's a significant part of a person's

effective business.

I don't want to produce any unnecessary oppos-ition

C. Wolf

Very supportive.

Chip Paschke

Supports ordinance.

Only purpose of hand gun is to kill people use c/c to support this.

Reena Seth
1100 Chantrel SO.

Supports ordinance

Thom Franklin, Esq.
628 Green SO.

Supports ordinance
Hand guns have no part in (anti.)

* C. D. Sullivan

Ref forwarded to c/c
A v/d

7:31 P.M. Mt. Vernon St. Petition.

C. Durbin

This area is subject for further development not consistent w/ neighborhood. I believe there is support

Keri Crane, Esq.

1840 Mass. Ave. Realty Trust
My client has been a member of the North Ave. Advisory Committee.

"

C-2B would be o.k. w/ my client, but not Per. C-1 we would oppose this petition

C. Durbin

I don't think people of neighborhood old line w/ proposed development on this site

"

Pres. of Wasserman now supports Mass Ave pet

K. Crane

Yes, he is a signator

* C. Dunham

Moved this item
in Committee pending
report of Pt. Bd and
further information
610

Mary Jane Kornacki
Mt. Vernon 35.

Consider quality of life
& neighborhood

July: 7:41 P.M.



Cambridge Historical Commission

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



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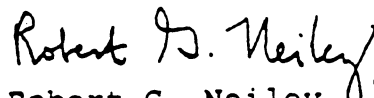
January 15, 1986

To the Honorable, the City Council:

The Cambridge Historical Commission respectfully submits its final report on the proposed extension to the Old Cambridge Historic District, pursuant to Chapter 40C of the Massachusetts General Laws and the Cambridge Historical Commission ordinance.

The Commission has drafted this proposal with the encouragement and cooperation of neighborhood residents, and believes it is generally supported by the property owners who would be affected by it. Extension of the Historic District is seen as a means of countering inappropriate development in one of Cambridge's most historic yet vulnerable neighborhoods. It is a tool that has proven its effectiveness in the more than twenty years since the establishment of the first historic district in Cambridge.

An amendment to the City Code that would establish the extension is attached for your consideration.


Robert G. Neiley ^{NLD}
Chairman

SUMMARY

Proposed Berkeley Street and Follen Street Extensions to the Old Cambridge Historic District

The Cambridge Historical Commission proposes the extension of the existing Old Cambridge Historic District to include properties on Arsenal Square, Berkeley Place, Berkeley Street, Concord Avenue, Craigie Street, Follen Street, Hastings Avenue, and St. John's Road.

The Existing Historic District

The Old Cambridge Historic District was established in 1976 in a consolidation of four historic districts enacted in 1963. The district presently includes the Old Yard of Harvard College, Cambridge Common and its surroundings, Longfellow Park, and both sides of Brattle Street and Elmwood Avenue as far as Fresh Pond Parkway.

Objectives

The objective of the extension is to protect the special environments of Arsenal Square, Berkeley Street and Follen Street from inappropriate change and overdevelopment. Berkeley Street and Follen Street have exceptional architectural qualities and historical associations, while Arsenal Square still retains much of its 19th century residential qualities. Because of the large yards and open spaces in these neighborhoods, they are susceptible to overbuilding and inappropriate conversion of existing houses.

Protection

In an historic district established under Chapter 40C of the General Laws all new construction, demolition, or alteration of an existing structure in a manner visible from a public way requires approval from the Historical Commission. The criterion followed by the Commission is that the proposed change must be appropriate for its context. All applications are judged individually on their merits, and only those that are determined to be incongruous are denied.

Proposed Boundaries

The present historic district includes portions of all properties surrounding Cambridge Common or fronting on Mason and Brattle Streets. Two separate extensions are proposed. One includes all properties on both sides of Follen Street, the houses at 7 and 9 Concord Avenue and 1 Arsenal Square, and Arsenal Square Park. The second includes all properties on

Berkeley Place, Berkeley Street, Hastings Avenue, and the south side of Craigie Street west of Berkeley Street.

Procedures and Authority

The Commission proposes that the same procedures and authority now in effect in the existing district apply in the proposed extension. The provisions of state and local legislation and the record of the Commission in administering the historic district are reviewed in this report.

Establishing the District

The steps for establishing an historic district are prescribed by Chapter 40C of the General Laws. The Commission must prepare a preliminary report; allow a sixty day period for review and comment; hold a public hearing to which all property owners are invited; and submit a final report and the proposed ordinance to the City Council, where it requires a two-thirds majority to be enacted.

Community Consultation

The Commission has undertaken the proposed extension in response to petitions by residents of the affected areas. Numerous neighborhood meetings were held, and all institutional and commercial property owners that might have been affected were consulted. The Commission is confident that a strong consensus exists for the extension of the district.

Proposed Amendment to the City Code

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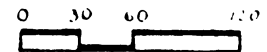
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OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986

OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries



Speaking in favor of the petition were:- John Brode, 23 Berkeley Street; Arthur Rosenthal, 8 Follen Street; Sheila Cook, 34 Follen Street; Suzanne Russell, 1572 Massachusetts Avenue; Joseph Jenkel, 6 Follen Street and Debra Marvin; 37 Highland Avenue.

At this time, speaking in opposition was Douglas A. Muir, Esquire, representing the Episcopal Divinity School, who stated the School was generally in favor of the petition but did not want to be included in what he considered is a process which was a needless exercise. He further stated that Mr. Charles Sullivan had previously informed the School that they would be exempt.

Also speaking in opposition was Mr. Edward Millson, an architectural consultant to the Divinity School.

Councillor Wolf stated that she believed from a conceptual point of view the proposal including the Divinity School was fine, but it is really a question of fairness to the School in light of the fact that other areas have been excluded.

Councillor Alfred Vellucci moved to delete the Episcopal Divinity School from the petition.

The motion prevailed on a voice vote.

Councillor Francis Duehay moved to delete One Arsenal Square from the petition.

The motion prevailed on a voice vote.

At this time, Councillor Francis Duehay moved that the petition as amended be referred to the full Council with a favorable recommendation.

The motion prevailed on a voice vote.

For the Committee,

Councillor William H. Walsh
Chairman.

City of Cambridge

In City Council..... June 30, 1986

The Ordinance Committee comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, June 18, 1986 in the Sullivan Chamber, City Hall, beginning at 5:39 p.m. The purpose of this hearing was to discuss a proposed amendment to the General Ordinances as submitted by the Historical Commission, relative to the extension of the "Old Cambridge Historic District".

Councillor William Walsh, Chairman of the Ordinance Committee called the meeting to order and requested to petitioner to outline the proposal.

At this time, Charles Sullivan, Executive Director of the Historical Commission, outlined the proposal to the Committee. He stated that the proposal was in accordance with C. 40 C M.G.L.A., and that the Commission had held a series of meetings and public hearings on the proposal dating back to 1984. He further stated that the initiative for the extension came from property owners surrounding the current Historical District.

Vice-Mayor Vellucci questioned why was such an extension necessary.

Mr. Charles Sullivan responded by stating an extension of the current District would be the only way to preserve the neighborhood in question from future large scale development; specifically, the Berkley Street, Follen Street, Berkeley Place, Craigie Street, Concord Avenue, Arsenal Square, Hastings Avenue and Saint John's Road area.

Councillor Alice Wolf questioned the area of the petition which includes the Episcopal Divinity School on Saint John's Road and Hastings Avenue. She stated that she, as did other members of the Council received a communication from a law firm representing the Divinity School, which indicated they wanted to be excluded from the petition.

Mr. Charles Sullivan indicated he had several discussions with both the Divinity School and their attorneys regarding this issue and the Historical Commission, although it did not have any information which would lead them to believe the school was about to embark on a large scale development, did feel the Divinity School should remain within the petition.

Councillor Duehay stated that he believed Arsenal Square in its present condition is a mess and needs some sort of restriction and as far as he knew the general neighborhood, with the exception of the Episcopal Divinity School, was in agreement.

REPORT

Committee on Ordinances

Re: favorable recommendation on the amended petition of the Historical Commission to amend the General Ordinances in Chapter Two entitled "Administration" by inserting a subsection (a) at the end of Section 2-146 extending the "Old Cambridge Historic District".

In City Council,

June 30, 1986

C. Dunbar

Passed to 2nd

Reading

C. Dunbar
ms
RF

v/v
8

HEMENWAY & BARNES

COUNSELORS AT LAW

60 STATE STREET

BOSTON, MASSACHUSETTS 02109

TELEPHONE (617) 227-7940

TELECOPIER (617) 227-0781

ALFRED HEMENWAY
(1863-1927)

CHARLES B. BARNES
(1893-1956)

EDWARD P. MANNIX
DIANE C. TILLOTSON
SUSAN HUGHES BANNING
R. GREGG STONE
KENNETH P. BRIER
KATHLEEN A. BRYAN
FREDERIC J. MARX
MICHAEL L. LESHIN
KURT F. SOMERVILLE
TERESA A. BELMONTE
BARBARA ZICHT RICHMOND

GUIDO R. PERERA
OF COUNSEL

GEORGE H. KIDDER
MASON M. TABER, JR.
DAVID H. MORSE
ROY A. HAMMER
LAWRENCE T. PERERA
JOHN J. MADDEN
GEORGE T. SHAW
TIMOTHY F. FIDGEON
RUTH R. BUDD
MICHAEL B. ELEFANTE
MICHAEL A. COLLORA
DOUGLAS A. MUIR
ALICE E. RICHMOND
MICHAEL J. PUZO
THOMAS L. GUIDI
EDWARD NOTIS-McCONARTY

June 18, 1986

Charles M. Sullivan, Executive Director
Cambridge Historical Commission
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Cambridge City Council
Ordinance Committee
Cambridge City Hall
Cambridge, MA 02139

Re: Proposed Extension of Old Cambridge Historic
District to include properties on Follen
Street, Arsenal Square, Concord Avenue, Berkeley
Street, Berkeley Place, Craigie Street, St. John's
Road and Hastings Avenue

Gentlemen:

We are writing on behalf of Episcopal Divinity School which owns properties on St. John's Road and Hastings Avenue that are proposed to be included in the historic district extension. The School is concerned about the inclusion of these properties and feels that it would be inappropriate to do so in view of the fact that they are not visible from a public way and that Historical Commission jurisdiction should therefore not extend to them.

The School was advised at the original neighborhood meetings that these properties would not be included, and the maps were drawn accordingly. At subsequent meetings between representatives of the School and Mr. Sullivan, a concern was raised about development of the properties in this area above the currently applicable zoning height limitations. Mr. Sullivan indicated that any such concern could be appropriately addressed by a historical air rights restriction which would apply to any development above the currently applicable zoning height limitation.

The School is therefore perplexed that the current proposal before the Ordinance Committee simply includes these properties

HEMENWAY & BARNES

Mr. Charles M. Sullivan
(Cambridge Historical Commission)
Cambridge City Council
June 18, 1986
Page Two

with no mention whatsoever of the air rights restriction concept. At the October 3, 1985 hearing before the Historical Commission, the School's representative asked why the proposal had been changed to include these properties and why the historical air rights restriction had not been pursued. No satisfactory answer was forthcoming.

The School is generally in favor of the expansion of this historical district to include the properties located on the public streets. In particular the School feels that it would be most appropriate to include its deanery located at 4 Berkeley Street -- perhaps the most historically significant building in the area. On the other hand, the Episcopal Divinity School feels that it would be most inappropriate to include the St. John's Road and Hastings Avenue buildings in the proposed district extension, as these buildings are located on private ways, are not visible from public ways, and are therefore outside of the Commission's jurisdiction. We see no reason why the school should have to go to the Commission to obtain a Certificate of Inapplicability for properties which are by definition outside of its purview.

If the Commission is legitimately concerned with potential development of the St. John's Road and Hastings Avenue properties to an excessive height, we feel that such concerns can and should be addressed by Mr. Sullivan's earlier suggestion of an historical air rights restriction above the currently applicable zoning height limitation. We would be most in favor of such a proposal.

Sincerely,



Douglas A. Muir

DAM:pa



Cambridge Historical Commission

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



Robert G. Neiley, *Chairman*; William B. King, *Vice Chairman*; Charles M. Sullivan, *Executive Director*.
Dwight H. Andrews; Arthur H. Brooks, Jr.; James F. Clapp, Jr.; Charles W. Eliot, 2nd; Joseph G. Sakey; *Commission Members*.
Allison M. Crump, Suzanne R. Green, John Lyons, *Alternates*.

January 15, 1986

To the Honorable, the City Council:

The Cambridge Historical Commission respectfully submits its final report on the proposed extension to the Old Cambridge Historic District, pursuant to Chapter 40C of the Massachusetts General Laws and the Cambridge Historical Commission ordinance.

The Commission has drafted this proposal with the encouragement and cooperation of neighborhood residents, and believes it is generally supported by the property owners who would be affected by it. Extension of the Historic District is seen as a means of countering inappropriate development in one of Cambridge's most historic yet vulnerable neighborhoods. It is a tool that has proven its effectiveness in the more than twenty years since the establishment of the first historic district in Cambridge.

An amendment to the City Code that would establish the extension is attached for your consideration.

Robert G. Neiley
Robert G. Neiley ^{NLD}
Chairman

SUMMARY

Proposed Berkeley Street and Follen Street Extensions to the Old Cambridge Historic District

The Cambridge Historical Commission proposes the extension of the existing Old Cambridge Historic District to include properties on Arsenal Square, Berkeley Place, Berkeley Street, Concord Avenue, Craigie Street, Follen Street, Hastings Avenue, and St. John's Road.

The Existing Historic District

The Old Cambridge Historic District was established in 1976 in a consolidation of four historic districts enacted in 1963. The district presently includes the Old Yard of Harvard College, Cambridge Common and its surroundings, Longfellow Park, and both sides of Brattle Street and Elmwood Avenue as far as Fresh Pond Parkway.

Objectives

The objective of the extension is to protect the special environments of Arsenal Square, Berkeley Street and Follen Street from inappropriate change and overdevelopment. Berkeley Street and Follen Street have exceptional architectural qualities and historical associations, while Arsenal Square still retains much of its 19th century residential qualities. Because of the large yards and open spaces in these neighborhoods, they are susceptible to overbuilding and inappropriate conversion of existing houses.

Protection

In an historic district established under Chapter 40C of the General Laws all new construction, demolition, or alteration of an existing structure in a manner visible from a public way requires approval from the Historical Commission. The criterion followed by the Commission is that the proposed change must be appropriate for its context. All applications are judged individually on their merits, and only those that are determined to be incongruous are denied.

Proposed Boundaries

The present historic district includes portions of all properties surrounding Cambridge Common or fronting on Mason and Brattle Streets. Two separate extensions are proposed. One includes all properties on both sides of Follen Street, the houses at 7 and 9 Concord Avenue and 1 Arsenal Square, and Arsenal Square Park. The second includes all properties on

Berkeley Place, Berkeley Street, Hastings Avenue, and the south side of Craigie Street west of Berkeley Street.

Procedures and Authority

The Commission proposes that the same procedures and authority now in effect in the existing district apply in the proposed extension. The provisions of state and local legislation and the record of the Commission in administering the historic district are reviewed in this report.

Establishing the District

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Community Consultation

The Commission has undertaken the proposed extension in response to petitions by residents of the affected areas. Numerous neighborhood meetings were held, and all institutional and commercial property owners that might have been affected were consulted. The Commission is confident that a strong consensus exists for the extension of the district.

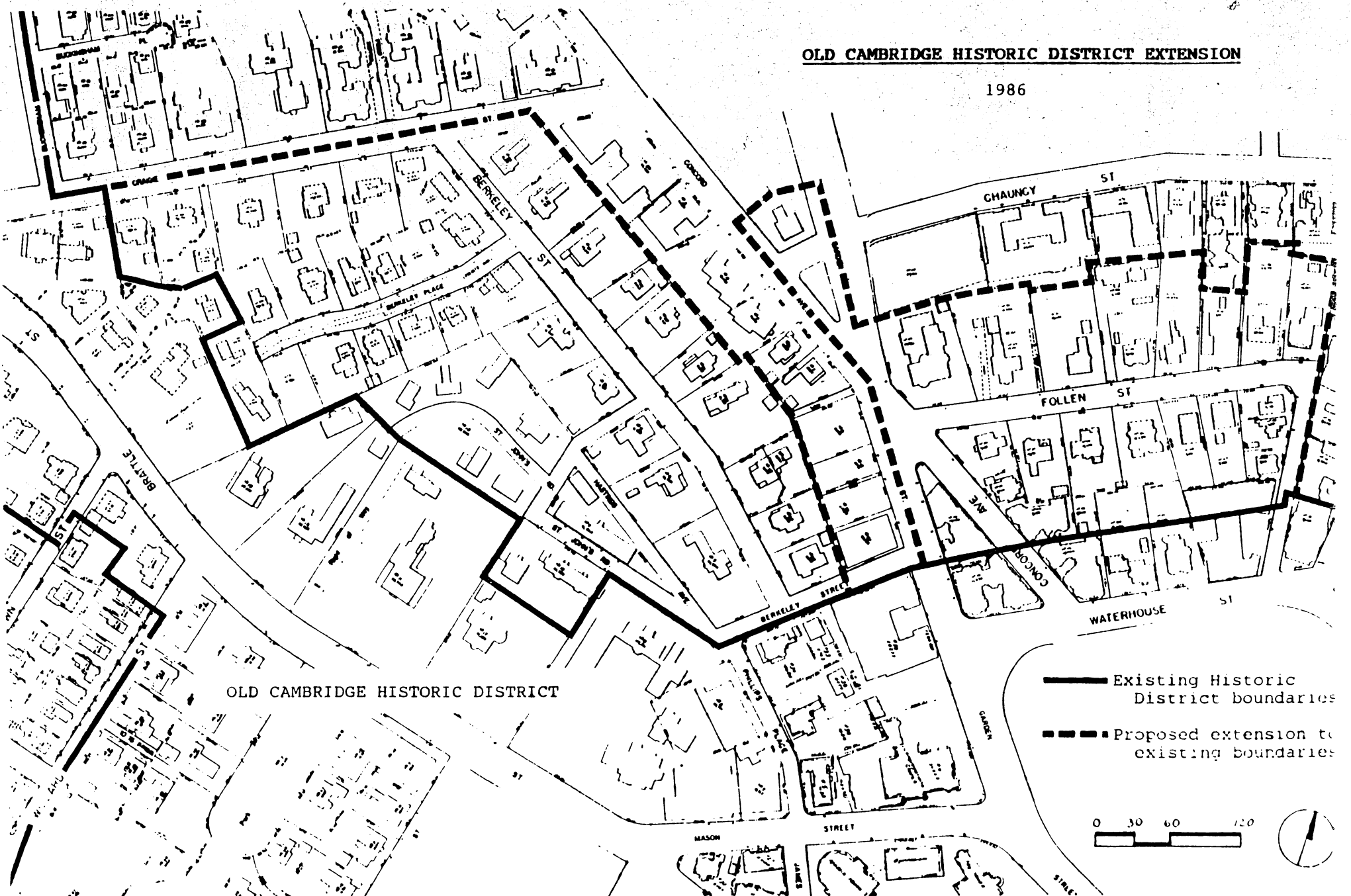
Proposed Amendment to the City Code

Chapter Two entitled "Administration" of the Code of the City of Cambridge is hereby amended by inserting the following subsection at the end of Section 2-146 entitled "Historic Districts Established":

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

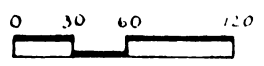
OLD CAMBRIDGE HISTORIC DISTRICT EXTENSION

1986



OLD CAMBRIDGE HISTORIC DISTRICT

- Existing Historic District boundaries
- - - Proposed extension to existing boundaries





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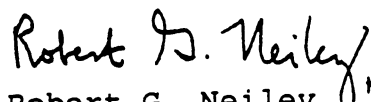
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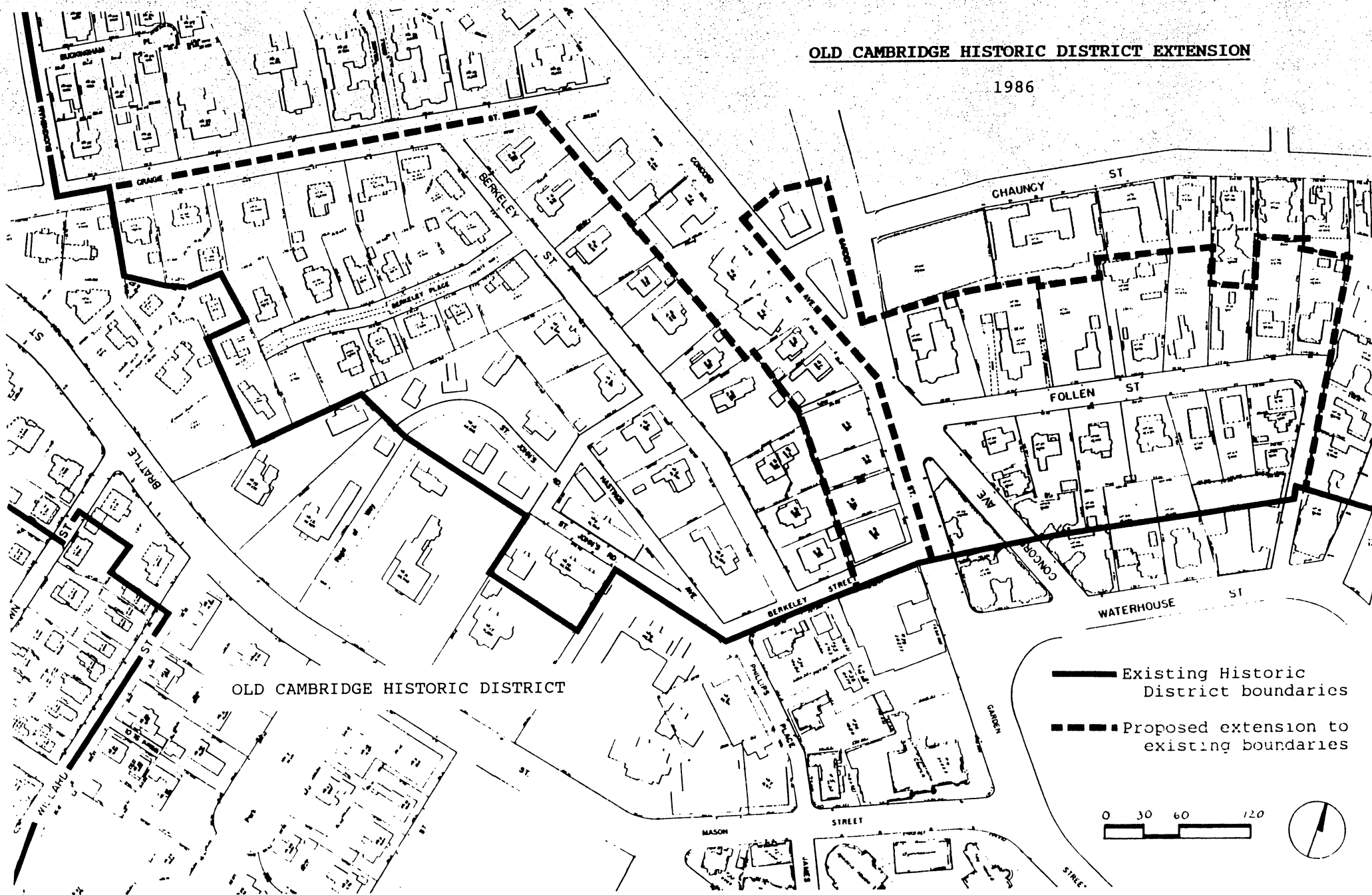
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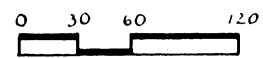
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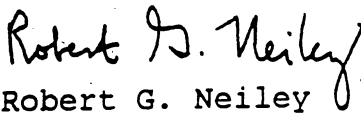
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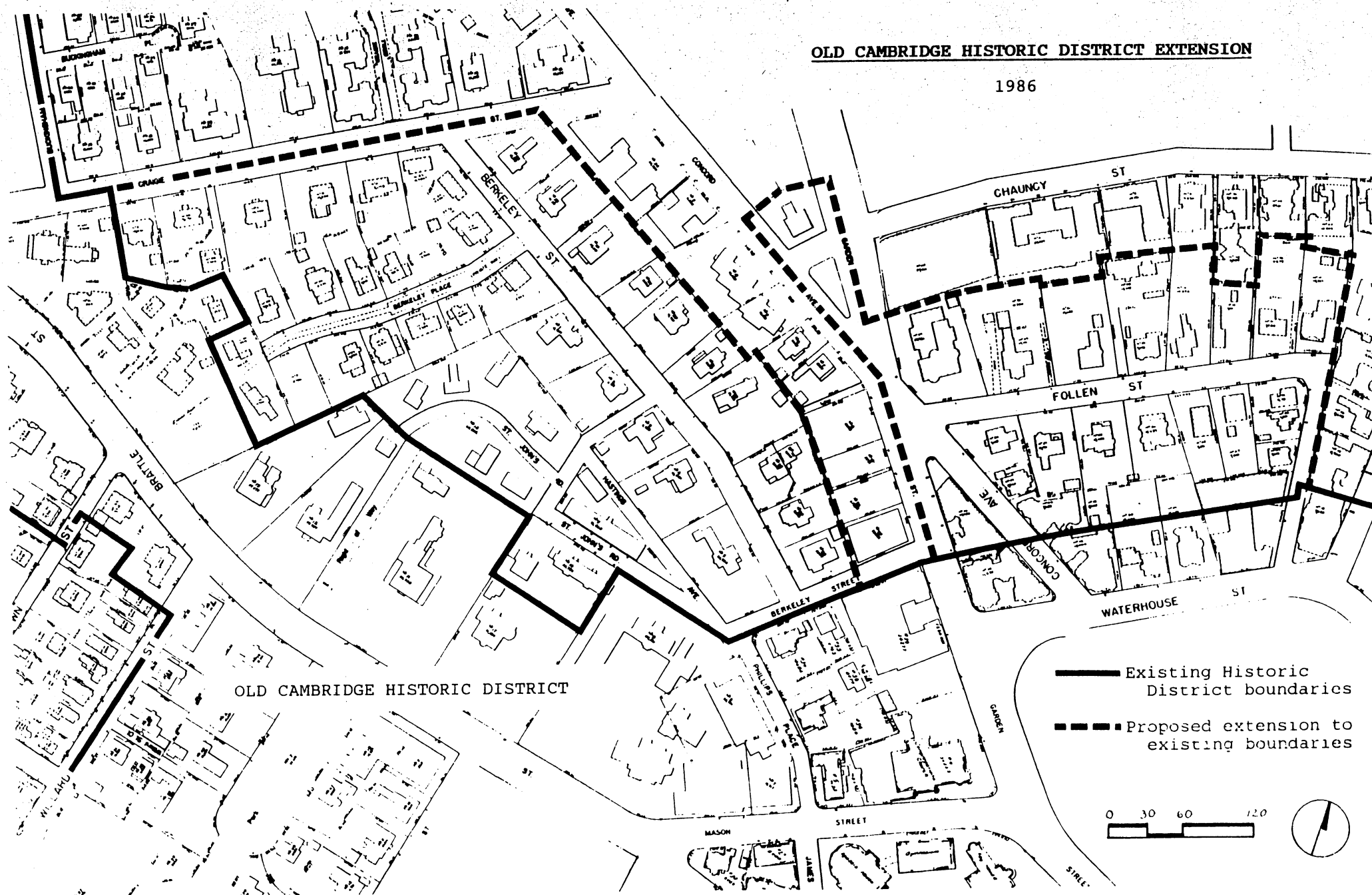
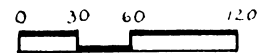
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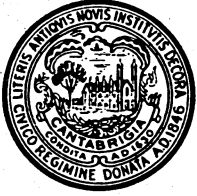
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OLD CAMBRIDGE HISTORIC DISTRICT

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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

March 31, 1986

RICHARD C. ROSSI
DEPUTY CITY MANAGER

To the Honorable, the City Council:

I transmit herewith the final report on the proposed extension to the Old Cambridge Historic District, pursuant to Chapter 40C of the Mass. General Laws and the Cambridge Historical Commission ordinance, as prepared by the Cambridge Historical Commission.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

Re: final report on the proposed extension to the Old Cambridge Historic District, pursuant to Chapter 40C of the Mass. General Laws & the Cambridge Historical Commission ordinance.

8/4/86 Passed to be Ordained
8-01

published - Chronicle 8/7/86

Copy sent to Historical
Commission 8/6/86

In City Council,

March 31, 1986

Referred to
Ordinance Committee
for
Hearing and Report