

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: ☒ Appeal: _____

PETITIONER: ST. PAUL'S CHOIR SCHOOL (ROMAN CATHOLIC ARCH. OF BOSTON)

PETITIONER'S ADDRESS: 29 MT. AUBURN ST., CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: RELIGIOUS ZONING DISTRICT: HARVARD SQUARE COMMERCIAL DISTRICT

REASON FOR PETITION:

_____ Additions _____ New Structure
_____ Change in Use/Occupancy _____ Parking
_____ Conversion to Addi'l Dwelling Unit's ☒ Sign
_____ Dormer _____ Subdivision
_____ Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

Place a sign on the facade of school building. The sign will include the school logo and name of the school. The location was designed to include a sign.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7.000 Section 7.16.22

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

(Petitioner(s)/Owner)

THOMAS HAFFERD
(Print Name)

Address:

29 Mt. Auburn St.
Cambridge, MA 02138

Tel. No.:

617-868-8658

E-Mail Address:

thafferdt@saintpaulschoirschool.org

Date:

2/15/2019

cell (646-872-9293)

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 Roman Catholic Archbishop of Boston
(OWNER)

Address: 66 Brooks Dr. Braintree, MA 02184

State that I/We own the property located at 29 Mt. Auburn St.,
which is the subject of this zoning application.

The record title of this property is in the name of Roman Catholic
Archbishop of Boston.

*Pursuant to a deed of duly recorded in the date March 14, 1890, Middlesex South
County Registry of Deeds at Book 1961, Page 91; or
Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

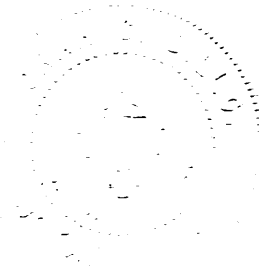
Commonwealth of Massachusetts, County of Norfolk

The above-name John E. Straub personally appeared before me,
this 8th of May, 2017, and made oath that the above statement is true.

Notary

My commission expires 8/3/2023 (Notary Seal).

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



THE UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE

OFFICE OF THE ATTORNEY GENERAL

WASHINGTON, D. C. 20530

MEMORANDUM FOR THE ATTORNEY GENERAL

DATE: [illegible]

FROM: [illegible]

SUBJECT: [illegible]

RE: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. [illegible]

11. [illegible]

12. [illegible]

13. [illegible]

14. [illegible]

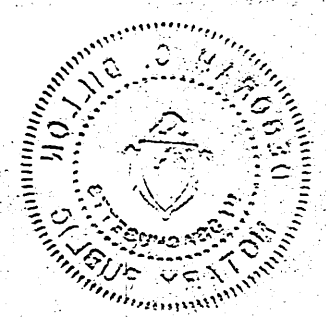
15. [illegible]

16. [illegible]

17. [illegible]

18. [illegible]

19. [illegible]



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:

There is a place on the building that was designated for the sign, ever since original design and construction (1987). The space was placed at 33ft from ground because it was necessary for visibility. Due to construction and narrowness of streets, it has to be placed there to be clearly visible.

- 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:

The building facade has a space prepared for the placement of the sign. If placed any lower it would not be clearly visible.

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

- 1)** Substantial detriment to the public good for the following reasons:

Integrity of building design: placing sign where originallyt intended. No detriment to community but benefit to public. Many people come from out of town looking for our school since we are known as a cultural institution and iconic cultural site.

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

This is not a commercial enterprise but an educational institution and a cultural designation that serves the community in many ways.

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

BZA APPLICATION FORM

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This is not a commercial enterprise but an educational institution and a cultural designation that serves the community in many ways -

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

2.0 Arrow Street, Cambridge, MA 02138

LOCATION: 29 Mt. Auburn Street, Cambridge, MA 02138

ZONE: 0-3

OWNER: The Roman Catholic Archbishop of Boston

ADDRESS OF OWNER: 2121 Commonwealth Ave.

REQUESTED USE/OCCUPANCY: Rectory, Social Centers, Primary School

Brighton, MA 02135

PRESENT USE/OCCUPANCY: Social Center and Primary School

Existing Conditions:

	<u>Requested Conditions</u>	<u>Required Conditions</u>
RATIO OF TOTAL FLOOR AREA TO LOT AREA:	1.5	3
AREA OF LOT:	37,216 SF	5,000 SF (MIN)
MINIMUM LOT AREA FOR EACH DWELLING UNIT:	9,300 SF	300 SF (MIN)
SIZE OF LOT: WIDTH: See Attached	208.75'	50' (MIN)
LENGTH: Drawings	161.32'	50' (MIN)
YARDS: FRONT: Arrow Street	16'-0"	25'-0"
(set-back) Mt. Auburn Street	24'-0"	28'-0"
REAR: (See Attached Drawing)	30' and 4'-0"	27'-0"
LEFT SIDE:	24'-0"	23'-0"
RIGHT SIDE: (See Attached Drawing)	29'-0"	22'-0"
	30'-0" and 0'	24'-0"
SIZE OF BLDG: HEIGHT:	55'-0"	60'-0"
LENGTH:	160'-0"	147'-0"
WIDTH:	124'-0"	130'-0"
RATIO OF USABLE OPEN SPACE TO LOT AREA:	36%	10%
NUMBER OF DWELLING UNITS:	4	124 Permitted
NUMBER OF PARKING SPACES:	26	22
NUMBER OF LOADING AREAS:	1	1
NUMBER OF STORIES:	4	6
OTHER OCCUPANCIES ON SAME LOT:	None	--
DISTANCE TO NEAREST BLDG.	0'	24'-0"
SIZE OF BLDGS. ADJACENT ON SAME LOT:	--	--
TYPE OF CONSTRUCTION:	2B	2B

SUBMIT: PLOT PLAN ☒ PARKING PLAN ☒ BUILDING PLANS ☒

Yards: (Set Backs)

Front at Arrow Street:

$$\frac{H+L}{5} = \frac{55' + 67'}{5} = \frac{122'}{5} = 25'-0"$$

Front at Mt. Auburn Street:

$$\frac{H+L}{5} = \frac{55' + 83'}{5} = \frac{138'}{5} = 28'-0"$$

Right Side at Mt. Auburn Street

$$\frac{H+L}{6} = \frac{55' + 75'}{6} = \frac{130'}{6} = 22'-0"$$

Right Side at Arrow Street:

$$\frac{H+L}{6} = \frac{55' + 84'}{6} = \frac{139'}{6} = 24'-0"$$

Rear:

$$\frac{H+L}{5} = \frac{55' + 76'}{5} = \frac{131'}{5} = 27'-0"$$

Left Side at Existing Church:
(Buildings on the Same Lot)

$$\frac{H \text{ of Existing Bldg.} + H \text{ of Proposed Bldg.}}{6} =$$

$$\frac{78' + 55"}{6} = \frac{133}{6} = 23'-0"$$

Note: The height of the proposed building is from the mean grade to the highest potential ridge line of any roof on the proposed building excluding the roof of the unoccupied tower. (See section 5.23) The mean grade was determined by averaging the grade elevations at the corners of the proposed building and at the center point of each elevation. See drawing number 5 for grade elevations and locations

Ratio of Usable Open Space to Lot Area:

$$\frac{13,450 \text{ SF (Usable Open Space)}}{37,216 \text{ SF (Area of Lots)}} = .3614 \text{ or } 36\%$$

Number of Dwelling Units Permitted:

$$\frac{37,216 \text{ SF (Area of Lots)}}{300 \text{ SF (Min. Area per D.U.)}} = 124 \text{ D.U.}$$

Number of Parking Spaces:

Rectory	1/D.U.	= 4
Student Center Parish Common Areas	1/2000 GSF	= 9*
Choir School	3/2 Classrooms	= 9
<u>TOTAL NUMBER OF SPACES</u>		<u>= 22</u>

*Area of Student Center	= 5540
Area of Parish	= 3400
Area of Common Areas	= 8450
<u>TOTAL</u>	<u>=17,390 sf</u>

$$\frac{17,390 \text{ SF}}{2000} = 8.695 = 9$$

Type of Contruction:

A-4 Assembly, Churches, Schools
2B 3 Stories-40'-0", *plus 1 story 20'-0"
22,500 SF/Floor

* Section 308.1 of the Massachusetts State Building Code allows the extra floor since the building is fully sprinklered.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Thomas Haferd **PRESENT USE/OCCUPANCY:** St. Paul's Choir School
LOCATION: 29 Mt Auburn St Cambridge, MA 02138 **ZONE:** Office 3 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** St. Paul's Choir School

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		55824	55824	111648	(max.)
<u>LOT AREA:</u>		37216	37216	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		1.5	1.5	3	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		9300	9300	300	(min.)
<u>SIZE OF LOT:</u>	WIDTH	208.75	208.75	50	(min.)
	DEPTH	161.32	161.32	50	
<u>SETBACKS IN FEET:</u>	FRONT	16	16	25	(min.)
	REAR	30	30	27	(min.)
	LEFT SIDE	24	24	23	(min.)
	RIGHT SIDE	29	29	22	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	55	55	60	(max.)
	LENGTH	160	160	147	
	WIDTH	124	124	130	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		36%	36%	10%	(min.)
<u>NO. OF DWELLING UNITS:</u>		4	4	124	(max.)
<u>NO. OF PARKING SPACES:</u>		26	26	22	(min./max)
<u>NO. OF LOADING AREAS:</u>		1	1	1	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		0	0	24	(min.)

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

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'.

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TYPE OF OCCUPANCY: RELIGIOUS ZONING DISTRICT: HARVARD SQUARE COMMERCIAL DISTRICT

REASON FOR PETITION:

_____ Additions _____ New Structure
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DESCRIPTION OF PETITIONER'S PROPOSAL:

Place a sign on the facade of school building. The sign will include the school logo and name of the school. The location was designed to include a sign.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7.000 Section 7.16.22

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Original Signature(s): _____

(Petitioner(s)/Owner)

THOMAS HAFFERD
(Print Name)

Address: _____

29 Mt. Auburn St.
Cambridge, MA 02138

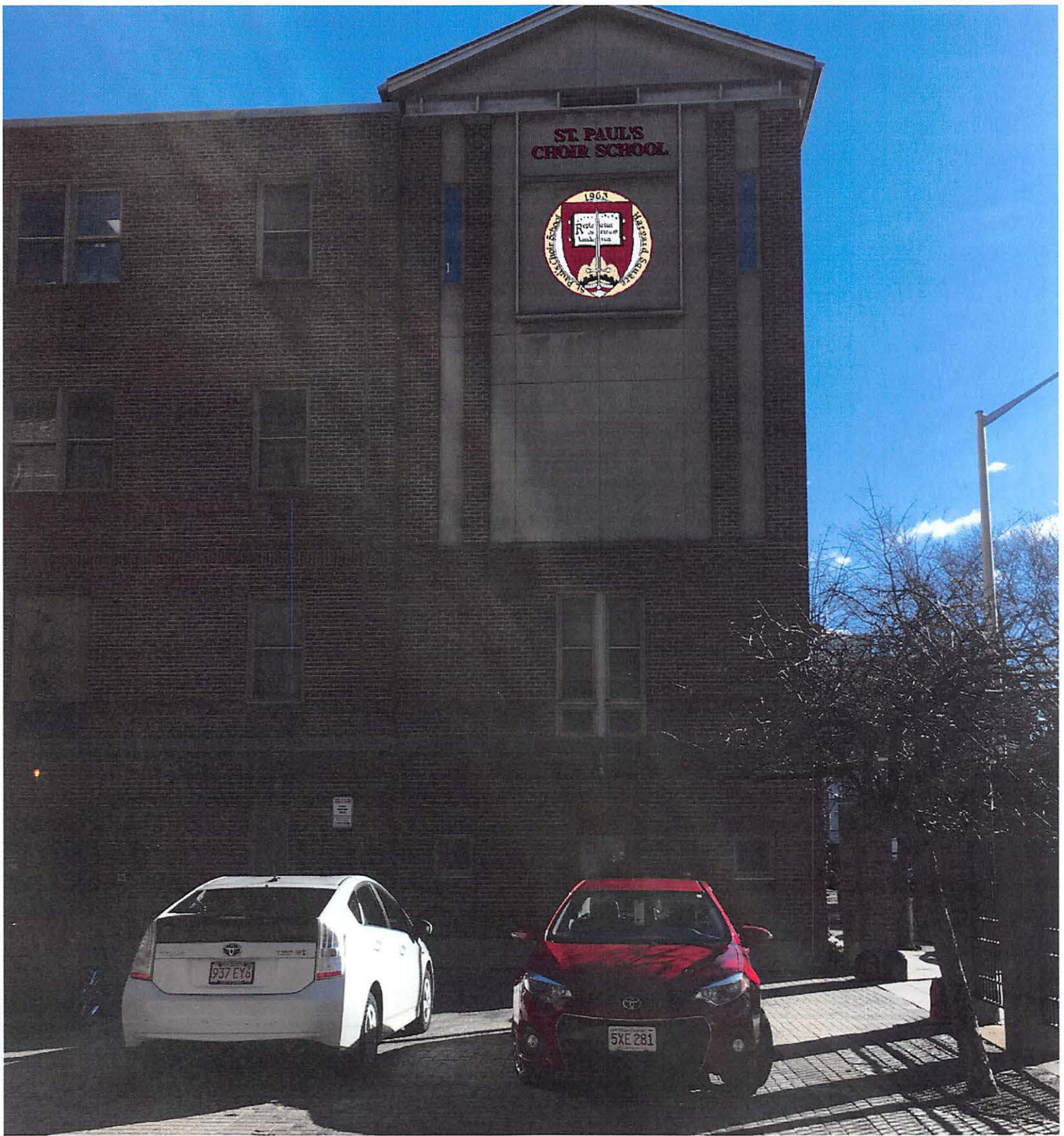
Tel. No.: _____

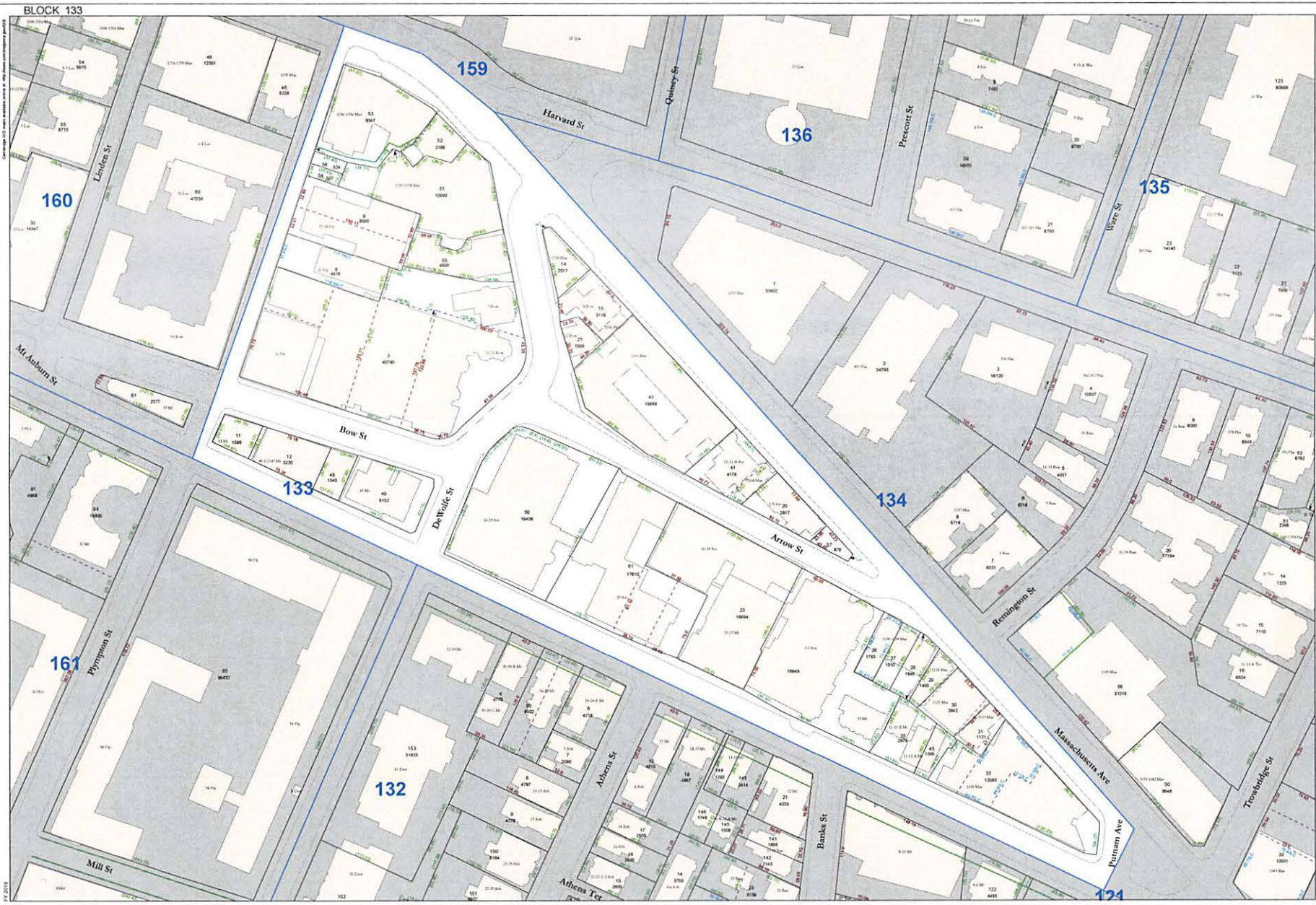
617-868-8658

E-Mail Address: thafferdt@saintpaulschoirschool.org

Date: 2/15/2019

Cell (646-872-9293)



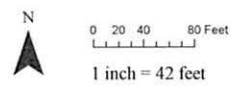


**City of Cambridge
Assessing Department**

795 Massachusetts Ave.
Cambridge, MA 02139

- | | | | |
|---------------|-----------------|------------------------|-----------------------------|
| Buildings | Water | 10 Lot Number | 100 Parcel size in Sq. Ft. |
| Lot Line | Sub-Parcel Line | 133 Block Number | 44 OLC Land Court Dimension |
| Block Line | Easement | 10 Cam. Street Number | 65.0 Survey Dimensions |
| City Boundary | Railway | (125.0) Deed Dimension | |

DISCLAIMER:
All data presented on this map is compiled from existing documents. The data is not guaranteed to be 100% accurate and is not intended to be used for legal purposes. The City of Cambridge is not responsible for any errors or omissions on this map.



Parcel Block Map
133

#25891

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: St Paul's Choir School

Applicant (name and address) Sylvia Fernandez

Signature

Telephone: 617-633-9662 FAX: _____

Location of Premises: 29 Mt Auburn St

Zoning District: D-3 Overlay District: HSOD

Date Application Submitted: 11/9/18

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 (CDD) 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 approval from the City Council, if necessary (see below)!

Copies: ISD ☒ City Clerk* ☐ CDD ☐ Applicant ☐ Historical Com. ☐

*Any sign or portion of a sign extending more than **six (6) inches** into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

Proposed WALL Sign

Area in Square feet: 23.58 Dimensions: 58.26" X 58.26"

Illumination: Natural ☒ Internal ☐ External ☐

Height (from ground to the top of the sign): 33ft

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 88ft. Area of signs allowed accessory to store: outside (1 x a) 880, behind windows (0.5 x a) 440. Area of all existing signs on the store front to remain (including any freestanding sign): _____. Area of additional signs permitted: 64.42

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) _____. Area of signs allowed accessory to the building facade: outside (1 x a) _____, behind windows (0.5 x a) _____. Area of all existing signs on the building facade to remain (including any freestanding sign): _____. Area of additional signs permitted: _____.

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. **HEIGHT ABOVE THE GROUND:** 20 feet but below the sills of second floor windows. **ILLUMINATION:** Natural or external, or internal illumination with significant limitations. **NUMBER:** No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

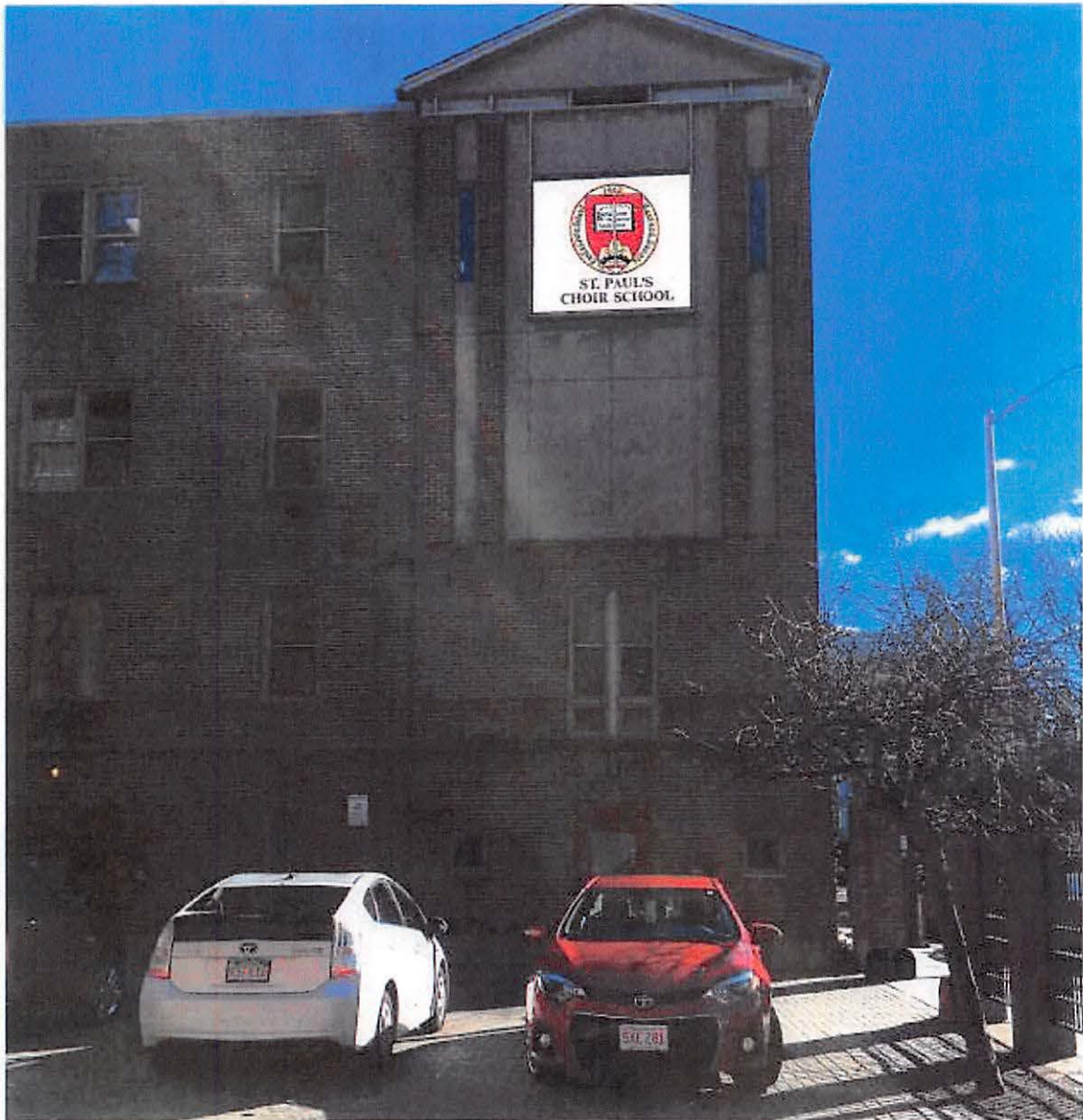
Sign conforms to requirements of Article 7.000: YES _____ NO ☒

Sign requires a variance from the Board of Zoning Appeal: YES _____

Relevant sections: 7.16.22 height exceeds 20 feet to top of sign

COMMENTS: _____

Date: 12/4/18 CDD Representative Seaborn Pader



(1) 80" x 88" Sign Panel \$2335.00
School Logo and Lettering

Actual color to be determined

Lift/Boom Rental \$565.00

Installation of sign \$575.00

Total \$3475.00

Honan Sign Co. LLC.
66 Crest Ave
Winthrop, MA 02152
617.846.5972
617.846.8275 f
info@honansignco.com

Date: Nov. 8, 2018

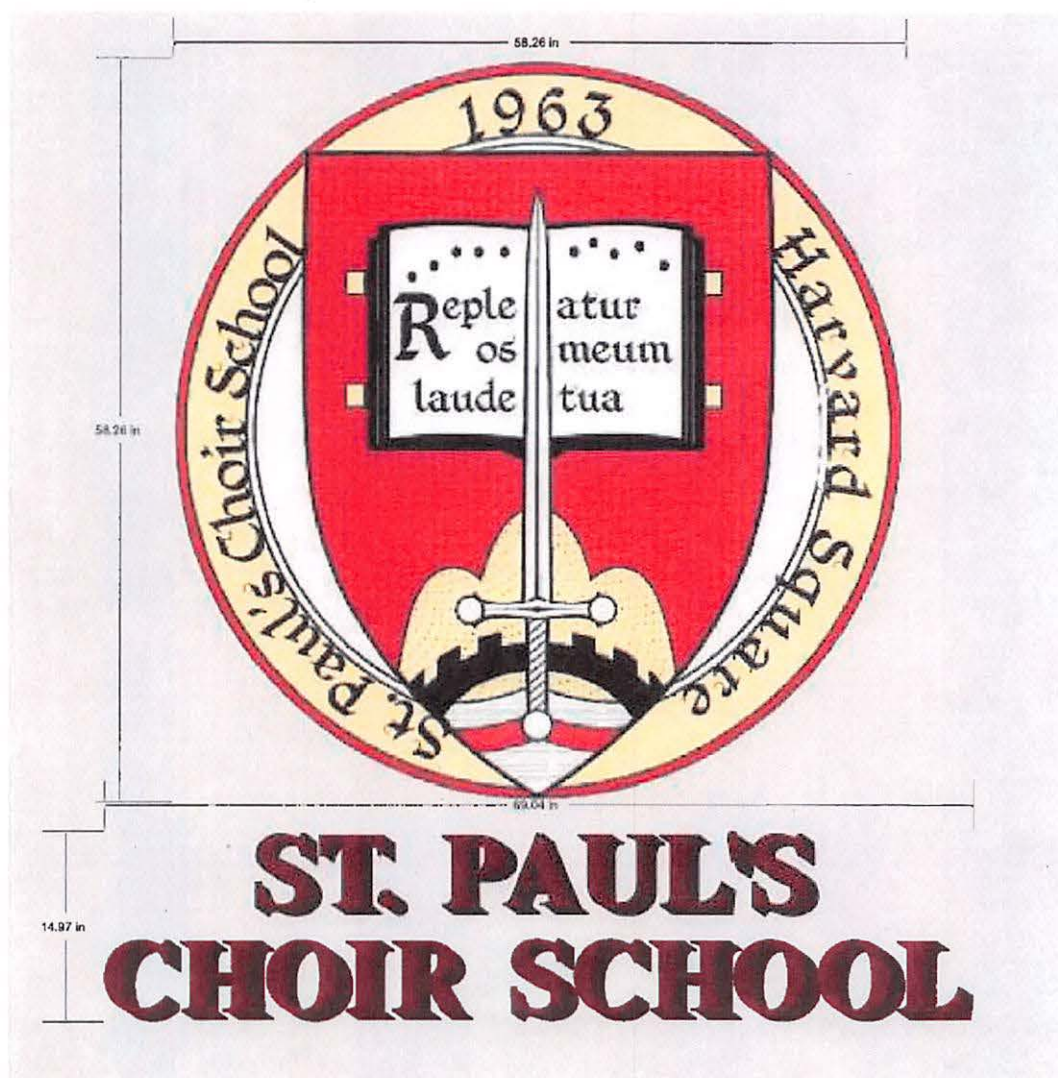
Approval and a 50% Deposit is needed for work to begin.
Balance due upon Delivery or Pick up.

Approval: X

Date: _____

Artwork property of Honan Sign Co.
prepared for :

St. Paul's Choir School
Attn: Dianne Flaherty



Custom Formed Individual Letters

1.5" thick

Colors to Match school colors

Stud mounted and Lock Tite adhesive for securing them to the building

Church Logo

Printed graphic applied to panel

1/4" thick Dibond with studs and Locktite Adhesive will secure sign to building

Honan Sign Co. LLC.
66 Crest Ave
Winthrop, MA 02152
617.846.5972
617.846.8275 f
info@honansignco.com

Date: June. 6, 2017

Approval and a 50% Deposit is needed for work to begin.
Balance due upon Delivery or Pick up.

Approval: X _____ Date: _____

Artwork property of Honan Sign Co.
prepared for :

St. Paul's Choir School

29 Mt. Auburn St.

Petitioner

132-4
CHEUNG, JANICE LAP CHI & EUNICE LAP MUN
TRUSTEE CHEUNG TRUST
C/O JANICE CHEUNG
30-C MT AUBURN ST #30-C
CAMBRIDGE, MA 02138

133-36
MT. AUBURN CONDOMINIUM LLC,
453 HARRIS RD.
BEDFORD HILL, NY 10507

ST. PAUL'S CHOIR SCHOOL
C/O THOMAS HAFFERD
29 MT. AUBURN STREET
CAMBRIDGE, MA 02138

132-6
POST, ROSALIE N. & THOMAS F. O'LEARY
7 ATHENS ST
CAMBRIDGE, MA 02138

132-18
MURPHY, BRIAN P. & KATHERINE C. MURPHY
22 MT. AUBURN ST., #1
CAMBRIDGE, MA 02138

132-18
RICE, ROBERT J. & JESSICA C. RICE
6 ATHENS ST. UNIT#2
CAMBRIDGE, MA 02138

132-18
SHEU, SHU-HSIEN
21420 ALUM CREEK COURT
ASHBURN, VA 20147

132-19
CHEN, YILING & XIAOGANG JIN
18 MT AUBURN ST
CAMBRIDGE, MA 02138

132-19
REDDIEN, PETER W. & CARICE P. REDDIEN
46 BELMONT ST
CAMBRIDGE, MA 02138

132-99
LEVINE, LINDA B. &
26 MT. AUBURN ST. #26/1 & #26/2
CAMBRIDGE, MA 02138

133-36
PRESIDENT AND FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE SERVICES
1350 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

132-99
LEVINE, LINDA B., TR. OF S. L. TRUST
26-28 MT. AUBURN ST., #28-1
CAMBRIDGE, MA 02138

132-99
STEINMETZ, LEON & INGA KARETNIKOVA
26-28 MT. AUBURN ST., #28/2
CAMBRIDGE, MA 02138

132-99
EDDY, HELEN K. AND
DAVID W. STAFFORD-PARKIN
26 MT. AUBURN ST #26-1A
CAMBRIDGE, MA 02138

132-153
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC. - SUITE 1017
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

133-23
DOWSE, GRANTON H., JR., IRENE A. M. DOWSE
& LEONARD H. DOWSE, TRS. OF BBC TR.
14 ARROW ST. SUITE 21
CAMBRIDGE, MA 02138

133-61-50
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
29 MT AUBURN STREET
CAMBRIDGE, MA 02138

133-41
AUGMENT INVESTMENTS, LLC
4 TROWBRIDGE PLACE, UNIT 2D
CAMBRIDGE, MA 02138

133-41
TOPGYAL, TSERING
1174 MASSACHUSETTS AVE., #74C
CAMBRIDGE, MA 02138

133-41
LOPEZ, CATHERINE ORTIZ
1168-1 MASS AVE
CAMBRIDGE, MA 02138

133-41
MERRILL, ROBERT D.
1168 MASS AVE. UNIT#68/2
CAMBRIDGE, MA 02139

133-41
YANG, LIN
1168 MASSACHUSETTS AVE., #68/3
CAMBRIDGE, MA 02138

133-41
STEINBERGH, ALEX M. GENERAL PARTNER THE
1168 MASSACHUSETTS AVENUE LIMITED PART.
C/O GEORGE & FIDA SARKIS
1170 MASS AVE., UNIT #2
CAMBRIDGE, MA 02139

133-41
GISABELLA, BARBARA
11 BOWDON ST
SOMERVILLE, MA 02143

133-41
LIU, WEI & WEI SUN
1170 MASSACHUSETTS AVE., #70/7
CAMBRIDGE, MA 02138

133-41
WOLFE-SIDBERRY, NANCY
6413 WATERFORD DR
BRENTWOOD, TN 37027

133-41
MUGAMBI, ROSEMARY
330 BROADWAY
CAMBRIDGE, MA 02139

133-41
SCADDEN, DAVID T. & KATHLEEN T. O'CONNELL
62 LEXINGTON STREET
WESTON, MA 02493

133-41
PANGANAMATA, JOYCE RAO
1172 MASSACHUSETTS AVE., #72/11
CAMBRIDGE, MA 02138

133-43
ARROW ASSOCIATES, L.L.C
C/O HAMILTON REALTY CO.
39 BRIGHTON AVE
ALLSTON, MA 02134

Pacheco, Maria

From: Thomas Haferd <thaferd@saintpaulschoirschool.us>
Sent: Wednesday, March 13, 2019 3:01 PM
To: Pacheco, Maria
Cc: Burks, Sarah; Sylvia Lewis; Tom Hogan
Subject: Fwd: FW: Sign(s)
Attachments: ATT00221.htm; SPCS617mockup.pdf; SPCS617.pdf; ATT00224.htm; Historical Commission Review.pdf

Dear Maria,

Sara Burkes from the Historical Commission wrote to us after her review of our petition saying, I quote: "I have reviewed your BZA application for the choir school's sign. Please note that when the Historical Commission approved the sign in 2017 there was a condition that the lettering be moved below the logo. Your application to the BZA still shows it above the logo. Check with Maria Pacheco about deadlines to submit a revised rendering before your BZA hearing."

I checked with our property manager and we inadvertently submitted the wrong images. The revised images are attached below. Please swap out the images we sent for the revised versions.

Thank you, Tom

----- Forwarded message -----

From: Tom Hogan <thogan@stpaulparish.org>
Date: Wed, Mar 13, 2019 at 2:29 PM
Subject: FW: Sign(s)
To: Thomas Haferd <thaferd@saintpaulschoirschool.us>, Sylvia Lewis <sylviamlewis@yahoo.com>

fyi

From: Honan Sign <info@honansignco.com>
Sent: Tuesday, June 06, 2017 4:34 PM
To: Tom Hogan <thogan@stpaulparish.org>
Subject: Re: Sign(s)

Tom,

Attached is the revision. I will get the small sign out to you this week.

NELSON

--

Dr. Thomas Haferd, Head of School

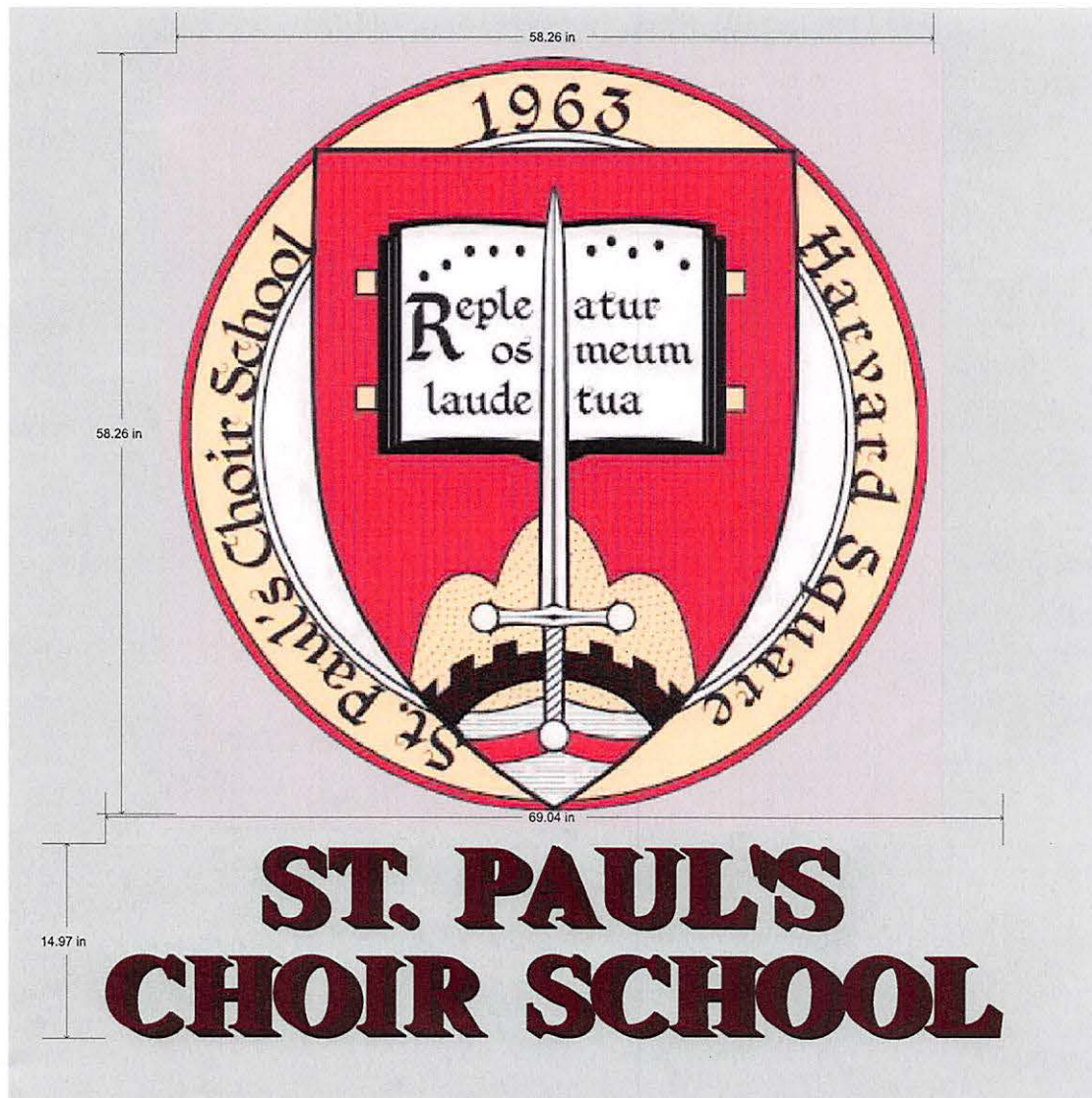
St. Paul's Choir School

29 Mount Auburn Street

Cambridge, MA 02138

617.868.8658 | SaintPaulsChoirSchool.us

thaferd@saintpaulschoirschool.us



Custom Formed Individual Letters

1.5" thick

Colors to Match school colors

Stud mounted and Lock Tite adhesive for securing them to the building

Church Logo

Printed graphic applied to panel

1/4" thick Dibond with studs and Locktite Adhesive will secure sign to building

Honan Sign Co. LLC.
66 Crest Ave
Winthrop, MA 02152
617.846.5972
617.846.8275 f
info@honansignco.com

Date: June. 6, 2017

Approval and a 50% Deposit is needed for work to begin.
Balance due upon Delivery or Pick up.

Approval: X _____ Date: _____

Artwork property of Honan Sign Co.
prepared for :

St. Paul's Choir School



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 prepared for :

St. Paul's Choir School

On Jun 6, 2017, at 1:51 PM, Tom Hogan <thogan@stpaulparish.org> wrote:

Hi Matt and Nelson; I have been meaning to write to you. We got approved at the Historical Commission last week. There only issue was that we should put the lettering below the Logo. Can you redo a rendering showing it that way? We now need to go to the Zoning Board regarding the height issue. So I will need the new rendering as I complete the application for that.

ALSO; do you have the small plaque completed for the church that we asked for? The family keeps asking about it.

Thanks,
Tom

Tom Hogan
Director of Finance and Operations
Parish of St. Paul
29 Mt. Auburn Street
Cambridge, MA 02138
T. 617.491.8400 ext. 307
www.stpaulparish.org



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 29 Mt. Auburn Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
 - ☐ Fort Washington Historic District
 - ☐ (M.G.L. Ch. 40C, City Code §2.78.050)
 - ☐ Avon Hill Neighborhood Conservation District
 - ☐ Half Crown – Marsh Neighborhood Conservation District
 - ☒ Harvard Square Conservation District
 - The proposed sign was approved by the Historical Commission with the stipulation that the lettering be moved below the round logo. See Certificate of Appropriateness attached.**
 - ☐ Mid Cambridge Neighborhood Conservation District
 - ☐ Designated Landmark
 - ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - ☐ Preservation Restriction or Easement (as recorded)
 - ☐ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
 - ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date March 13, 2019

Received by Uploaded to Energov
Relationship to project BZA 017076-2019

Date March 13, 2019

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



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Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 29 Mt. Auburn Street
Applicant: Roman Catholic Archbishop of Boston
Attention: c/o St. Paul Parish - School
Attn. Rev. William Kelly, Pastor
29 Mt. Auburn Street
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 a sign for the Choir School on the west-facing elevation on the Mt. Auburn Street side of the building. The sign consists of the school logo on a 60" diameter round panel and 6" high pin lettering spelling out the school's name.

The logo is to be located as shown in the rendering by Honan Sign Co. dated March 12, 2017 but approval was granted on the condition that the placement of the lettering be moved below the logo.

Approval is granted subject to review of construction details by the 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: 3795

Date of Certificate: 8 June 2017

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 8 June 2017.

By William B. King, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

Approval of request for extension of
certificate granted. This extension
will expire if work does not
commence within six months
of date below.

11/2/2018
Chairman