

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

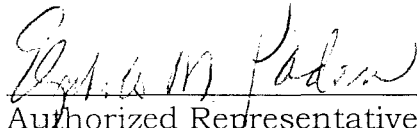
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139  
**NOTICE OF DECISION**

Case No: PB #183  
Address: 98 Winthrop Street  
Zoning: Business B/Harvard Square Overlay District  
Owner: Paul Overgaag for Bonki Limited Partnership  
Applicant: As owner above, c/o Alexandre A. Adams, 187 Concord Avenue, Cambridge, Mass. 02138  
Application Date: September 20, 2002  
Public Hearing: October 29, 2002  
Planning Board Decision: October 29, 2002  
Date of Filing Decision: November 27, 2002

Application: Harvard Square Overlay District Special Permit to waive the Parking Requirement for construction of a restaurant, Section 20.54.4.

Decision: GRANTED with conditions

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after the filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Office of the Community Development Department and the City Clerk.



Authorized Representative to the Planning Board



Date

For further information concerning this decision, please call Liza Padon at 617-349-4647, TTY: 617-349-4621, email [lpaden@ci.cambridge.ma.us](mailto:lpaden@ci.cambridge.ma.us).

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### **Application Documents**

1. The application was submitted on September 20, 2002, containing the application with a narrative description of the proposal, Dimensional Form, photographs of the current conditions, and Ownership Certificate.
2. Plans and elevations entitled "98 Winthrop Street, Cambridge Massachusetts"; by Thomas R. Huth, Architects; dated April 19, 2002; various scales.
3. Notice of Action from the Commonwealth of Massachusetts Architectural Access Board dated March 26, 2002.
4. Harvard Square Advisory Committee report dated 10/18/01.
5. Historical Commission approval of the plans dated 9/12/01

### **Findings**

After review of the application documents and testimony at the public hearing the Planning Board makes the following findings:

- 1. The Planning Board finds the restaurant use and construction consistent with the intent of the Zoning Ordinance generally, the objectives of the Harvard Square Overlay District, and the requirements of Sections 10.43 and 20.54.4 of the Ordinance, as set forth below.**
- 2. The proposal is in compliance with the general purposes of the**

### **Harvard Square Overlay District (Section 20.52):**

- a. *Preservation and enhancement of the District's unique functional environment and visual character.*

An historic building will be restored and made accessible to the general public as an element of a new restaurant on the site. New construction will add an element of contrast to the historic structure. The historic wall will be preserved as well.

- b. *Mitigation of the functional impacts on residential neighborhoods.*

The site is well removed from any residential neighborhood.

- c. *Maintenance of a diversity of development, open space patterns, and building scale.*

A small-scale wood-framed building in a wider context of such buildings will be preserved and enhanced.

### **3. The proposal is in compliance with the general development guidelines outlined in *Harvard Square Development Guidelines***

- a. *Retention and upgrading of the existing inventory of old buildings.*

An important existing building will be preserved and enhanced.

- b. *Respect for the diversity of building form and scale.*

The building to be preserved will anchor a unique cluster of such buildings in the Square. The new addition will be sympathetic to that context while adding an appropriately modern variation on it.

- c. *Expansion of a high quality public environment.*

Development will occur on private property and will not involve significant changes to the public realm.

- d. *Expansion of the network of pedestrian walkways.*

No pedestrian links will be created through the property

- e. *Expansion of residential living within the Square.*

No housing is proposed.

- f. *Creative solutions to the Square's parking problems.*

The site cannot accommodate any parking facilities and at the same time preserve the historic structure and its setting.

**4. The proposal complies with the specific guidelines for the Winthrop Square/JFK Street Subdistrict.**

Preservation and enhancement of the historic features present in this Subdistrict is the principal objective of city policy here. The proposal advances that objective specifically.

**5. The proposal complies with criteria for the granting of a Special Permit to reduce parking requirements [Section 20.54.4 (b)].**

- a. The lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures.*

The lot has only 3,582 square feet. No parking could be accommodated on the site if the historic structure is to be preserved and its setting protected.

- b. The reduction in required parking will result in a more appropriate design for its location and the neighborhood.*

Introducing a driveway onto the 36-foot wide lot would impact the site adversely. Furthermore, narrow Winthrop Street is not suitable for the maneuvering of vehicles in and out of a driveway.

- c. No National Register or contributing building is demolished, or had been demolished in the preceding five (5) years.*

The landmarked building will be preserved.

**6. The general criteria for issuance of a Special Permit are met.**

- a. The requirements of the Ordinance can be met.*

The proposed building will comply with all applicable requirements of the Business B Zoning District.

The criteria for the issuance of the required special permit under the provisions of the Harvard Square Overlay District will be met.

- b. Traffic patterns will not cause congestion, hazard, or substantial change in the established neighborhood character.*

The restaurant will be accessed on foot by pedestrians already in the Square and parking elsewhere. Locating accessory parking on this site, even if it were physically possible, would seriously disrupt passage on Winthrop Street by pedestrians and vehicles moving through. By not allowing this site to be a destination for any vehicles, serious congestion and hazard is prevented.

- c. *Continued operation or development of adjacent uses will not be adversely affected.*

Continued efficient operation of adjacent uses or future development of adjacent sites will be enhanced by the exclusion of parking from this site.

- d. *No nuisance or hazard will be created to the detriment of the health, safety, and welfare of the occupants or the citizens of the City.*

Public safety will be enhanced by the exclusion of parking from this site.

- e. *The use will not impair the integrity of the district or adjoining districts or derogate from the intent or purpose of the Ordinance.*

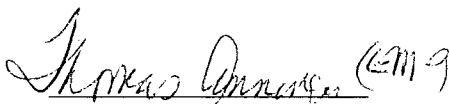
Provisions of the Harvard Square Overlay District were specifically designed for circumstances illustrated in this application. The development fully advances the integrity of the district and advances the purposes of the Ordinance.

### Decision

After review of the application documents and discussion at the public hearing and discussion at a subsequent Planning Board meeting, and based on the above findings, the Planning Board **GRANTS** a Special Permit to waive all parking and loading requirements on this site for the project detailed in the above referenced application documents, subject to appropriate review by the Cambridge Historical Commission under the provisions of the Harvard Square Conservation District.

Voting to grant the special permit were T. Anninger, L. Brown, B. Shaw, H. Russell, W. Tibbs, and P. Winters constituting at least two thirds of the membership of the Board.

For the Planning Board,

  
Thomas Anninger, Chair

A copy of this decision #183 shall be filed with the Office of the City clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on November 27, 2002, by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date. Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:  
City Clerk  
City of Cambridge