



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 SEP -8 AM 10:57  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 241502**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** CAMBRIDGE SAVINGS BANK C/O KAREN A. GIESTA C/O John Peterson - Metro Sign & Awning

**PETITIONER'S ADDRESS:** 170 Lorum Street, Tewksbury, MA 01876

**LOCATION OF PROPERTY:** 1374 Massachusetts Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** BANK

**ZONING DISTRICT:** Business B Zone-HSQ

**REASON FOR PETITION:**

/Sign/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Install one internally-illuminated blade sign for Cambridge Savings Bank.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 7.000      Section: 7.16.22 (Sign).  
Article: 10.000    Section: 10.30 (Variance).

Original  
Signature(s):

*Daniel E. Fraire*

(Petitioner (s) / Owner)

Daniel E. Fraire

(Print Name)

Address:

170 Lorum St Tewksbury MA 01876

Tel. No.

978-888-8324

E-Mail Address:

johnp@metrosign.net

Date:

09/06/23

## BZA Application Form

**DIMENSIONAL INFORMATION**

**Applicant:** CAMBRIDGE SAVINGS BANK C/O KAREN A. GIESTA  
**Location:** 1374 Massachusetts Ave., Cambridge, MA  
**Phone:** 978-888-8324

**Present Use/Occupancy:** BANK  
**Zone:** Business B Zone-HSQ  
**Requested Use/Occupancy:** BANK

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		24,828	24,828	unk	(max.)
<u>LOT AREA:</u>		5,455	5,455	unk	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		4.5	4.5	unk	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	unk	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	n/a	n/a	n/a	
	<u>DEPTH</u>	n/a	n/a	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10 ft	10 ft	n/a	
	<u>REAR</u>	n/a	n/a	n/a	
	<u>LEFT SIDE</u>	n/a	n/a	n/a	
	<u>RIGHT SIDE</u>	n/a	n/a	n/a	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	70	0	0	
	<u>WIDTH</u>	100	0	0	
	<u>LENGTH</u>	100	0	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		24,828	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		1	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		20	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

sign

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CAMBRIDGE SAVINGS BANK  
(OWNER)

Address: 1374 MASS AVE CAMBRIDGE MA.

State that I/We own the property located at 1374 MASS AVE., which is the subject of this zoning application.

The record title of this property is in the name of CAMBRIDGE SAVINGS BANK

\*Pursuant to a deed of duly recorded in the date 11/15/1917, Middlesex South County Registry of Deeds at Book 04174, Page 77; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

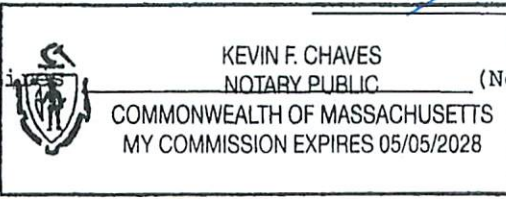
Daniel E Fraine  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Daniel E Fraine personally appeared before me, this 14<sup>th</sup> of July, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires  (Notary Seal).  
KEVIN F. CHAVES  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES 05/05/2028

• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

**BZA Application Form**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The sign will assist in foot traffic identifying bank location

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Land will not be affected

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The sign will not affect the public

**2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The sign will add to the beauty of Harvard Square

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



**INTERNALLY ILLUMINATED BLADE SIGN**

**Location 1**

Qty: 1

**A**  
4" deep internally illuminated cabinet painted White (satin). Internally illuminated (perimeter lighting) with White LEDs.

**B**  
.5" proud White acrylic push-thru copy with Blue, Green and Gray trans. vinyl graphics applied to faces.

**C**  
2" sq. x 3/16" wall alum. tube stanchions welded to 6"w x 28.5" h x .375" thick aluminum plate. All painted White (satin).

Compact Power Supply to be housed inside the sign cabinet.

See following pages for mounting, fabrication & illumination details.

**SURVEY REQUIRED**

Survey for measurements, wall type and electrical access.

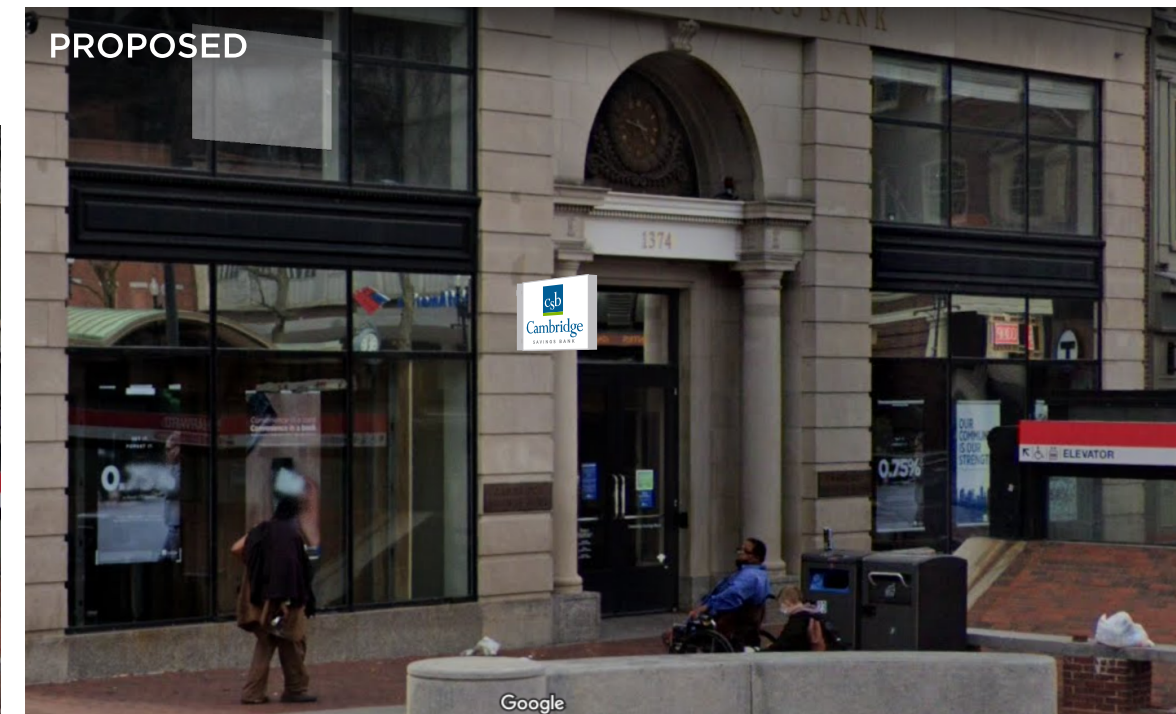
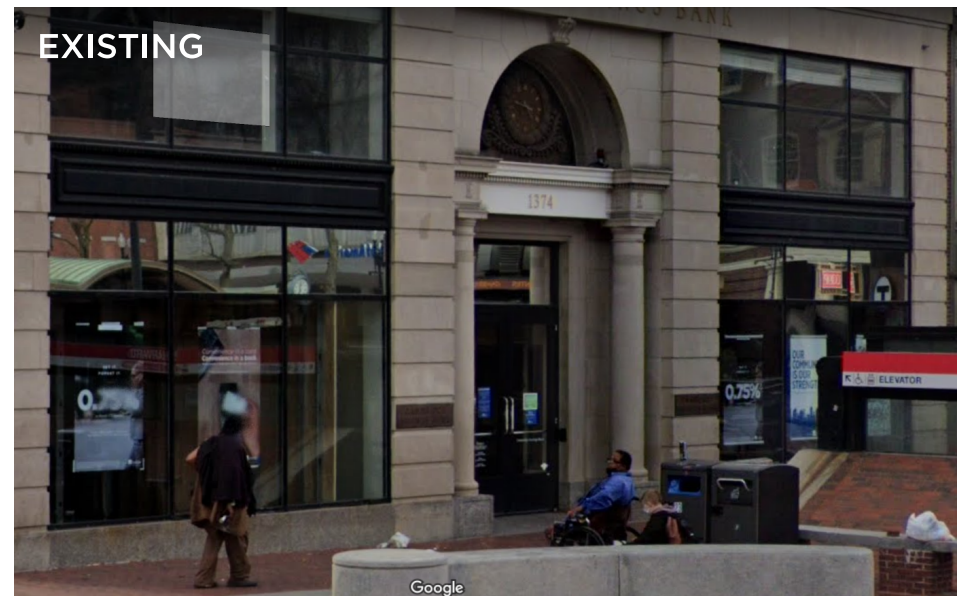
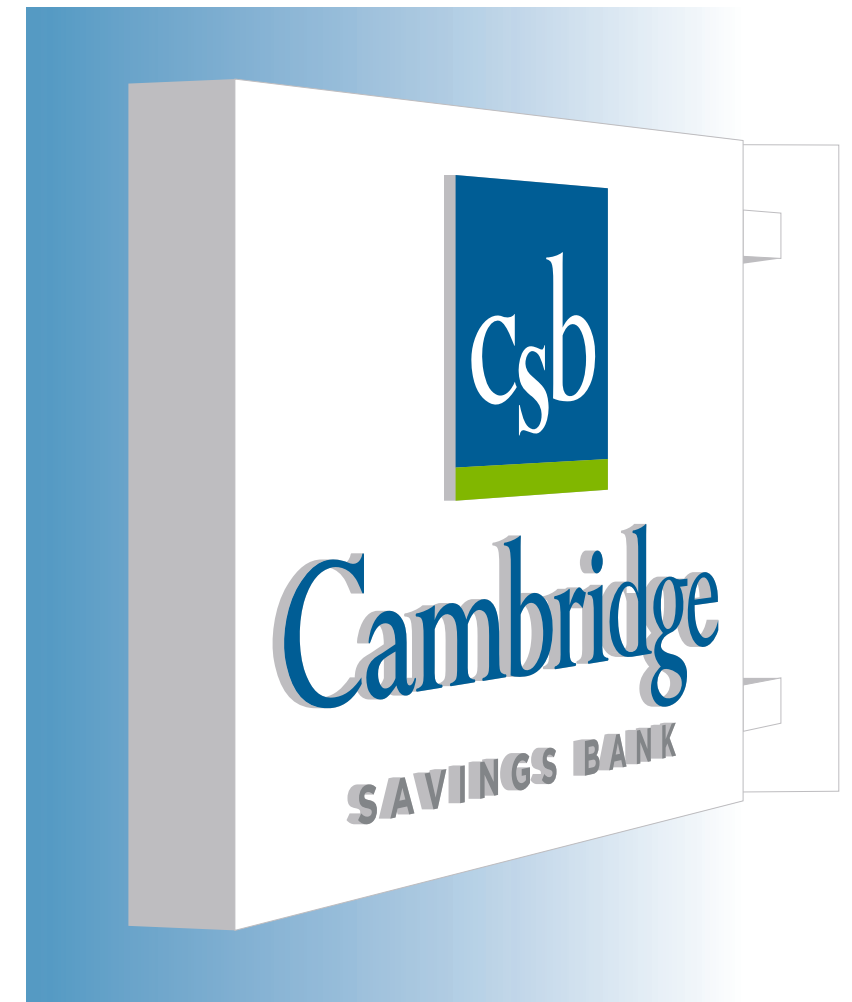
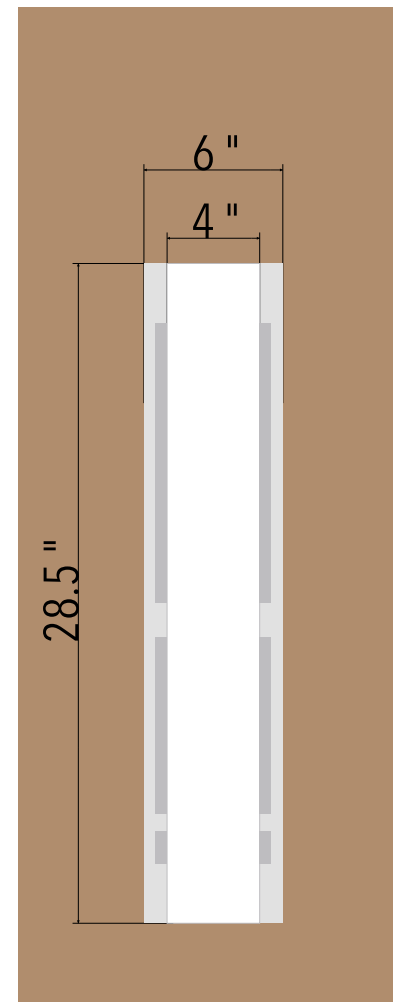
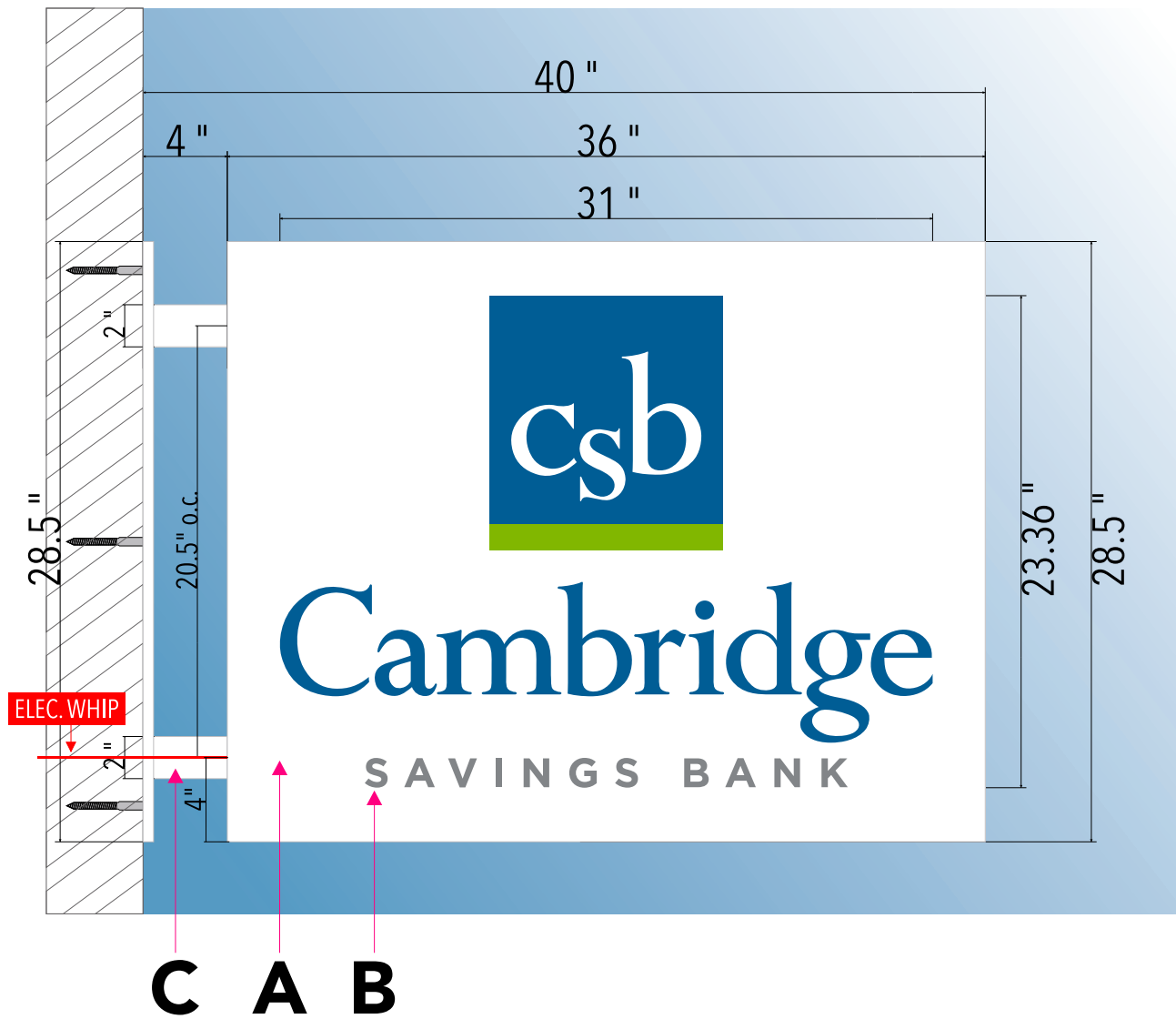
**PAINT COLORS**

White (satin)

**VINYL COLORS**

- 3M Trans. #167 Bright Blue
- 3M Trans. #106 Brilliant Green
- 3M Trans. #61 Slate Gray

Sign Sq Ftg: 7.13



Customer/Job Location:  
**CAMBRIDGE SAVINGS BANK**  
**Harvard Square**

DWG. DATE: 4.20.2022

Rev.1: Rev.4:  
Rev.2: Rev.5:  
Rev.3: Rev.6:

**APPROVAL**  APPROVED  APPROVED AS NOTED

Date \_\_\_\_\_ x \_\_\_\_\_

File Name: CSB\_Harvard Square\_Blade Sign\_3915

Sales: TD Design: JP PMgr: EC

Drawing # **22-03915-1**



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*  
Gavin W. Kleespics, Paula A. Paris, Kyle Sheffield, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

Property: **1374 Massachusetts Avenue**

Applicant: **Cambridge Savings Bank**

Attention: **Daniel Fraine**  
**Cambridge Savings Bank**  
**1374 Massachusetts Avenue**  
**Cambridge, Mass. 02138**

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

**Install an internally-illuminated projecting sign for Cambridge Savings Bank.**

**Work is to be carried out as indicated on the plans by MetroSign titled, "Cambridge Savings Bank Harvard Square" and dated April 20, 2022.**

**Approval was granted on the condition that construction details be reviewed and approved by Historical Commission staff.**

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of

time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: **4931**

Date of Certificate: **April 28, 2023**

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on April 28, 2023.

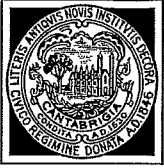
By Bruce A. Irving/slb, Chair.

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk



CITY OF CAMBRIDGE  
Community Development Department

SIGN CERTIFICATION FORM  
COVER SHEET

IRAM FAROOQ  
Assistant City Manager for  
Community Development

SANDRA CLARKE  
Deputy Director  
Chief of Administration

KHALIL MOGASSABI  
Deputy Director  
Chief of Planning

Sign Text: Cambridge Savings Bank

Location of Sign: 1374 Massachusetts Avenue

Applicant: John Peterson - Metro Sign & Awning

Zoning District: BB-HSQ Overlay District:

Area of Special Planning Concern: (Sec. 19.46 & 19.42.1) 19.46

Application Date: 11/03/2022

Sketch of sign enclosed: Yes  No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department Certification action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including City Council approval, if necessary for signs in the public way\*.

\* Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk.

The Sign Ordinance is available online under Article 7.000 at <https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>

Contact Liza Paden at 617 349 4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov) for further information.





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4" deep internally illuminated cabinet painted White (satin). Internally illuminated (perimeter lighting) with White LEDs.

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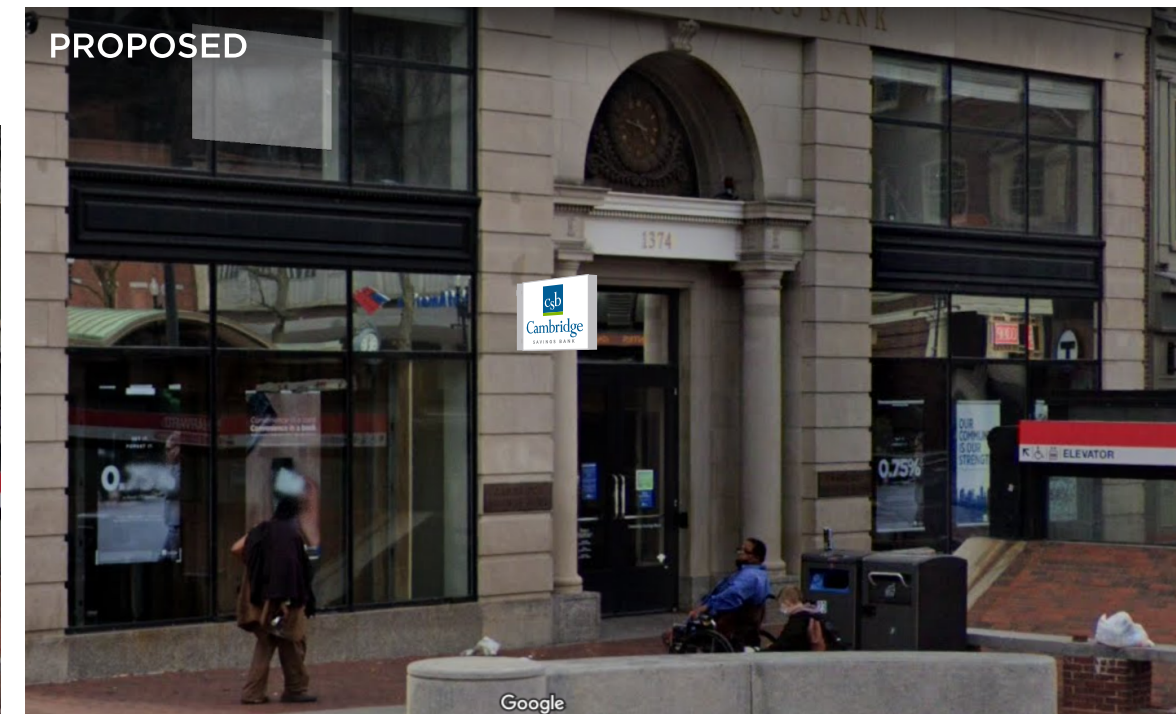
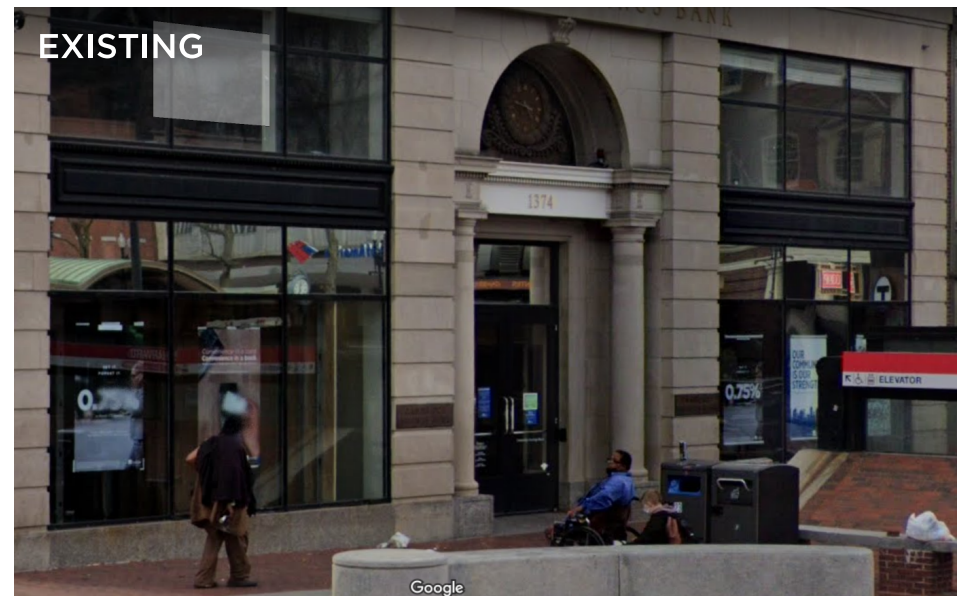
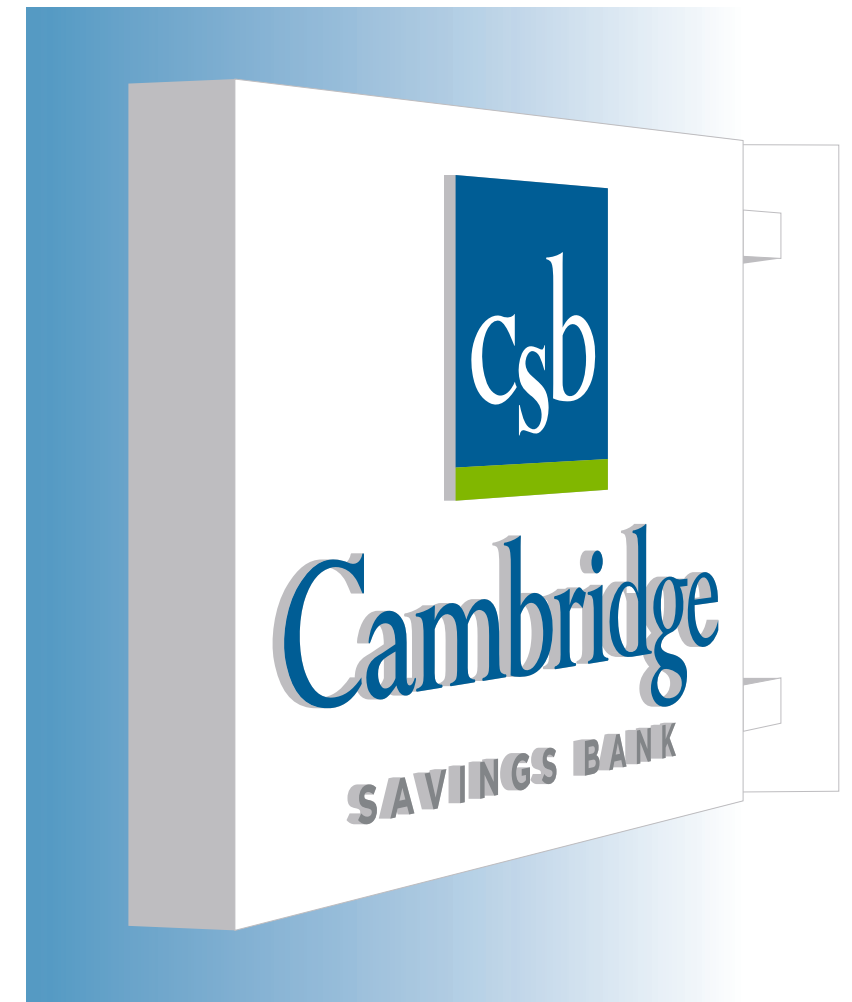
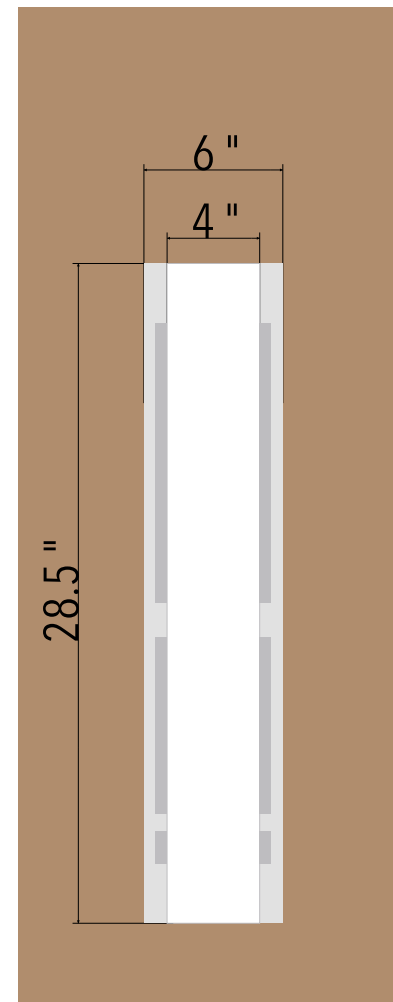
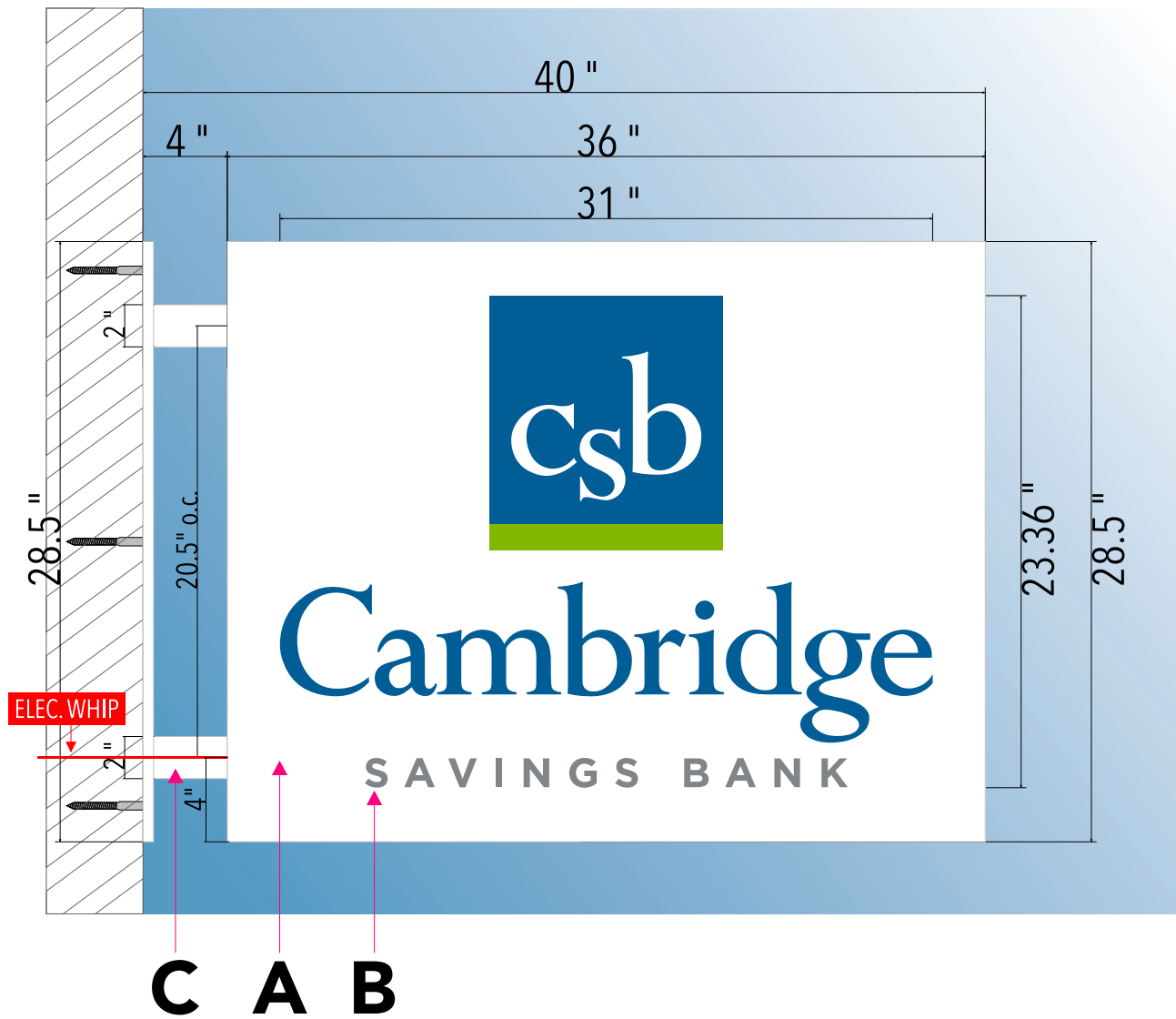
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Sign Sq Ftg: 7.13



Customer/Job Location:  
**CAMBRIDGE SAVINGS BANK**  
**Harvard Square**

DWG. DATE: 4.20.2022

Rev.1: Rev.4:  
Rev.2: Rev.5:  
Rev.3: Rev.6:

**APPROVAL**  APPROVED  APPROVED AS NOTED

Date \_\_\_\_\_ x \_\_\_\_\_

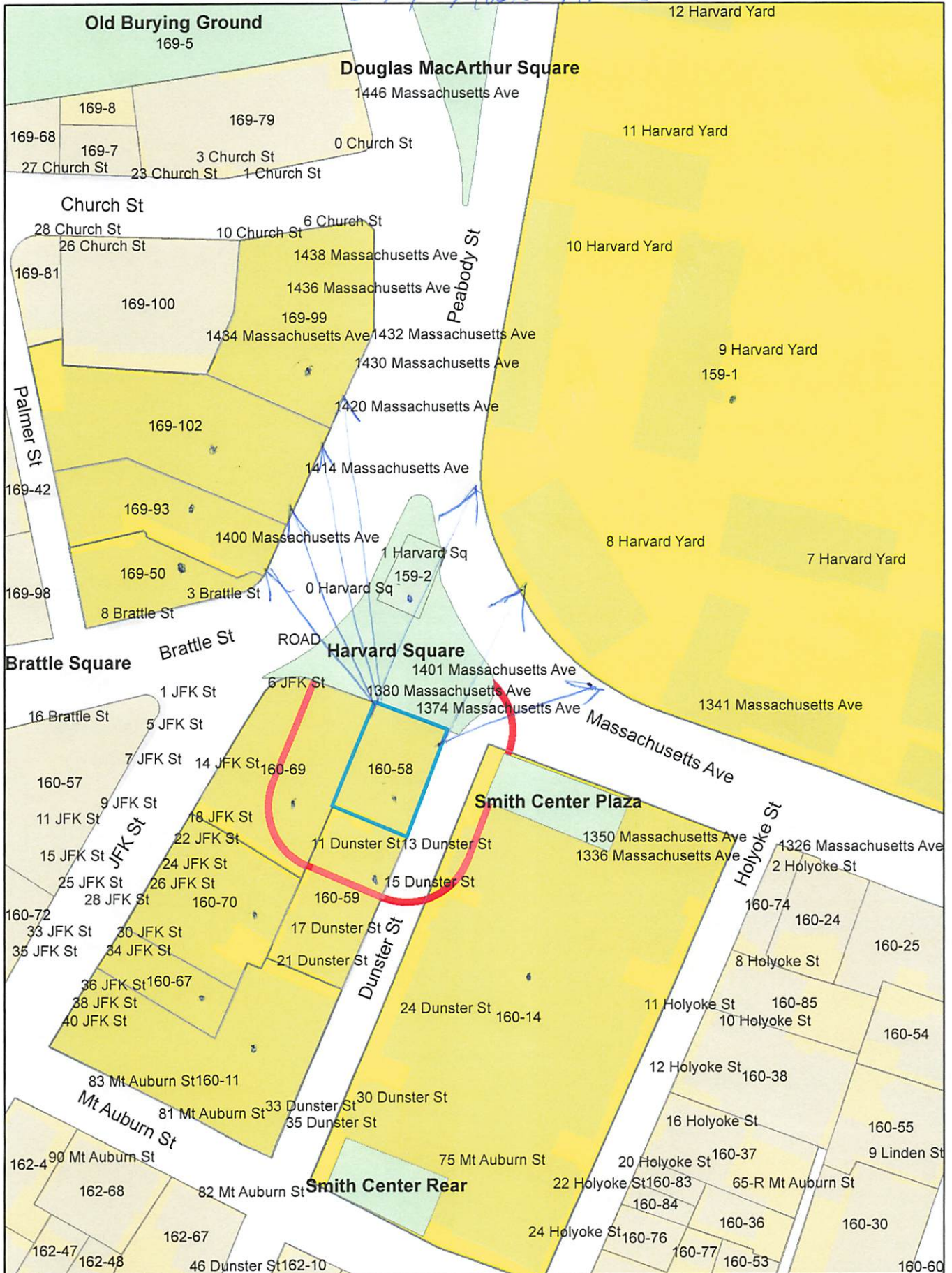
File Name: CSB\_Harvard Square\_Blade Sign\_3915

Sales: TD Design: JP PMgr: EC

Drawing # **22-03915-1**



1374 Mass Ave



1374 Mass Ave

Petitioner

169-50  
AP BRATTLE SQUARE, LP  
C/O ASANA PARTNERS, LP  
1616 CAMDEN ROAD. SUITE # 210  
CHARLOTTE, NC 28203

169-93  
HARVARD COOPERATIVE SOCIETY  
C/O THOMAS A. WAGNER, JR. CFO  
1400 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-9103

METRO SIGN & AWNING  
C/O JOHN PETERSON OR DANIEL E. FRAINE  
170 LORUM STREET  
TEWKSBURY, MA 01876

160-11  
TRINITY REALTY LIMITED PARTNERSHIP I  
P.O. BOX 380212  
CAMBRIDGE, MA 02238

160-67  
WAUGH BUILDING LLC  
C/O ROCKMONT MANAGEMENT CO., INC.  
P.O. BOX 440433  
SOMERVILLE, MA 02145

160-58  
CAMBRIDGE SAVINGS BANK  
C/O KAREN A. GIESTA  
1374 MASS AVE  
CAMBRIDGE, MA 02138-3891

160-14  
PRESIDENT AND FELLOWS OF HARVARD COLLEGE  
HOLYOKE CENTER, ROOM 1017  
1350 MASS AVENEUE  
CAMBRIDGE, MA 02138-3895

160-59  
DANA CHAMBERS ALLIANCE  
CAMBRIDGE SAVINGS BANK  
81 WYMAN ST  
WALTHAM, MA 02451

160-70  
ALLIARA, LLC  
1188 CENTRE ST.  
NEWTON CENTRE, MA 02459

160-69  
1834 REALTY, INC.  
C/O CAMBRIDGE SAVINGS BANK  
1374 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

160-14  
PRESIDENT & FELLOW OF HARVARD HARVARD  
UNIVERSITY R.E. DEPT  
HOLYOKE CENTER., ROOM 451  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

169-99  
GH HOLDINGS LP  
1696 NE MIAMI GARDENS DR  
NORTH MIAMI BEACH, FL 33179

159-2  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

169-102  
1414 MASSACHUSETTS AVENUE LLC  
101 CALIFORNIA ST - STE 950  
SAN FRANCISCO, CA 94111

159-1  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

159-2  
CITY OF CAMBRIDGE  
C/O CITY SOLICITOR

## **Pacheco, Maria**

---

**From:** Djillson@harvardsquare.com  
**Sent:** Thursday, September 21, 2023 4:32 PM  
**To:** Pacheco, Maria  
**Cc:** 'Dan Fraine'; 'Wayne Patenaude'  
**Subject:** BZA Hearing - 10/12/23 / Special Permit Variance -

September 21, 2023

Ms. Maria Pacheco  
Board of Zoning Appeal (BZA)

RE: Cambridge Savings Bank

1374 Mass. Ave. / Harvard Square  
Special Permit / Variance  
Application # 241502

Dear BZA Members,

On behalf of the Harvard Square Business Association Board of Directors, Officers, members and staff, please accept our overwhelming support for this application. As one of the last remaining community banks and our oldest Harvard Square business (since 1834), Cambridge Savings Bank ought to be given special consideration.

Their impressive track record of supporting local non-profits, from homeless shelters to arts organizations, from food pantries to small businesses is equally deserving of your endorsement. Over the years, CSB has been an outstanding partner in helping us steward the public space in front of their building and beyond its boundaries. Their staff power washes the Kiosk Plaza and The Pit, waters the flowers on The Point, and participates in our annual Earth Day clean-up. When the Information Booth became unusable due to physical condition and COVID concerns, the bank graciously leased space to the City of Cambridge to accommodate the Cambridge Office for Tourism. They provide the HSBA with storage space for the Square's holiday decorations (hundreds of wreaths, lights, garland etc.) and afford the resources of their print shop to many non-profit organizations. Their generosity and community spirit are seemingly endless.

Additionally, it is a worthwhile contemplation...while their rooftop signage is not designated as a landmark, it should receive dispensation given its iconic presence and if possible, not be included in the overall signage calculation.



And finally, I would be remiss in not mentioning the clocks, which are a lovely public service. Despite access to precise minutes and seconds through all our digital devices; many of us locals do not fail to look up at the clocks to verify the time as we pass through the Square.

I know there are rules that have to be applied equally to all, but there should always be room for exceptional circumstances. We hope this application is one of those instances and thank you for your consideration.

Sincerely,

Denise Jillson  
Executive Director  
Harvard Square Business Association  
[www.harvardsquare.com](http://www.harvardsquare.com)

*Caring for the Square Since 1910...*



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>



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Case Number: **4931**

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By Bruce A. Irving/slb, Chair.

\*\*\*\*\*

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No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

g Bds

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Hipolito Tamar Date: 9-28-2023  
(Print)

Address: 1374 Mass Avenue

Case No. BZA-241502

Hearing Date: 10/12/23

Thank you,  
Bza Members



# View looking toward bank from crosswalk at Dunster / Mass Ave





View looking towards front of bank from in front of Blank Street Coffee near Le Macaron



# View looking towards front of bank from in the T Stairs

