The fine art of photography

BY SUSAN SHEPARD
CNC CORRESPONDENT

MUSEUMS

Photography is the art of choice for many of the area's museums this fall — and the second half of the 20th century is the key context. Some shows involve Boston's history or Boston-based artists; many offer strong images that speak to serious issues ranging from war to cancer. And, of course, the enduring and classical works are not forgotten.

With the presentation of "Photography in Boston: 1955-1985," the DeCordova Museum in Lincoln launches the largest exhibition and publication project in its history. The first in a series of three planned exhibitions, the more than 200 works by 70 photographers document the important role Boston played in advancing photography as an art form during these 30 years. American artists of this period include such names as Berenice Abbott, Paul Caponigro, Aaron Siskind, Rosamond Purcell and Minor White.

Concurrent with this exhibit, which runs Sept. 16-Jan. 21, "No Hair Day" recounts the story of three Boston women undergoing treatment for breast cancer. The photographs by Elsa Dorfman are accompanied by a one-hour film, presented as video, by Bob Burns.

At the Danforth Museum of Art in Framingham, "An Artist's Portrait of Ho Chi Minh" by C. David Thomas, and "The Wall" by Sal Lopes, will run Sept. 7-Nov. 26. Photographs by the Boston-based Lopes reflect the pain, resolution and interest of visitors to the Vietnam Veterans Memorial in Washington. At the same time, artist and Vietnam veteran Thomas revisits America's involvement in the war with his 40 mixed-media portraits and artist's book of the communist leader of North Vietnam who died in 1969.

"Tracey Moffat: Invocations" at Brandeis University's Rose Art Museum, Sept. 5-Oct. 22, presents a 13-piece photo tableau by the Australian artist and filmmaker. Moffat combines a variety of sources including Goya, Walt Disney and the poetry of Anne Sexton in a unique photo-silkscreen technique. Also shown during this time, "Impostors: Clay Ketter and George Stoll" brings together two artists whose paintings, sculpture and drawings create an installation of real and faux shelving units, architectural components and household items.



George in the water, Provincetown, 1977" is displayed at the DeCordova Museum this fall.

The galleries at Boston University will also include photography exhibits this year. "Of Battle and Beauty: Felice Beato's Photographs of China," Nov. 3-Dec. 17, presents images taken in 1860 during The Second Opium War and are among the earliest photographs known, and the first taken during an actual military campaign. "Ulrich Mack: Island People," Nov. 17-Jan. 28, documents poet Sidgfried Lenz on Pellworm Island off the coast of Germany. "Paul Cary Goldberg: Recent Photographs," Nov. 30-Jan. 21, demonstrates a new photographic technique know as "Iris" or "Giclee."

Other fall exhibits at the BU galleries include "Spirited Ruins: High Performance Computing in the Arts," Sept. 21-Oct. 8, a collaboration of computer science researchers and artists that allows gallery goers to interact in a space where the real and virtual worlds collide. "Ann Tracy Montero: Deep End of the Gene Pool," Oct. 19-Nov. 17, takes off from recent developments in genetics and Montero's visits with scientists working on the Human Genome Project.

From Dec. 6-March 25, The Museum of Fine Arts in Boston will present "Art and the Camera: The Photographs of F. Holland Day." This is the first serious presentation of the works of the Boston photographer, an important figure in the artistic photography movement known as Pictorialism. Other MFA exhibits include "The Fabric of a Collection," Sept. 13-Jan. 28, featuring 40 objects from the Department of Textile and Fashion Arts, and "Dangerous Curves: Art of the Guitar," Nov.5-Feb. 25, a comprehensive exhibit that focuses on visual design of the guitar. Featuring a large number of instruments from museums and private collections, "Dangerous Curves" examines more than 400 years of guitar design innovation.

On view at the Institute of Contemporary Art in Boston, "Customized: Art Inspired by Hot Rods, Low Riders, and American Culture," will run from Oct. 25-Dec. 31. This examines 13 artists who have defined the imagery and attitude of American car culture, as well as contemporary artists who have drawn upon the hot rod and low rider culture for inspiration. Mediums include painting, installation, sculpture, poster art, photography and drawing.

The McMullen will also host "Forbidden Art: The Postwar Russian Avant-Garde," Oct. 15-Dec. 10, a traveling exhibition which surveys Russian contemporary art as it evolved over three decades of Communist rule. More than 70 works were selected from one of the largest private collections of unofficial Russian art.

"Cold War Modern: The Domesticated Avant-Garde" will run from Sept. 15-June 17 at the Davis Museum at Wellesley College. This multimedia presentation explores the avant-garde in art, music and design in the United States between 1945 and the early 1960s, and the role it played in shaping popular culture. Among artists represented in the exhibit are Jackson Pollack, Alexander Calder and Franz Kline.

Also on display at the Davis will be "Divine Mirrors: The Madonna Unveiled," Nov. 4-26. This variety of works from the 13th through the 21st centuries examines the changing image of the Virgin Mary as a representation of the feminine ideal in art.

More than 130 international artists will be featured in "Conceptualism: Points of Origin, 1950s-1980s," at the MIT List Visual Arts Center from Oct. 24-Dec. 17. This focuses on the development of conceptual, or idea-based, art over the course of several generations and is grouped into regional sections and chronological periods. Works include video, photography, sculpture, painting and film. Much of the art in this show was created specifically to provoke viewers by disturbing previously accepted ideas about social, political and cultural systems.

One important exhibition at the Harvard University Art Museums this fall is "Durer's Passion," Sept. 9-Dec. 3, at the Busch-Reisenger Museum. Works of the German painter and printmaker center on several series, drawn and printed, of the Passion of Christ. Each series will be presented side-by-side to allow a new perspective on the artist's preoccupation with this subject. Also at the Busch, Sept. 29-March 18, "Franz Marc: Horses" brings together a number 1911-1912 paintings of horses by the German expressionist.

Meanwhile, at the Fogg Art Museum, "Phillip Guston: A New Alphabet," Sept. 23-Feb. 4, focuses on the year 1970, when Guston stunned the art world by leaving abstraction for a simple, cartoon-like style. Central to the show is a wall of small paintings in which Guston proposed a new visual "alphabet."

At the third of Harvard's museum trio, the Arthur M. Sackler Museum, "Antoin Sevruguin and the Persian Image," Nov. 3-June 10, offers more than 45 photographs documenting the social history and visual culture of Iran.

The Longy School

The Longy School of Music in Cambridge has a duel mission: to provide academic programs in classical music theory and instruction as well as providing a forum for musical performances. Located on the fringe of Harvard Square, Longy has three divisions of study including Preparatory for children aged 12 months to 18, the Continuing Study Division for emerging adult musicians and the Professional Studies for professional musicians pursuing a degree.

MUSIC

It also has been a prime location for performance by students and professionals at its Edward M. Pickman Concert Hall. The beauty of the school is that it is located in a Victorian Mansion that was built in 1889. The ornate structure is visually compelling and inviting for patrons. The Pickman Concert Hall is also a unique house located a few doors down and it includes large rehearsal spaces and rooms for instruction and practice. Longy, founded in 1915, offers over 200 concerts a year and most are free to all.

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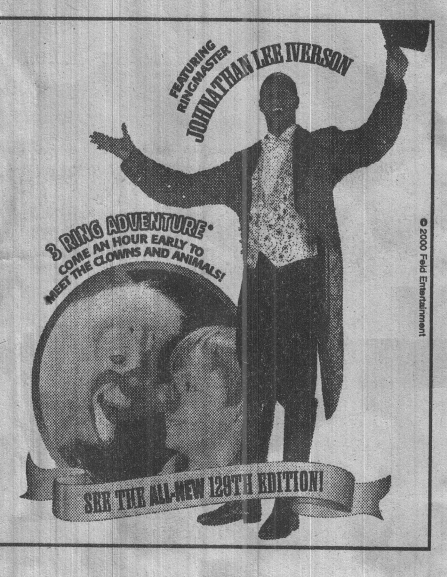
There are many different ways to look at the Brattle Theatre, the funky old moviehouse smack in the middle of Cambridge's Harvard Square. Anyone wanting to check into the colorful history of the place should go to the website — www.beaconcinema.com/brattle. Anyone wanting to know what the draw has been since the early 1950s, when the former stage house made the jump to film (opening with the little-seen German film "The Captain from Kopenick"), should just pay a visit to the place, see what's playing, grab a schedule, try to figure out how on earth the films are projected upside down and backward but come out just fine.

FILM

The Brattle these days, under the direction of Connie White and Marianne Lampke since 1986, continues on as an eclectic repertory house, as it has done for decades. Programming falls mostly under the categories of classic Hollywood and foreign films, with special reissues coming in from time to time. For the most part the films, almost always double features, change every single day.

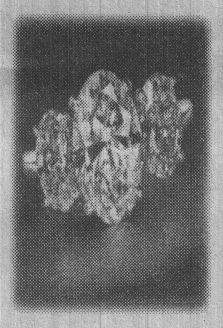
Must-see titles coming in October include: "Touch of Evil," "Casablanca," "Ran," "An American in Paris" and, on Halloween, "Evil Dead II." Call (617) 876-6837 for more information.

— Ed Symkus

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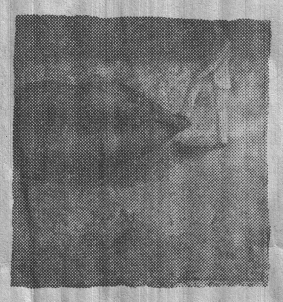
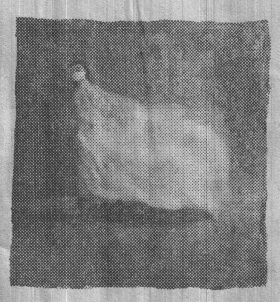


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Who needs a dose of reality?

New fall TV schedule embraces traditional programming

BY JOSH B. WARDROP
CNC ARTS WRITER

It's been a long, lukewarm summer for TV viewers. If you weren't a "Survivor" fan, didn't care about "Big Brother" and had absolutely no interest in being a millionaire, then it was

TELEVISION

pretty much the same old story: "Enjoy your re-runs, we'll see you in September."

Actually, this year, it's become "See you in October." NBC will devote the last two weeks of this month to the Summer Olympics, a godsend for those who can't get enough of mustachioed Czech gentlemen barking orders at elfin female gymnasts, and for cola companies desperately in need of new pitchmen. Unfortunately for the rest of us, the prospect of such a ratings extravaganza has forced the other networks into prolonged hibernation, ensuring that ABC, CBS and Fox delay the starts of their new seasons to the first week of October. (I guess it's true what they say though, No. 5 and 6 do try harder – the UPN network has already begun airing new episodes of their established shows, and the WB will challenge the Olympics head on with the season premieres of "Buffy, the Vampire Slayer," "Angel" and "Charmed.")

When, at last, the new fall season does begin, what should we look forward to? Expect the networks to shy away from new faces and names in favor of shows featuring established stars, writers and producers.

Apparently, the dismal failures of 1999 rookies like "Freaks and Geeks," "Wasteland" and "Time of Your Life," all of which were dominated by young fresh-faced casts and all of which failed to survive an entire season, have led networks back to the idea that viewers like familiar faces shining back at them from their TV screens.

This year's TV stars aren't guaranteed to have made their mark on the small screen, either. The overwhelming trend this year is for movie actors to give up their luxurious lives of location shoots in Vancouver and action-figure deals in order to punch a time-clock like their working-stiff TV brethren. Charlie Sheen, Gabriel Byrne and Bette Midler are just a few making the transition for the cineplex to the living room in the year 2000.

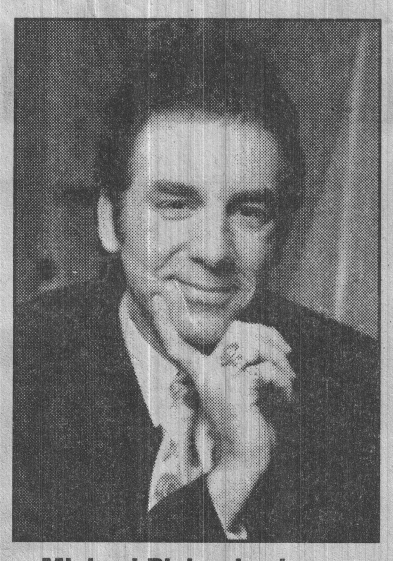
Finally, the networks seem to be going with the "quality, not quantity" theory. Following a 1999-2000 season that saw 38 new shows debut (and more than half receive a quick axe), the networks have narrowed that down a more conservative 29 this year. (ABC, home of Regis four nights a week, wins the Most Conservative award, with just four new series debuting this year.)

Here's a quick look at the four major networks' new fall series:

ABC

Gabriel Byrne stars as a divorced architect, learning to date again with help from his teenage son and charming old Irish father, in "Madigan Men."

Academy Award-winner Geena Davis stars as a single woman who meets the man of her dreams ... and his kids, in the imaginatively titled "Geena Davis Show."



Michael Richards plays a bumbling detective in his new TV show.



Bette Midler plays a character that looks and sounds a lot like Midler in her new TV show.

Andre Braugher, an Emmy-winner for the late, great "Homicide," trades in his badge for scrubs as a benevolent surgeon on "Gideon's Crossing."

A paranoid New Yorker seeks therapy for his phobias and neuroses in the alleged comedy, "The Trouble With Normal."

NBC

"The Michael Richards Show" sees Seinfeld's wacky sidekick playing a bumbling private eye, in a show that could be sublimely ridiculous or excruciating. Tim Meadows and William Devane co-star.

David Alan Grier ("In Living Color") hopes for a little of that Wayans family magic in "DAG," a comedy about a Secret Service agent assigned to protect first lady Delta Burke.

"Titans," an Aaron Spelling soap that unapologetically resurrects "Dynasty" and "Dallas." Stars Yasmine Bleeth, Victoria Principal, Jack Wagner and other physically flawless specimens.

"Ed," from executive producer David Letterman: the quirky tale of a New York lawyer who moves home to his small Midwestern town and buys a bowling alley.

Steven Weber ("Wings") gets a shot at NBC Thursday night stardom with "Cursed," about a yuppie who gets hexed by a blind date. Yes, they intend a whole series on this premise.

"Tucker": NBC tries for its own "Malcolm in the Middle." Katie Sagal of "Married With Children" co-stars.

Finally, Oliver Platt stars in "Deadline," a show about investigative journalists from Dick Wolf, creator of "Law & Order." A top-notch cast makes this the early show to beat.

CBS

"Bette" features Bette Midler playing an singer-actress named Bette Midler. Whoa! Slow down! I can't keep up!

Tim Daly (also from "Wings") takes over the role of Richard Kimble in another remake of "The Fugitive." Why? What's next? That Urkel guy in a remake of "Mork & Mindy"?

Two suburban dopes deal with being dads in "Yes, Dear." So far ... I'm not dancin'.

Blue-collar girl goes to college in "That's Life." Um ... when does "Survivor" start again?

"Welcome to New York" has a Midwestern weatherman coming to the big time in the Big Apple. Wait ... did I just rewind "Ed"?

In "The District," Craig T. Nelson plays a police commissioner named Jack Mannion.

Forensic investigators tackle crime with high-tech methods (but without Jack Mannion) in "C.S.I." Fox

David E. Kelley takes on teachers with "Boston Public." Expect quirkiness.

"Titanic" director Jim Cameron gives us "Dark Angel," a sci-fi show about a hot chick grown in a tube. Best sign: no Celine Dion music in the opening credits.

"The $treet": a soaper about stockbrokers by the creator of "Sex and the City" and "Melrose Place."

"Normal, Ohio" is the most recent title of a new John Goodman show about a gay divorced dad. By the time the show airs, it could be called something else. The pilot's been re-shot and cast members changed. Bad, bad omens.

"Freakylinks," a show about the paranormal by the creators of "The Blair Witch Project."

It's a crucial season for the networks, as they try to prove that they can compete with HBO and Showtime and much-buzzed-about shows like "The Sopranos." The specter of reality programming still hangs over everything as well, with "Survivor 2" set to debut in January after the Super Bowl. However, fans of traditional forms of television should find at least something to watch in this year's crop of new shows. In the long run, it seems, we always do.



A doorway into dance

The Dance Complex in Cambridge's Central Square offers a wealth of opportunities to explore dance. Spectators can get up close in the funky, charming performance space, and

DANCE

the Complex, under the direction of Rozan Kraus seems endlessly creative about finding ways to weave the art of dance into the life of the city of Cambridge. It is a laboratory for the art it shelters and a genuine cultural landmark. And you don't need a car to get there, since the complex is steps from the Central Square Red Line T stop.

Workshops and a host of programs make it possible to get connected to dance, and shows in the past few years have put a spotlight on local talent — choreographers and performers — that flourishes in Boston.

For detailed information about what is coming up at the Dance Complex, check out its web site at www.dancecomplex.org or call the office in the former Oddfellows Hall at 617 547-9363.

— David Trueblood

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East Coast feels tremors of West Coast bilingual reform

BY ELISABETH BEARDSLEY
STATE HOUSE NEWS SERVICE

Armed with dramatic rises in test scores from California, those pushing to reform the Massachusetts bilingual education system are eyeing the 2002 ballot as a way to force progress in long-stalled policy talks.

The Golden State's transitional bilingual education system was dismantled via ballot initiative in 1998 and replaced with a "rapid immersion" model in which the state's 1.4 million immigrant students, mostly Spanish-speakers, are taught only in English. The first two years of standardized test scores, released several weeks ago, showed significant improvements in math and reading across all grades.

The news has energized Massachusetts' bilingual reformers, whose efforts have been defeated every year following emotional hearings that often include predictions of dire consequences for non-native English speakers. With Latino students here failing the MCAS and dropping out of school at a higher rate than any other ethnic group, Sen. Guy Glodis (D-Worcester) says reform must be a "top priority."

"There'll be a renewed effort on my part to push this legislation through next year," said Glodis, who this year filed an unsuccessful bill to replace the transitional system with rapid immersion. "If that is not successful, ultimately we're going to start a referendum drive to be on the ballot."

Since 1971, Massachusetts law has mandated transitional bilingual education, in which students are taught subject courses in their native languages while learning English separately over a period of three to seven years. About 45,000 students statewide, or 5 percent of the school population, are classified as "limited English proficient," according to the Department of Education.

Among Boston eighth graders who took the 1999 MCAS tests — the first group of students that will be required to pass the English and math exams to graduate — 40 percent of Latino students failed English, compared to 32 percent of black students and 12 percent of white students. Seventy-seven percent of Latinos in Boston failed the math test, compared to 72 percent of blacks and 31 percent of whites. The numbers vary, but are similarly foreboding in many other Massachusetts cities.

The architects of California's reform initiative stand ready to bring the battle East. Ronald Unz, chairman of the group "English for the Children," said average reading scores of California's second grade immigrant students went up 9 percent, and math scores jumped up 14 points. California's gains should be replicable here, as well as in Arizona, where a similar initiative will be voted on this fall, he said.

"Given the very encouraging results in California, the potential for a ballot initiative in Massachusetts is greatly enhanced," Unz said. "I would think most of the parents in Massachusetts, especially immigrant parents, would be very happy to follow educational changes which have the potential of doubling their students' test scores in less than two years."

Unz noted the marked contrast between California school districts that strictly enforced the reform law, and those that liberally granted waivers to students who wished to remain in transitional programs. In Oceanside, which adhered tightly to the new law, the reading scores of limited-English third graders jumped 11 percentage points in the two years since the introduction of immersion.

In nearby Vista — similar in size, demographics and socioeconomics — waivers were granted to about half of all bilingual education students. Vista's limited-English third graders achieved a 5 percent gain in reading scores. Across almost all grades, Oceanside's gains were more than double that of Vista.

"The opponents of the measure said it would be an educational disaster," said Unz, a software millionaire who largely financed the campaign. "Instead, the students' test scores have risen dramatically."

But supporters of the existing program say the transitional period is necessary to alleviate students' stress and to allow them to keep up academically while they learn a new language. Rep. Antonio Cabral (D-New Bedford) said he entered the American public schools at age 14, speaking only Portuguese. Immersion was "not a pleasant experience," and left him several years behind in classwork, he said.

The transitional approach is especially important for older students, Cabral said. Younger children absorb new languages faster, and don't have as much ground to lose academically, whereas older students often become frustrated and drop out, he said. Immersion may produce quick conversational fluency, but not the depth of understanding necessary for advanced schoolwork, he said.

Cabral said he's open to the idea that younger kids or students with better English skills might fare better in programs other than the traditional transitional system. But he reiterated a common complaint in the bilingual community — the Education Reform Act of 1993 eliminated the Department of Education's designated bilingual monitoring bureau, and now no one keeps tabs on the various programs.

"I'm not going to lay back and allow anyone to destroy, to undermine a program — that, yeah, it's not perfect, like most things are not perfect — without having the information and analysis before us in order for us to make sound decisions to make it better," Cabral said.

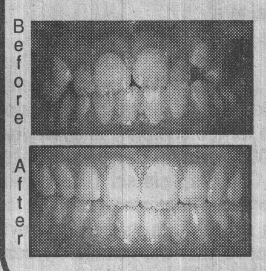
Rep. Alice Wolf (D-Cambridge), who came to this country as a kindergartener fleeing the Nazis, said social and cultural changes have complicated the issue. As the only non-English-speaking child in her class, Wolf said she learned quickly to communicate with her peers. Immigrant students today often live in neighborhoods filled with other kids who speak their native language, she said. Parents' determination or resistance to assimilate into American culture plays a big role, she added.

Though a supporter of transitional bilingual education, Wolf said she favors experimental approaches like the "Amigos" program in her Cambridge district, which pairs students and teaches each the other's language. In an increasingly global economy, Wolf said facility with multiple languages is an advantage — especially to Bay State children who will ultimately face a foreign language MCAS test.

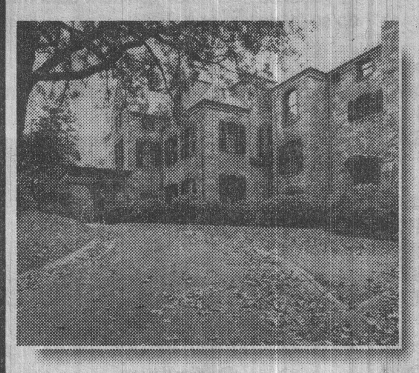
"Any of these things can work if they're done well and you have good parents and good teachers and the proper support systems," Wolf said. "Let's do what's best for the children."

The flexibility to address individual needs has been an aim of the Department of Education since regulatory reforms last year led to the granting of more waivers from the traditional transitional approach, said Education Commissioner David Driscoll. While California's reforms would not be his preferred mode, Driscoll said the initial results are "encouraging, to show there is success in other ways."

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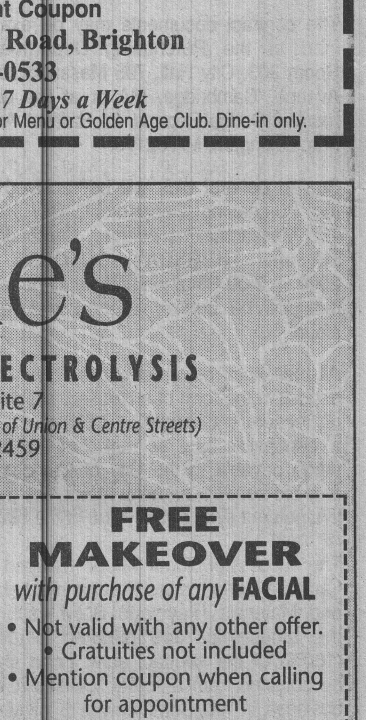
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Mayor of Boston
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Elizabeth Reilinger, Chair • Alfreda Harris, Vice-Chair
Angel Amy Moreno • Robert P. Gittens • Susan Naimark
Marchelle Raynor • William Spring
Thomas W. Payzant
Superintendent
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www.bostonpublicschools.org
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ANNOUNCING!
UNDER NEW MANAGEMENT
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LEGAL NOTICES

10/5 CHC HEARING
LEGAL NOTICE
CAMBRIDGE HISTORICAL COMMISSION

Notice is hereby given that a public hearing will be held on **Thursday, October 5, 2000, at 6:00 PM at 806 Massachusetts Ave., Cambridge Senior Center,** to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

Landmark Designation Proceedings:
Case L-53: 1-12 Shady Hill Sq./34-56 Holden St./24-32 Scott St. H.W. Epstein, D. Valenze, P. Bannatyne & C.A. Feldberg, E. & J. Rabe, J. Soltan estate, C. Gold, D. & J. Townley, D. & C. Thompson, N. Frohock & N. Tarbet, H. Vanvleck Jr., J. & M. Hexner, owners. (continued) Review staff recommendations and confirm Commission's previous decision to recommend landmark designation by the City Council.

Alterations to Designated Properties:
Case 1051: 106 Foster St., by Clark and Nadine Binkley.
(continued) Construct garden shed.
Case 1067: 24 Mt. Auburn St./7 Athens St., by Rosalie Post.
Construct curb cut; pave driveway; install trellis structure.
Case 1070: 98 Winthrop St., by Paul Overgaag. Install storm windows and lighting; remove chimney.

Demolition Review:
Case D-818: 92-94 Winter St., by Gayle Fratelli. (continued)
Demolish dwelling at #94, built 1858. Review revised proposal.
Case D-826: 101 Cushing St., by Ralph Canina. (continued)
Demolish dwelling, ca. 1872.
Case D-829: 823 Main St., by 823 Main Realty Trust. Raze Nightstage building, ca. 1941.
Case D-830: 90-92 Sixth St., by Timothy J. Toomey, Jr. Raze dwelling, ca. 1865.

William B. King, Chairman

AD#379248
Cambridge Chronicle 9/20, 9/27/00

9-9A COTTAGE STREET
LEGAL NOTICE
MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Alice Kelly to Avondale Funding Corporation dated June 9, 1999, and recorded with the Middlesex County South District Registry of Deeds (the "Registry") in Book 30278, Page 537, said mortgage being assigned by Avondale Funding.Com, Inc. f/k/a Avondale Funding Corporation to New South Federal Savings Bank by virtue of assignment dated November 14, 1999 and recorded with the Registry in Book 31230, Page 106, said mortgage being further assigned by New South Federal Savings Bank to The Bank of New York, as Trustee for New South Home Equity Trust 1999-2 formed pursuant to the Pooling and Servicing Agreement dated as of November 1, 1999, among Paine Webber Mortgage Acceptance Corporation IV as Depositor, New South Federal Savings Bank as Transferor and as Servicer and The Bank of New York, as Trustee, by virtue of an assignment dated November 15, 1999 and recorded with the Registry in Book 31230, Page 107; of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, there shall be sold at Public Auction at **11:00 A.M. on the 6th day of October, 2000,** on the mortgaged premises described below, being known as **9-9A Cottage Street, City of Cambridge, County of Middlesex, Commonwealth of Massachusetts,** all and singular the premises described in said mortgage, to wit:

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

SOUTHWESTERLY on Cottage Street, thirty-eight (38) feet;

NORTHWESTERLY on land formerly of James H. Sparrow, ninety (90) feet;

NORTHEASTERLY on land now or formerly of Jesse Osborn, thirty-eight (38) feet; and

SOUTHEASTERLY on land now or formerly of Osborn et al, ninety (90) feet.

This property is also shown as Lot A on a plan entitled "Plan of Land in Cambridge, Mass., December 23, 1982, Scale 1" = 10', Frederick R. Joyce Company, Surveyors, 99 Massachusetts Avenue, Arlington, Massachusetts 02174", said lot containing 3,420 square feet according to said plan, being bounded and described according to said plan as follows:

SOUTHWESTERLY by Cottage Street, 38 feet;
NORTHWESTERLY by land now or formerly of Timothy B. and Christopher Anne Affeck, 90 feet;
NORTHEASTERLY by land now or formerly of Thomas D. and Mary A. Brown, 38 feet; and
SOUTHEASTERLY by land now or formerly of Fillios and by land now or formerly of Catherine M. Martin, 90 feet.

Said plan is recorded with the Middlesex South District Registry of Deeds in Book 14886, Page 207.

TERMS OF SALE: The premises to be sold shall be subject to and/or with the benefit of any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage, if any, there be.

The premises to be sold shall also be subject to all leases and tenancies, if any there may be, having priority over said mortgage, to tenancies or occupation by persons on the premises now or at the time of said auction which tenancies or occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and also to all laws and ordinances including, but not limited to, all building, zoning and environmental laws and ordinances.

Cash, cashier's or certified check in the sum of FIVE THOUSAND AND NO/100 ($5,000.00) DOLLARS must be presented at the sale in order to qualify as a bidder and shall be tendered by the successful bidder at the sale as a deposit. The balance of the purchase price is to be paid within 30 days thereafter to the attorneys for the Mortgagee, the Law Offices of John L. Allen & Associates, P.C., 27 Lowell Street, Suite 302, Manchester, New Hampshire, 03101 at which time a Foreclosing Deed for the Mortgaged Premises will be delivered to the successful bidder. TIME WILL BE OF THE ESSENCE. The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of his/her bid, containing certain terms including those herein and others announced at the sale.

If the highest bidder fails to complete the purchase of the premises on the terms provided in this Notice and in the Memorandum of Sale signed following the sale, the Mortgagee reserves the right to sell the premises to the second highest bidder for the amount of the second highest bid. If the Mortgagee exercises such right, it will notify the second highest bidder who will then have three (3) days to deliver the deposit specified above to the Mortgagee's attorneys, the Law Offices of John L. Allen & Associates, P.C., and to agree upon a closing date.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale.

The description of the Mortgaged Premises contained in the Mortgage shall control in the event of a typographical error in this publication.

Other terms, if any, to be announced at the sale.

THE BANK OF NEW YORK, AS TRUSTEE FOR NEW SOUTH HOME EQUITY TRUST 1999-2 FORMED PURSUANT TO THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 1999, AMONG PAINE WEBBER MORTGAGE ACCEPTANCE CORPORATION IV AS DEPOSITOR, NEW SOUTH FEDERAL SAVINGS BANK AS TRANSFEROR AND SERVICER AND THE BANK OF NEW YORK AS TRUSTEE by its attorneys, THE LAW OFFICES OF JOHN L. ALLEN & ASSOCIATES, P.C.
By: John L. Allen, Esq.
27 Lowell Street, Suite 302
Manchester, NH 03101-1641
(603) 666-9966

AD #363249
Cambridge Chronicle, 9/6, 9/13, 9/20/00

To place your legal notice call Wendy Buckley at 781-433-7998

LEGAL NOTICES

A. SHEPARD ESTATE

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 99P5673
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Aaron Shepard of Cambridge Middlesex, a mentally ill person

You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the first and final account of Julia O. Gregory as Temp Guardian (the fiduciary) of the property of said Ward has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account(s), you or your attorney must file a written appearance in said Court at Cambridge on or before the 19th day of October, 2000, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account(s). If you desire to object to any item of said account(s), you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R. Civ. P. Rule 5.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge this 11th day of September, 2000.

Lee G. Johnson
Register of Probate

AD #376222
Cambridge Chronicle, 9/20/00

DIESEL EXHAUST

LEGAL NOTICE
INVITATION TO BID

The City of Cambridge, Massachusetts, the Awarding Authority, invites sealed bids for the project: **INSTALLATION OF DIESEL EXHAUST MITIGATION SYSTEM.**

Nature and scope of work: **FURNISH, DELIVER AND INSTALL A SOURCE CAPTIVE VEHICLE EXHAUST VENTILATION SYSTEM AT EIGHT FIRE STATIONS IN THE CITY OF CAMBRIDGE.**

Bidding procedures shall be in accordance with M.G.L. c. 149, 44A-H, as most recently amended, and all other applicable laws.

The estimated project value is: **$200,000.00**

Plans and specifications will be available from 8:30 a.m. to 5:00 p.m., Monday through Friday, at the Purchasing Department, City Hall, 795 Massachusetts Avenue, Room 303, Cambridge, MA 02139 from **Wednesday, September 20, 2000** upon payment of a refundable deposit of $10.00 for each set in the form of a check made payable to the City of Cambridge. **The deposit will be refunded after the return of the documents in good condition within and no later than the time period set forth in the instructions to Bidders, whether or not a bid was submitted, per set.** For the mailing of the specifications, the bidder must prepay a mailing and handling fee of $5.00 per sent. **NO PARTIAL SETS WILL BE DISTRIBUTED.**

The contract documents may be examined at the Purchasing Department, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, MA or at the plan room of Dodge Reports, 24 Hartwell Avenue, Lexington, MA 02173.

Sealed general bids will be received at the Purchasing Department, City Hall, 795 Massachusetts Avenue, Cambridge, MA until **THURSDAY, OCTOBER 5, 2000 @ 2:00 PM** at which time all general bids will be publicly opened and read aloud.

All bids shall be accompanied by a bid deposit in the form of a certified, cashier's or treasurer's check **(NO CASH)** issued by a responsible bank or trust company and made payable to the City of Cambridge or a bid bond, in an amount not less than five percent (5%) of the value of the bid.

The successful bidder will be required to furnish a Performance Bond and a Labor and Materials (Payment) Bond each in the amount of one hundred percent (100%) of the contract sum. Bond shall be obtained from a surety licensed to do business in the Commonwealth of Massachusetts and the form shall be satisfactory to the City of Cambridge.

The City of Cambridge reserves the right to reject any or all bids if it is in the public interest to do so.

No less than the minimum wage rates as set forth in the schedule contained in the Contract Documents must be paid on this project.

Attention is called to the following programs and ordinances of the City of Cambridge:

1. Supplemental Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program;

2. Minority Business Enterprise Program;

3. Cambridge Employment Plan: minority/women/resident hiring ordinance.

4. Living Wage Ordinance.

Copies of the above are bound in the bid documents and are fully integral portions of the conditions of the contract with which each contractor **must** comply.

No less than the minimum wage rates as set forth in the schedule contained in the Contract Documents must be paid on this project.

Andrea J. Spears
Purchasing Agent

AD#379245
Cambridge Chronicle 9/20/00

HAZARDOUS WASTE

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE

PUBLIC NOTICE IS HEREBY GIVEN OF A HAZARDOUS WASTE MANAGEMENT FACILITY TEMPORARY LICENSE FOR TREATMENT OF HAZARDOUS WASTE PURSUANT TO 310 CMR 30.861.

FACILITY ID NUMBER: MAD985290329

THE FACILITY AND TEMPORARY LICENSE:

PerSeptive Biosystems, Inc. operates a facility as a Large Quantity Generator of hazardous waste in Cambridge, MA.

It recently applied to the Department for a temporary license for the on-site treatment of 23 (twenty-three) containers of unstable chemical compounds.

The company has contracted Clean Harbors Environmental Services, Inc. (CHES) to perform this project. CHES specialists shall perform the stabilization procedure to provide for the safe transportation and disposal of the hazardous waste containers.

PerSeptive Biosystems, Inc. is not authorized to treat hazardous waste. Therefore, the Department is issuing a temporary license for the company effective August 31, 2000, for a 30-day period which will enable CHES specialists to perform a one-time on-site treatment pursuant to procedures as set forth in the documentation enclosed with the license application.

Any person wishing to review the temporary license and other pertinent data may do so by writing or calling:

Anna Stern
Department of Environmental Protection
Waste Program Branch
Business Compliance Division
One Winter Street
Boston, MA 02108
(617) 292-5904

AD#379454
Cambridge Chronicle 9/20/00

IPOP PETITION

LEGAL NOTICE
Public Notice
Relative to Zoning

City of Cambridge
Massachusetts

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Law, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing to consider a proposed amendment to the Zoning Ordinance to extend the IPOP Petition, Section 11.501 Term of Effect by replacing "Monday October 2, 2000, inclusive" with Monday, April 2, 2001, inclusive on **Tuesday, November 14, 2000** at **6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor,** Cambridge, Massachusetts.

Copies of these petitions are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor Kathleen Born
Vice Mayor David Maher

AD#380069
Cambridge Chronicle 9/20, 9/27/00

IRRIGATION

LEGAL NOTICE
CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed bids will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass. 02139-3219, until 11:00 A.M. **OCTOBER 5, 2000** at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

REMOVAL OF UNCLASSIFIED FILL, MISCELLANEOUS DEBRIS & STORAGE FACILITIES
INSTALLATION OF AUTOMATIC IRRIGATION SYSTEMS AT VARIOUS PARKS & SPORTS FIELDS
GARAGE MANAGEMENT (FILE NO. 3454A)

The City of Cambridge reserves the right to waive any minor informalities or to reject any or all bids if it is in the City's best interest to do so. Specifications may be obtained at the Office of the Purchasing Agent. Each bid must be in a sealed envelope marked "Bid for √Commodity/Service¥" and addressed to Andrea J. Spears, Purchasing Agent. The City of Cambridge is an Affirmative Action/Equal Opportunity Purchaser.

Andrea J. Spears
Purchasing Agent

AD#379490
Cambridge Chronicle 9/20/00

JENKINS ESTATE

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
SALE OF REAL ESTATE
GUARDIAN - MAINTENANCE
Middlesex Division
Docket No. 00P2096GI
SALE OF REAL ESTATE
NOTICE

To all persons interested in the estate of Esther M. Jenkins of Cambridge in said County,-a mentally ill person. A petition has been presented to said Court praying for license to sell at private sale certain real estate of said Esther M. Jenkins for her maintenance.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on September 28, 2000.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the nineteenth day of September in the year of our Lord Two thousand.

Lee G. Johnson
Register of Probate

AD#380135
Cambridge Chronicle, 9/20/00

NIES

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P0371EP

ESTATE OF David M. Nies
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX

NOTICE

A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Jean MacMillan of Cambridge in the county of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on October 13, 2000.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twelfth day of September in the year of our Lord Two thousand.

Lee G. Johnson
REGISTER OF PROBATE

AD#379244
Cambridge Chronicle 9/20/00

PETERS ESTATE

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 00P4330EP

ESTATE OF Lydia Peters also known as Lydia Leokadia Peters
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX

NOTICE

A petition has been presented in the above captioned matter praying that a certain Instrument purporting to be the last will of said deceased may be proved And allowed and that Frank A.J. Peters of Cambridge in the county of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a Written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on October 6, 2000.

In addition you must file a written affidavit of objections to the petitions, stating the specific Facts and grounds upon which the objections is based, within (30) days after the return day (or such time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the Fifth day of September in the year of our Lord Two thousand.

Lee G. Johnson
REGISTER OF PROBATE

Ad #373306
Cambridge Chronicle, 9/20/00

PLADZIEWICZ ESTATE

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX, SS DIVISION
DOCKET NO. 99P0345PG
NOTICE

In the ESTATE OF Witold J. Pladziewicz

To all persons interested in the estate of Witold J. Pladziewicz of Cambridge
Late of the county of Middlesex Date of Death December 17, 1998

A Petition has been presented in the above captioned matter praying for authority of the Massachusetts Lottery Commission to pay heirs at law.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT MIDDLESEX PROBATE AND FAMILY TRIAL COURT, 208 CAMBRIDGE STREET, CAMBRIDGE, MA 02141 BEFORE TEN O'CLOCK IN THE FORENOON (10:00 A.M.) ON October 12, 2000.

Wills only: In addition you must file a written affidavit of objections to the petition, stating specific facts and grounds upon which the objection is based, within thirty (30) days after the return day (or such other time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court.

Date September 11, 2000

Lee G. Johnson
Register of Probate Court

AD #374864
Cambridge Chronicle, 9/20/00

PROPERTY TAX RATE

LEGAL NOTICE

CITY OF CAMBRIDGE

NOTICE OF PUBLIC HEARING

The Cambridge City Council will conduct a public meeting on Monday, October 2, 2000 at 7:00 P.M. in the Sullivan Chamber, City Hall, Second Floor, Cambridge on:

PROPERTY TAX RATE CLASSIFICATION

Under the laws of the Commonwealth, the City has the option of taxing residential and commercial/industrial property at different tax rates. At this public meeting, the City Council will review tax rates proposed by the City Manager and the Board of Assessors. The votes taken will result in property tax rates that reflect the City's property tax levy for FY 2001, the addition of new taxable property to the City's tax base, the Assessor's annual reassessment program to adjust values to their full and fair cash value as of January 1, 2000 and the City Council's decision regarding distribution of the tax burden between commercial and residential properties and the granting of a residential exemption.

The Cambridge City Council will entertain comment and opinion from interested citizens and taxpayers.

D. Margaret Drury
City Clerk

AD#379541
Cambridge Chronicle 9/20/00

ZONING

LEGAL NOTICE
Public Notice
Relative to Zoning

City of Cambridge

Massachusetts

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing to consider an amendment to the Zoning Ordinance to enable the creation of a neighborhood preservation district or a historic district in Harvard Square on **Wednesday, October 4, 2000** at **4:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor,** Cambridge, Massachusetts as follows:

Amend the text of the Zoning Ordinance of the City of Cambridge by making the following changes to Section 11.50 - Harvard Square Overlay District (additions to text are highlighted in Bold)

A. Delete the existing line that reads "Section 11.50 - Harvard Square Overlay District" and substitute therefor the line "Section 11.50 - Harvard Square Overlay District and Harvard Square Historic Overlay District".

B. Delete Section 11.51 and substitute therefor the following:

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

C. Create a new Section 11.51.1 to read as follows:

11.51.1 The Harvard Square Overlay District shall be that overlay district established on the Zoning Map of the City of Cambridge by Section 3.20. The Harvard Square Historic Overlay District shall be that portion of the Harvard Square Overlay District that is encompassed by any historic district duly established by the City Council under the authority granted to the City of Cambridge by Chapter 4C of the General Laws of the Commonwealth of Massachusetts or any Neighborhood Conservation District established by the City Council under the provisions of Chapter 2.78 of the Cambridge Municipal Code. All provisions of the Harvard Square Overlay District and all references to it in this Ordinance shall apply equally to the Harvard Square Historic Overlay District except as set forth below.

D. Delete Section 11.52 in its entirety and substitute therefor the following:

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square Area. The regulations contained in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square Area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; to protect and enhance the historic resources of the Harvard Square area; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52. The additional flexibility granted to development within the Harvard Square Historic Overlay District is intended to facilitate the protection and enhancement of the historic resources and character of Harvard Square while not unreasonably limited the opportunities for appropriate contemporary changes to the built environment in the Harvard Square area.

E. In Section 11.53.2, delete the phrase "Harvard Square Development Guidelines, Community Development Department, July 1, 1986" and substitute therefor the phrase "Harvard Square Development Guidelines, ————, 1999".

F. In Section 11.54.1.(4)(a), delete Subparagraph 1 in its entirety and substitute therefor the following and add a new subparagraph 8 to read as follows:

11.4.1 (4)(a) Membership

1. At least one members having recognized qualifications as an architect or landscape architect.

8. One member representing the Cambridge Historical Commission.

G. Add a new Section 11.54.6 to read as follows:

11.54.6 Maximum Ratio of Floor Area to Lot Area (FAR) in the Harvard Square Overlay District.

Notwithstanding the FAR limits set forth in Article 5.000 or elsewhere in this Ordinance, the maximum FAR applicable in the Harvard Square Overlay District shall be as follows: Business B district: 4.0; Office 3 district: 3.0; Office 2 district: 2.0; Residence C-3 district: 3.0; Residence C-2B district 1.75; Residence C-1 district: 0.75; Business A district: 1.0, 1.75 for dwellings. This Section 11.54.6 shall be in effect through (sunset date) inclusive.

H. Add a new Section 11.57 to read as follows

11.57 Sign Regulations in the Harvard Square Historic Overlay District

All provisions of Article 7.000 shall apply in the Harvard Square Historic Overlay District, except as modified below. It is the intent of these modifications to allow greater flexibility in the size, location and illumination of signs in order to encourage more thoughtful design of individual signs, to encourage greater respect for the building and visual context within which new signs are erected, and thereby add interest and character to the shopping environment in Harvard Square.

1. In Section 7.16.22 - Signs in all Business, Office and Industrial Districts, Paragraphs A, B, and C shall not apply in office and business base districts. However, no sign on the outside of a building may extend higher than 20 feet above grade.

2. Section 7.16.3 - Application of the Sign Frontage Formula, shall not apply.

3. In the Residence C-2B base district the provisions of Section 7.16.22 shall apply to permitted or legally established nonconforming office and retail uses.

This Section 11.57 shall be in effect through (sunset date) inclusive.

Copies of these petitions are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor Kathleen Born
Vice Mayor David Maher

AD#379455, 379456, 379457
Cambridge Chronicle 9/20, 9/27/00

REGULATION NO. 00-38

LEGAL NOTICE
REGULATION NO. 00-38

By force of the power vested in me by Special Act of the Legislature of 1961, (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following:

Regulation No. 66-1 Schedule 7B, PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN SIDES OF CERTAIN STREETS, RESIDENT PERMIT PARKING, is hereby amended by adding the following:

Franklin Street, North Side, form 289' E of Brookline Street, to 371' E of Brookline Street, 24 Hours, Except Sundays.

Green Street, South Side, from 32' E of Brookline Street to 377' East of Brookline Street, 24 Hours, Except Sundays and from 340' West of Sellers Street to Hancock Street, 24 hours, Except Sundays.

This regulation shall take effect 11 October 2000.

PROMULGATED DATE 31 August 2000
Susan E. Clippinger
Director

AD #365167
Cambridge Chronicle, 9/6, 9/13, 9/20/00

REGULATION 00-40

LEGAL NOTICE
REGULATION NO. 00-40

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following.

Regulation No. 66-1 Schedule 6 D, "PARKING PROHIBITED AT ALL TIMES ON CERTAIN SIDES OF CERTAIN STREET, TOW AWAY (HANDICAPPED PERSONS & DISABLED VETERANS) is hereby amended by adding the following:

Fulkerson Street, West Side from 99' S of Otis Street to 119' S of Otis Street

This regulation shall take effect 18 October 2000.

PROMULGATED DATE 6 Sept 2000
Susan E. Clippinger
Director

AD #374861
Cambridge Chronicle, 9/20, 9/27, 10/4/00

SHEPARD ESTATE

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 99P5673
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Aaron Shepard of Cambridge Middlesex, a mentally ill person

You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the first and final account of Julia O. Gregory as Guardian (the fiduciary) of the property of said Ward has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account(s), you or your attorney must file a written appearance in said Court at Cambridge on or before the 19th day of October, 2000, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account(s). If you desire to object to any item of said account(s), you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R. Civ. P. Rule 5.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge this 11th day of September, 2000.

Lee G. Johnson
Register of Probate

AD #376221
Cambridge Chronicle, 9/20/00

WILLIAMS

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPT. OF THE TRIAL COURT

Miscellaneous Case No. 265677
pursuant to Mass. G.L. c.240 sec.15
Return Day: October 23, 2000

NOTICE

Plaintiff: Rhodes T. Williams

Concerning property at: Land in Cambridge, Middlesex County and said Commonwealth being now numbered 46 Clarendon Avenue and being shown as Lot No. 17 on a plan entitled, "Copy Plan of Building Lots in North Cambridge Belonging to Ferdinand Fischer", dated July 20, 1892 by Chas. A. Pearson, Surveyor, recorded with Middlesex South District Deeds in Plan Book 94, Plan 3.

TO: any former stockholders, officers, creditors and any other persons claiming any interest in Home Loan Company, Inc., a dissolved Massachusetts corporation formerly located in Boston, Suffolk County and said Commonwealth, or their heirs, devisees, legal representatives, successors or assigns

This action concerns an undischarged mortgage given by Rhodes T. Williams and Ann S. Williams to Frederick J. Ridgley and Marguerite E. Ridgley, said mortgage being dated December 10, 1956 and duly recorded in Middlesex South District Registry of Deeds in Book 8873, Page 444 as assigned to Home Loan Company, Inc. by an instrument dated June 4, 1957 and recorded with said Deeds in Book 8964, Page 56; you may be an interested party.

To object or defend you (or your Attorney) must file a written appearance and an answer under oath setting forth your objections or defense in the Office of the Recorder of said Court in Boston or at the local Registry of Deeds on or before the above return day.

Otherwise a default will be recorded and the complaint will be taken as confessed and you will be forever barred from contesting said complaint or from having or enforcing any claim or claims adverse to the plaintiffs in the above described land arising out of said mortgage.

Witness, PETER W. KILBORN, CHIEF JUSTICE, of the Land Court the first day of September, 2000.

Attest with seal of said Court.
CHARLES W. TROMBLY, JR.
Recorder

Counsel for Plaintiffs: James K. Ferraro, Esq., 200 Monsignore O'Brien Hwy., Cambridge, MA 02141

AD#379242
Cambridge Chronicle 9/20/00

10/2 CDC

LEGAL NOTICE

Mid Cambridge Neighborhood Conservation District Commission

Notice is hereby given that the Commission will hold a Public Hearing on Monday, October 2, 2000 at 6:00 PM in the Ballroom at the Cambridge Senior Center, 806 Massachusetts Avenue, to consider the following application under Article III and the Ordinance establishing the Commission:

MC-1931: 3 Broadway Court: For review to amend Certificate MC-15 to allow relocation of existing fence. By Christopher and Maria Chamley.

John Moos, Chairman

AD#379246
Cambridge Chronicle 9/20, 9/27/00

Consent Agenda #1A(1)

IN CITY COUNICL
CITY OF CAMBRIDGE
October 2, 2000

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2000

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 2000-01 the following sum is hereby appropriated in the Public Investment Fund of the City of Cambridge:

FUNCTION	OTHER DEPARTMENT OR PROGRAM	SALARY & WAGES	ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance & Development	Community Development				$1,365,000.00	$1,365,000.00

BE IT FURTHER ORDERED: That the above acceptance and appropriation in the Public Investment Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Sale of City Land	$1,365,000.00

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

Consent Agenda #1A(2)

IN CITY COUNICL
CITY OF CAMBRIDGE
October 2, 2000

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2000

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 2000-01 the following sum is hereby appropriated in the Public Investment Fund of the City of Cambridge:

FUNCTION	OTHER DEPARTMENT OR PROGRAM	SALARY & WAGES	ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Community Maintenance & Development	Public Works				$480,000.00	$480,000.00

BE IT FURTHER ORDERED: That the above acceptance and appropriation in the Public Investment Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Free Cash	$480,000.00

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

Consent Agenda #1A(3)

IN CITY COUNICL
CITY OF CAMBRIDGE
October 2, 2000

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2000

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 2000-01 the following sum is hereby appropriated in the Public Investment Fund of the City of Cambridge:

FUNCTION	OTHER DEPARTMENT OR PROGRAM	SALARY & WAGES	ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
General Government	Finance				$700,000.00	$700,000.00

BE IT FURTHER ORDERED: That the above acceptance and appropriation in the Public Investment Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Free Cash	$700,000.00

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

Consent Agenda #1A(4)

IN CITY COUNICL
CITY OF CAMBRIDGE
October 2, 2000

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2000

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 2000-01 the following sum is hereby appropriated in the Public Investment Fund of the City of Cambridge:

FUNCTION	OTHER DEPARTMENT OR PROGRAM	SALARY & WAGES	ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
General Government	Executive				$70,000.00	$70,000.00

BE IT FURTHER ORDERED: That the above acceptance and appropriation in the Public Investment Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
Free Cash	$70,000.00

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

Consent Agenda #1C

IN CITY COUNICL
CITY OF CAMBRIDGE
October 2, 2000

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2000

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 2000-01 the following sum is hereby appropriated in the General Fund of the City of Cambridge:

FUNCTION	OTHER DEPARTMENT OR PROGRAM	SALARY & WAGES	ORDINARY MAINTENANCE	TRAVEL & TRAINING	EXTRAORDINARY EXPENDITURES	APPROPRIATIONS
Education	School Department	$333,824	$139,535			$473,359.00

BE IT FURTHER ORDERED: That the above acceptance and appropriation in the General Fund to be financed by estimated revenues drawn from the following sources:

FINANCING PLAN	REVENUE
additional state aid	$473,359.00

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D Margaret Drury

D. Margaret Drury
City Clerk

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION

CAMBRIDGE
City/Town/District

Return to: Bureau of Accounts, Boston, Springfield, Worcester

1. The selected Residential Factor is ---------- **0.569526**

If you desire each class to maintain 100% of its full value tax share, indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space?

Yes _____ **No** **X**

If Yes, what is the percentage discount? _____

3. Was a residential exemption adopted?

Yes **X** **No** _____

If Yes, please complete the following:

Class I Total Assessed Value / Class I Total Parcel Count*	=	7,708,859,899 / 18,492	X	20.00% (Selected Res. Exemption %)	=	83,375 (Residential Exemption)

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption **12,150**

4. Was a small commercial exemption adopted?

Yes _____ **No** **X**

% Selected _____

If Yes, please complete the following:

No. of parcels eligible _____

Total value of parcels _____

Total value to be exempted _____

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected, you may leave Column D blank.)

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
1. Residential	7,708,859,899	60.6847%	34.5616%
2. Open Space	0	0.0000%	0.0000%
3. Commercial	3,772,176,785	29.6948%	49.4256%
4. Industrial	929,100,516	7.3140%	12.1737%
5. Personal Property	293,000,330	2.3065%	3.8391%
Totals	12,703,137,530	100.0000%	100.0000%

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2001 would be held on 10/2/00 (date), 7:00 P.M. (time), at City Hall (place), by Legal Notice (describe type of notice).

D. Margaret Drury
City/Town Clerk

7. We hereby attest that on Cambridge (place) (date) 10/2/00 (time), at 7:00 P.M. a public hearing was held on the issue of adopting the percentages for fiscal year 2001, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at he hearing and that the percentages set forth above were duly adopted in public session on 10/2/00 (date).

8. We have been informed by the Assessors of excess levy capacity $23,728,446.10

For cities: City Councilors, Aldermen, Mayor
For towns: Board of Selectmen
For districts: Prudential Committee or Commissioners

(LA-5)

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
MAIN OFFICE (617) 349-4343 RESIDENTIAL VALUATION (617) 349-4110

ASSESSING DEPARTMENT

Sally Powers, Director
Kevin T. McDevitt, MAA, CRA
Faith D. McDonald, CMA, RMA, MAA, CA-S

September 29, 2000

TO: Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Corrections for Classification Hearing

Final calculations resulting from completion of State required forms for setting the tax rate have changed an item on the Consent Agenda for October 2, 2000.

Item E should be voted upon as follows:

Adopt a minimum residential factor of 56.9526%.

Thank you for your attention to this matter.

5. That the City Council approve the maximum residential exemption factor of 20% for owner occupied homes, which should result in a residential tax rate of $9.21 and commercial tax rate of $23.39 upon final approval by the Massachusetts Department of Revenue.

6. That the City Council vote to double the normal value of the statutory exemptions.

7. That the City Council vote to increase the exemption allowed under Massachusetts General Laws (MGL) Chapter 59, Section 5, Clause 17b from $194.09 to $200.88, as allowed by state statute.

8. That the City Council vote to increase the income limit for deferral of real estate taxes by elderly persons from $20,000 to $40,000 as allowed under MGL chapter 59, Section 5, Clause 41A.

SUMMARY

The establishment of the property tax rate by the Board of Assessors with the approval of the Massachusetts Department of Revenue is the final step in the annual fiscal process that begins in the Spring of each year with the submission of the annual budget to the City Council. The FY2001 budget adopted by the City Council in May called for a tax levy of $179,204,000, a 9.3% increase over FY2000. After a series of adjustments including supplemental appropriations and additional revenue from state aid the final tax levy for FY2001 is $178,500,000, an increase of 8.8%. The increase in the tax levy is driven primarily by increases in School, Human Services, Capital and Police spending. While the gross tax levy is increasing by $14,480,000, the net tax levy is increasing by $5,595,000 as a result of almost $8,900,000 in taxes being paid for the first time by newly constructed property.

For FY2001, the total assessed value of taxable property in the City of Cambridge totals $12,703,505,830, a 15% increase over FY2000 values. Tables I and II below break out new tax and value growth by property types.

TABLE I
New Construction Breakdown in FY2001

PROPERTY CLASS	NEW VALUE	FY2001 TAXES PAID BY NEW VALUE
Commercial Property	$270,975,960	$6,338,128
Residential Property	$122,758,718	$2,495,680
Total New Growth	$393,734,678	$8,833,808

TABLE II
ASSESSED VALUES
(in millions)

	FY97	FY98	FY99	FY00	FY01
Commercial Property	$ 2,463	$ 2,495	$ 3,561	$ 3,990	$ 4,701
Personal Property	$ 236	$ 249	$ 256	$ 275	$ 293
Residential Property	$ 4,543	$ 4,760	$ 5,725	$ 6,773	$ 7,709
Total Assessed Value	**$ 7,242**	**$ 7,504**	**$ 9,543**	**$11,038**	**$12,703**

As the City Council is aware, state law allows the City to increase its tax levy limit by an amount equal to the total FY2001 value of newly constructed or renovated property times the FY2000 tax rate. For FY2001 this enables the City to increase its levy capacity by an additional $8,001,149 to $202,213,412. It should be noted, as can be been in Table III below, that for the first time in several years, the excess levy capacity in the City is shrinking, not increasing.

TABLE III
Tax Levy/Tax levy Limit/Excess Levy Capacity
(in thousands)

	Actual FY97	Actual FY98	Actual FY99	Actual FY00	Estimated FY01
Levy Limit	S158,824	$166,515	$177,754	$189,475	$202,213
Actual Levy	$148,070	$154,353	$159,000	$164,000	$178,500
% Levy Increase over Prior Year	2.5%	4.2%	3.0%	3.1%	8.8%
Excess Levy Capacity	$10,754	$12,162	$18,754	$25,475	$23,713

In addition to providing greater flexibility under Proposition 2 1/2, tax payments from newly constructed properties also work to mitigate increases on existing properties. Table IV below indicates FY2001 increases in average tax bills from FY2000, while Table V shows what those changes would have been had there been no new construction over the past year.

TABLE IV
Changes in Average Tax Bills

	FY00 Tax Bill	FY01 Tax Bill	Dollar Change	Percent Change
1-Family	$3,799	$4,296	$ 497	13.1%
2-Family	$3,065	$3,250	$ 185	6.0%
3-Family	$2,918	$3,247	$ 329	11.3%
Condominium	$1,538	$1,665	$ 127	8.3%

TABLE V
Changes in Average Tax Bills Without New Construction

	FY00 Tax Bill	FY01 Tax Bill	Dollar Change	Percent Change
1-Family	$3,799	$4,377	$ 578	15.2%
2-Family	$3,065	$3,315	$ 250	8.2%
3-Family	$2,918	$3,312	$ 394	13.5%
Condominium	$1,538	$1,705	$ 167	10.9%

For a detailed listing of tax bill changes by district please see Attachment I.

FY2001 PROPERTY VALUATION

For FY2001 the City continued its policy of maintaining property valuations at 100% full and fair cash value.

Sales of 269 houses and 618 condominium units were analyzed to develop factors to adjust values by property type (one-family, two-family, three-family, condo) and residential assessing district. A 20% value increase was seen most frequently among single family houses. The greatest single family increases were found in District 2 (Area 4), District 11 (Mt. Auburn Street corridor) and district 19 (Huron Avenue and streets running off it to the South). Two-family houses increased most markedly in the Porter Square area (District 18). Districts 11, 12, and 13 (Mt. Auburn Street area, Riverside, and Cambridgeport) saw the greatest increases in the values of three-family houses. See Attachment 1 for a detailed breakdown of the results of the valuation program. The attached map entitled "Residential Tax Districts" shows the Assessing Department's delineation of neighborhoods for purposes of market analysis.

Apartment building values also continue to increase, through not as dramatically as in previous years. Income and expense reports from apartment buildings were studied and market rent and expense tables were developed for application of the income approach. Capitalization rates were developed from analysis of sales and interest rate levels as of January 1, 2000.

For commercial and industrial properties, income and expense returns for the 1999 calendar year were compared to the 1998 calendar year returns. From this analysis, factors were developed to adjust commercial values by use (retail, office, manufacturing, etc.) and by commercial assessing district.

Two hundred sixty-five (265) new business personal property accounts were added to the tax rolls for FY2001, bringing the total number of personal property tax bills to 2,980. The new accounts and the new personal property acquired by existing accounts contributed $30.1 million to tax value growth for FY2001.

Changes in Average
Residential Tax Bills
FY1996 to FY2001

	FY96	FY01	Dollar Change	Percent Change	Average Annual Percent Change
Single Family	$3,958	$4,286	$328	8.3%	1.66%
Two Family	$2,971	$3,243	$272	9.1%	1.82%
Three Family	$2,663	$3,239	$576	21.6%	4.32%
Condominium	$1,458	$1,661	$203	14.0%	2.8%

As I stated in the FY2001 Budget Message, Cambridge has gained a reputation as a community with sound finances and management that provides a wide array of services for its residents. We continue to have a great deal of flexibility to control our financial future. The excess levy capacity, appropriate Free Cash balances and Aaa credit rating have combined to allow us to embark on an unprecedented capital improvement program as we enter the new millennium. Our ambitious capital program includes the library, police station, water and sewer projects, roadway improvements such as Cambridge Street, open space renovations and acquisition and building renovations. As we move through the next few years, we must focus on these major projects and ensure their successful completion.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachments

ISSUES/REQUIRED VOTES

- **Appropriate $2,615,000 to the Public Investment Fund**. Prior to submitting the tax rate to the Department of Revenue for approval, I am recommending that the City Council make the following one-time additional appropriations to the Public Investment Fund.

- **Open Space Acquisition Account $1,365,000.** Currently, the Open Space Acquisition Account has a balance of $1,705,000. The FY2001 budget stated that an additional $1,365,000 would be appropriated to the account once the sale of Engine 7 Fire Station in Kendall Square closed. That sale closed in August and the proceeds are now available to be appropriated. The addition of $1,365,000 to the account would increase the available balance to $3,070,000.

- **Public Works Equipment $480,000.** I am recommending that $480,000 be appropriated from Free Cash to the Public Works Department Capital Budget for the purchase of three heavy load dump trucks (including salters and plows) and three rubbish trucks. Both the fleet of rubbish and dump trucks are quite aged. Due to the significant lead-time in ordering and delivering them, it is recommended that this appropriation be made now. Beginning with the FY2002 budget, I will request an annual amount of funds for the orderly replacement of the remaining vehicles.

- **Real Estate Billing System $700,000.** Over the past 18-months, the City's financial staff has successfully completed the conversion of all payroll, human resource, general ledger, purchasing, and accounts payable records to a new software system. The system replaced was over 12 years old. At this point, I am recommending that the City Council appropriate $700,000 for the conversion of the City's real estate billing system to more contemporary software. The existing system is approaching 14 years of age and while it has served the City well, is past due for replacement.

- **Community Input Process $70,000.** As a part of the City's efforts to engage the community in developing City priorities and improving our quality of services, I am requesting $70,000 to fund: bi-annual community newsletters directly mailed to each household, the first of which will include a short, postage-paid questionnaire; and a comprehensive telephone survey conducted by random sample. The data from these surveys, as well as from the 6 neighborhood meetings scheduled throughout the City in October, will be used as the City Council sets its priorities in November, and as the City Manager sets goals and develops departmental budgets for the new fiscal year.

- **Authorize $6,193,000 in Free Cash.** For the fiscal year that ended June 30, 2000, the City of Cambridge has an estimated Free Cash balance of $23,549,669, a decrease of approximately $6,816,000, from FY1999. The decrease in Free Cash was anticipated and is largely the result of using almost $6,000,000 in Free Cash during FY2000 to award one-time $2,000 payments to all full-time City and School employees. While the Free Cash authorizations requested at this time were included in the FY2001 budget, the Department of Revenue (DOR) does not allow formal authorizations for Free Cash by the City Council until the DOR has certified a Free Cash balance at the conclusion of the fiscal year. At this time, I

am requesting the City Council to formally authorize the use of $6,193,000 in Free Cash for 2001 as follows:

Operating Budget	$1,800,000
Capital Budget	$4,393,000
	$6,193,000

- **School Department General Fund $473,359.** The final state aid number for Schools results in $473,359 in additional revenue. Chapter 70 is $192,475 above the amount used in the FY2001 School Budget. The funds are the result of a $25 per student increase in aid. Although the School Department anticipated this increase last Spring, it was not included in the adopted budget, as the amount had not been formally approved by the State. The second source of revenue $280,884 is part of a new state aid category "aid to reduce class size." It should be noted by the City Council that this source of revenue may not be a recurring revenue.

- **Classify Property and Establish Minimum Residential Factor.** Since 1984, the City Council has voted annually to follow state law allowing the classification of property according to use (residential or commercial) and to allocate the legal maximum portion of the tax levy to the commercial class. State law allows the residential portion of the tax levy to be as low as 50% of what it would be if there were a single tax rate. However, there are two exceptions to the 50% minimum:

1. The residential percent of the levy cannot drop to less than its lowest level since classification was initially voted by the City Council (34.5615% in 1985 in Cambridge); and

2. The 50% level does not cause the commercial class to bear a portion of the levy greater than 175% of what it would be if both classes were taxed equally.

The City Council sets the levy distribution each year by voting for a Minimum Residential Factor. The result of voting for the Minimum Residential Factor of 56.9515% this year will be a residential property share of the total tax levy of 34.5615%. Commercial property will pay 65.4385% of the levy, which brings the commercial portion of the levy to 166% of what it would be with a single tax rate.

- **Establish Residential Exemptions.** State law enables cities and towns to grant owner occupants of residential properties a deduction of up to 20% of the average residential parcel value before the tax rate is applied. I am once again recommending that the City Council adopt the Maximum Residential Exemption of 20%, as it has done in the past. This will result in a deduction of $83,379 from the assessed value of each owner occupied property. The residential exemption serves to reduce the effective tax rate on lower valued properties while raising it on higher valued properties. Since the same amount is deducted from every value, its impact is greatest on the lower valued properties. The residential exemption is paid for by raising the residential tax rate sufficiently to cover the number of taxpayers claiming the residential exemption. For FY2001 there are approximately 12,150 resident exemptions

on the Assessing Department files. If Cambridge did not adopt a residential exemption, the residential tax rate would be $8.00 instead of $9.21. The higher tax rate results in a "break-even" value over which the higher valued residential properties are assessed for higher taxes than would be the case if there were no residential exemption. In FY2001, the break-even value is $634,504.

- **Double Statutory Exemptions.** State legislation requires cities and towns to grant a variety of tax exemptions to elderly taxpayers, blind taxpayers, veterans, and surviving spouses who qualify by virtue of residency, income and assets. There are also two pieces of legislation which authorize cities and towns to increase the amounts of these exemptions. The first allows cities and towns to double the statutory amounts for taxpayers whose tax bills have increased over the prior year's bill. The City Council must vote annually for this increase. I am recommending that the Council do this for FY2001 as it has since FY1987. The second, enacted in 1995, allows cities and towns to increase the amount of the exemption of a senior citizen 70 or older, surviving spouse, or minor with a deceased parent by the increase in the cost-of-living as measured by the Consumer Price Index (CPI). The CPI increase for FY2001, which was published by the DOR for exemption purpose, is 3.5%. Applying this percentage increase to the FY2000 exemption of $194.09 raises the exemption to $200.88.

- **Increase Income Limit for Tax Deferral.** Another form of tax relief available to property owners under state law is Clause 41A of Section 3, Chapter 59. This statute allows taxpayers over 65 years old to defer tax payment until they are deceased or the property is transferred. The statutory income limit for this deferral is $20,000, which may be increased to $40,000 by local legislative action. I am recommending that the City Council take this action.

CONCLUSION

As the City Council is aware, by the time the classification vote is taken in the Fall of each year, the options for the City are fairly limited. Failure to approve maximum classification, residential exemption and the doubling of statutory exemption would result in significantly higher taxes for residential property owners. After the classification vote, the establishment of the tax rate is a fairly simple mathematical calculation: the tax levy required to support the City budget divided by the total assessed valuation equals the tax rate for FY2001. For FY2001 the tax levy is increasing by substantially more than it has in recent years. From FY1996 through FY2000, the tax levy grew by an annual average of less than 2.6% compared to the 8.8% increase this year. This years increase is somewhat moderated by the City's success in keeping tax increases low from FY1996 to FY2000. As the table below indicates, single and two-family houses have an annual average tax increase rate of less than 2% over the last 5-years while three-family homes have increased by just over 4% annually and condominiums by just less than 3%.

ATTACHMENT 1

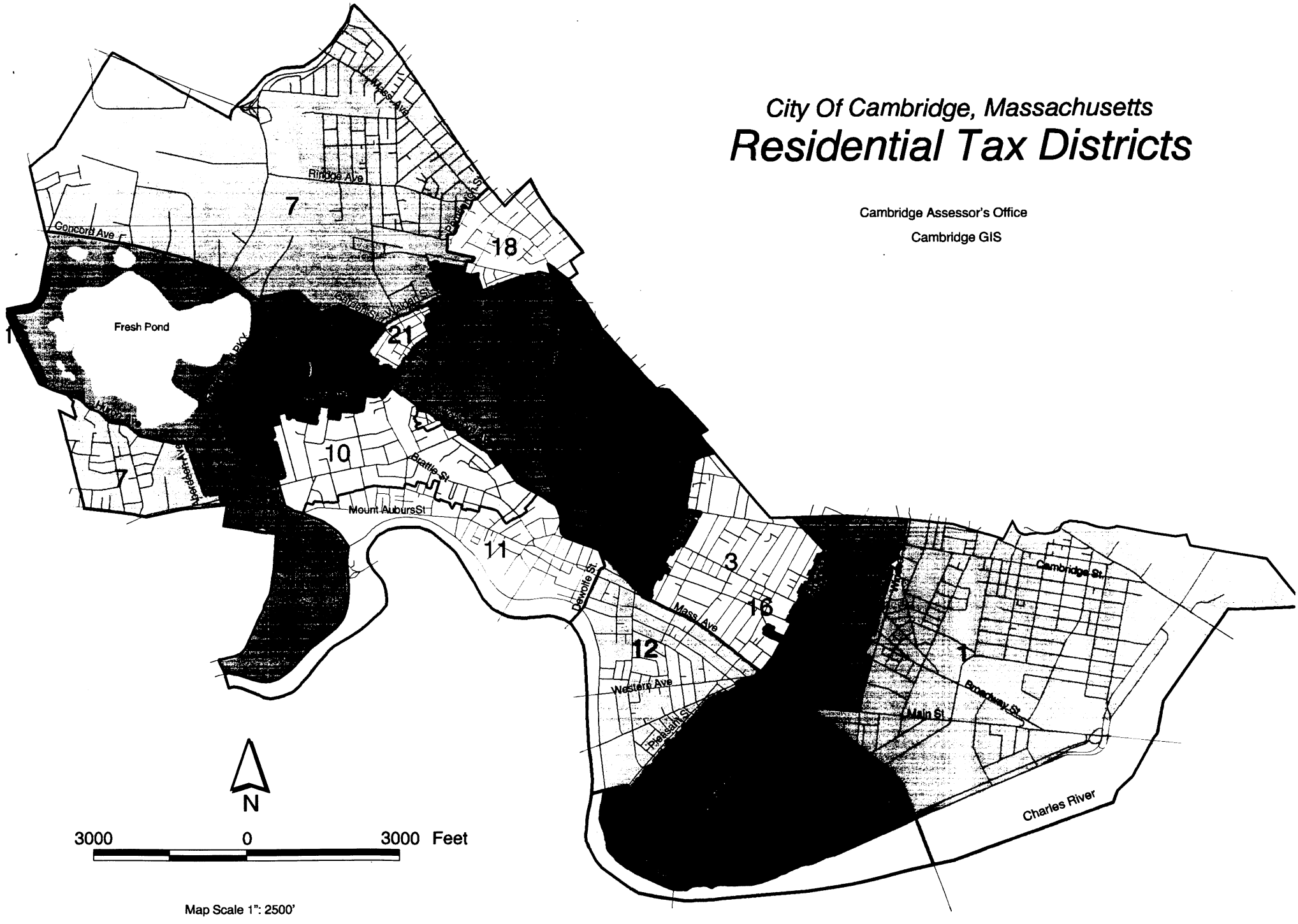
	CHANGES BY NEIGHBORHOOD FY2000 TO FY2001																			
	ONE FAMILY HOUSES							TWO FAMILY HOUSES							THREE FAMILY HOUSES							
DIST	AVG 00VAL	TRENDED 01VAL	AVG 00 TAX	AVG 01TAX	VALUE CHNGE	TAX CHNGE	#	AVG 00VAL	TRENDED 01VAL	AVG 00 TAX	AVG 01TAX	VALUE CHNGE	TAX CHNGE	#	AVG 00VAL	TRENDED 01VAL	AVG 00 TAX	AVG 01TAX	VALUE CHNGE	TAX CHNGE	#	DIST
1	177,100	212,500	994	1,192	20%	20%	388	211,100	263,900	1,323	1,666	25%	26%	320	257,300	321,600	1,769	2,199	25%	24%	269	1
2	184,300	230,400	1,064	1,357	25%	28%	203	240,400	240,400	1,606	1,449	0%	-10%	211	284,300	312,700	2,030	2,117	10%	4%	184	2
3	395,000	474,000	3,099	3,605	20%	16%	199	403,900	464,500	3,185	3,518	15%	10%	247	486,600	535,300	3,984	4,171	10%	5%	169	3
4	423,300	508,000	3,372	3,919	20%	16%	202	458,700	573,400	3,714	4,523	25%	22%	133	543,300	570,500	4,532	4,496	5%	-1%	72	4
5	1,030,900	1,237,100	9,242	10,649	20%	20%	44	1,457,900	1,457,900	13,367	12,687	0%	-5%	27	1,603,100	1,603,100	14,769	14,027	0%	-5%	4	5
6	733,900	807,300	6,373	6,682	10%	5%	345	713,200	748,900	6,173	6,143	5%	0%	141	617,800	741,400	5,251	6,074	20%	16%	72	6
7	237,600	261,400	1,579	1,643	10%	4%	643	305,300	320,600	2,233	2,190	5%	-2%	720	385,100	385,100	3,003	2,785	0%	-7%	232	7
8	401,400	421,500	3,161	3,121	5%	-1%	130	442,700	442,700	3,560	3,317	0%	-7%	313	489,800	489,800	4,015	3,751	0%	-7%	74	8
9	675,900	743,500	5,813	6,093	10%	5%	201	531,100	584,200	4,414	4,623	10%	5%	17	226,600	249,300	1,472	1,531	10%	4%	1	9
10	1,325,700	1,590,800	12,090	13,913	20%	15%	294	1,511,100	1,813,300	13,881	15,967	20%	15%	48	1,881,000	2,257,200	17,454	20,064	20%	15%	1	10
11	596,300	805,000	5,044	6,661	35%	32%	173	596,300	626,100	5,044	5,009	5%	-1%	50	616,400	801,300	5,238	6,626	30%	27%	18	11
12	305,000	305,000	2,230	2,046	0%	-8%	192	292,500	321,800	2,109	2,201	10%	4%	215	252,900	328,800	1,726	2,265	30%	31%	160	12
13	289,100	318,000	2,076	2,166	10%	4%	220	308,700	385,900	2,265	2,792	25%	23%	263	334,100	451,000	2,511	3,393	35%	35%	207	13
15	431,000	517,200	3,447	4,004	20%	16%	33															15
16	425,800	489,700	3,397	3,750	15%	10%	35	393,200	452,200	3,082	3,404	15%	10%	5	451,700	519,500	3,647	4,025	15%	10%	6	16
17	384,500	403,700	2,998	2,957	5%	-1%	34	318,800	334,700	2,363	2,320	5%	-2%	25	357,100	375,000	2,733	2,692	5%	-2%	6	17
18	307,900	369,500	2,258	2,641	20%	17%	139	300,600	390,800	2,187	2,837	30%	30%	129	378,000	415,800	2,935	3,068	10%	5%	74	18
19	507,500	659,800	4,186	5,320	30%	27%	55	504,600	580,300	4,158	4,587	15%	10%	168	561,000	645,200	4,703	5,186	15%	10%	16	19
21	352,100	404,900	2,685	2,968	15%	11%	74	398,800	458,600	3,136	3,463	15%	10%	43	435,400	500,700	3,489	3,852	15%	10%	17	21

City Of Cambridge, Massachusetts

Residential Tax Districts

Cambridge Assessor's Office

Cambridge GIS



Map Scale 1": 2500'

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council October 2, 2000

Agenda #1E

Adoption of minimum residential factor of 56.9515%.

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born				
Mr. James Braude				
Ms. Henrietta Davis				
Ms. Marjorie C. Decker				
Vice Mayor David P. Maher				
Mr. Kenneth E. Reeves				
Mr. Michael A. Sullivan				
Mr. Timothy J. Toomey, Jr.				
Mayor Anthony D. Galluccio				

Agenda #1E

October 2, 2000

ORDERED: That the City Council hereby adopts a minimum residential factor of 56.9515%, the legal minimum permitted for Cambridge.

CCM-101

City of Cambridge

Agenda #1F

IN CITY COUNCIL
October 2, 2000

ORDERED: That the City Council approves a twenty (20) percent residential exemption for owner occupied homes.

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

CCM-101

City of Cambridge

Agenda #1B

IN CITY COUNCIL
October 2, 2000

ORDERED: That the City Manager be and hereby is authorized to use $6,193,000 in Free Cash as an offset to the fiscal year 2001 tax rate.

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

CCM-101

City of Cambridge

Agenda #1D

IN CITY COUNCIL
October 2, 2000

ORDERED: That the City Council classifies property within the City of Cambridge into five property classes allowed for the purpose of allocating the property tax levy.

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

CCM-101

City of Cambridge

Agenda #1E

IN CITY COUNCIL

October 2, 2000

ORDERED: That the City Council hereby adopts a minimum residential factor of 56.9526%, the legal minimum permitted for Cambridge.

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

CCM-101

City of Cambridge

Agenda #1l

IN CITY COUNCIL

October 2, 2000

ORDERED: That this City Council go on record approving to double the income limit for deferral of taxes by elderly homeowners.

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

CCM-101

City of Cambridge

Agenda #1H

IN CITY COUNCIL

October 2, 2000

ORDERED: That the City Council vote to increase the Fiscal Year 2001 exemption allowed under General Laws Chapter 59, Section 5, Clause 17D by 3.5% ($6.79).

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

CCM-101

City of Cambridge

Agenda #1G

IN CITY COUNCIL

October 2, 2000

ORDERED: That the City Council in accordance with the General Laws, Section 4 of Chapter 73 of the Acts of 1986, hereby increase by 100% the normal value of the statutory exemptions for fiscal year 2001.

In City Council October 2, 2000.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D Margaret Drury

D. Margaret Drury
City Clerk

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager *Richard C. Rossi, Deputy City Manager*

October 2, 2000

To The Honorable, The City Council:

RECOMMENDATION

1. That the City Council appropriate $2,615,000 to the Public Investment Fund as follows:

   a. $1,365,000 for the Open Space Acquisition Account (Community Dev. Dept.)
   b. $ 480,000 for Public Works Equipment (Public Works Department)
   c. $ 700,000 for Real Estate Billing System (Finance Department)
   d. $ 70,000 for Community Input Process (Executive Department)

   Said appropriations to come from Free Cash ($1,250,000) and sale of City land ($1,365,000).

2. That the City Council authorize the further use of Free Cash to offset the 2001 tax rate as follows:

a.	Operating Budget $1,800,000	as adopted in the FY2001 Budget
b.	Public Investment $4,393,000	as adopted in the FY2001 Budget

3. That the City Council appropriate $473,359 to the School Department General Fund as follows:

a.	Salaries and Wages	$333,824
b.	Other Ordinary Maintenance	$139,535

   Said appropriation to be funded from additional state aid.

4. That the City Council classify property within the City of Cambridge into the five classes allowed for the purpose of allocating the property tax. It is further recommended that the City Council adopt a minimum residential factor of 56.9515%.

F 118

Consent Agenda #1

Relative to the votes necessary to seek the Mass. Dept. of Revenue approval for the tax rate for FY2001

10/2/2000

1A - 1A(4) ORDER ADOPTED 8-0-1

1B ORDER ADOPTED 8-0-1

1C ORDER ADOPTED 8-0-1

In Ctiy Council Octber 2, 2000

Referred to Hearing Scheduled for 7:00 p.m.

1D ORDER ADOPTED 8-0-1

1E ORDER ADOPTED 8-0-1

1F ORDER ADOPTED 8-0-1

1G ORDER ADOPTED 8-0-1

1H ORDER ADOPTED 8-0-1

1I ORDER ADOPTED 8-0-1