



**CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100**

**BZA APPLICATION FORM**

Plan No: BZA-017084-2019

**GENERAL INFORMATION**

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : President and Fellows of Harvard College - C/O Ralph DeFlorio, Harvard Divin

PETITIONER'S ADDRESS : 45 Francis Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 45 Francis Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : Institutional Educational ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

    Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Harvard Divinity School seeks variances for Maximum ratio of floor area to lot area (FAR) and Alteration or enlargement of a nonconforming structure or use.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000                      Section 5.31 (Table of Dimensional Requirements).  
Article 8.000                      Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) : Ralph DeFlorio  
Harvard Divinity School  
President and Fellows of Harvard college  
*(Petitioner(s) / Owner)*

Ralph DeFlorio  
*(Print Name)*

Address : Harvard Divinity School  
45 Francis Ave  
Cambridge MA, 02138

Tel. No. : 617-495-1761

E-Mail Address : RDeFlorio@HDS.Harvard.edu

Date : 2.28.19

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We President and Fellows of Harvard College  
**(OWNER)**

Address: c/o Ralph DeFlorio, Harvard Divinity School  
45 Francis Avenue, Cambridge MA 02138

State that I/We own the property located at 45 Francis Avenue which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

\*Pursuant to a deed of duly recorded in the date December 23, 1935, Middlesex South

County Registry of Deeds at Book, 5994, Page 545; or Middlesex

Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_

\_\_\_\_\_ Page \_\_\_\_\_

Ralph DeFlorio  
Signature by Land Owner or Authorized  
Trustee, Officer or Agent\*

Commonwealth of Massachusetts, County of Middlesex

The above-name Ralph DeFlorio personally appeared before me, this

6th day of Feb., 20 19, and made oath that the above statement is true.

My Commission Expires 12/28/2023 (Notary Seal).



\* 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:

Andover Hall (1911) together with its adjoining Andover-Harvard Theological Library (1960) comprise a pre-existing, nonconforming building complex located at 45 Francis Avenue, within the campus of the Harvard Divinity School. In 1998, HDS received the Board of Zoning Appeal approval for an addition to Andover Hall, which included construction of the cloister link located between the original Andover Hall and the Library. This narrow and subdivided addition was designed to serve primarily as offices. These interconnected structures, which are considered one building for the purposes of zoning, contain approximately 89,893 square feet of GFA and are together referred to as "the Building" or "Andover Hall". The Building is located entirely within a Residence A-2 zoning district and the Harvard-Radcliffe-Lesley Institutional Overlay District. The institutional lot in which the Building is located is bisected by a zoning boundary between the Residence A-2 and Residence C-3 zoning districts. The majority of the lot is located within the Residence C-3 zone. The existing Building together with the other buildings on the lot, exceeds the allowable floor area ratio (FAR) of the Residence A-2 zone. The proposed project involves the renovation of the existing building which is permitted as-of-right; the removal of the 2001 addition (4,051 square feet) and its replacement with a two-story newly constructed addition of 9,594 square feet, in addition to other minor GFA adjustments in the building. Overall the proposed project will result in a net increase of 3,279 square feet of GFA to the Building.

Harvard Divinity School ("HDS") was founded in 1816 and serves nearly 300 graduate students in four degree programs. Its mission is to educate students of religion for intellectual leadership, professional service, and ministry. Andover Hall, the principal and signature building of the Harvard Divinity School campus, serves as its center of teaching and student life. Andover Hall was designed and built in 1911 to support a turn-of-the-century divinity curriculum, and it has never been renovated comprehensively since original construction. In 1935 the study of religion at the Harvard Divinity School was mostly a private, scholarly matter between professor and student. Its spaces were not designed to accommodate collaborative work, colloquia that would exceed a small number of people, or twenty-first century technology. A century ago, HDS was also centered primarily on one set of Western, religiously observant assumptions about the nature of religion and the world. In this century, the study of religion at HDS incorporates multiple faith traditions and requires extended interactions among larger groups of people and extending invitations to people from outside the walls of academia to bring their perspectives to the work. Without these kinds of interactions, HDS cannot adequately prepare its students for their future work on the worlds of ministry, social justice and social leadership.

HDS has multiple unmet programmatic needs on its campus in light of contemporary educational needs and the evolution of the academic mission of the School in a modern, inclusive, multi-faith world. In particular, HDS's needs include a larger convening space, student life space and additional instructional spaces. These programmatic needs are integral to the academic mission and must be met within Andover Hall, which has been the heart of teaching and student life at HDS since 1935. The project intent is to strengthen the academic and social core of the school, which takes place in Andover Hall. The required program adjacencies for teaching and student life can only be met in Andover, which include worship space, student life, teaching spaces, convening spaces, library, and the cafe. Since the HDS campus is at an edge location, it is at a distance from other Harvard student life amenities, making these elements more important. Additionally, the HDS population is a fairly small community of scholars that needs its own spaces to strengthen its program, so it is not dispersed.

The key goals of the proposed project at Andover Hall are to create modernized and enhanced learning and student life spaces to meet contemporary educational needs, to address the building's deferred maintenance requirements, and to improve the building's energy efficiency and sustainability. The overall renovation of Andover Hall will renovate existing and add new classrooms, meeting rooms, and common spaces with food service; restore and upgrade the building envelope; achieve full compliance with current building, life safety, accessibility code requirements; replace or upgrade building systems; and upgrade

the building's energy efficiency and sustainability. To facilitate the project, HDS is planning to free up approximately 16,000 square feet of space within the building by moving some library collections off-site, introducing new compact shelving for other parts of the library collections, and utilizing more efficient building systems.

The proposed renovation and expansion will replace the existing cloister link with a two-story addition containing a student common space on the ground level and a large multi-purpose classroom and 200-seat convening space at the first level to accommodate symposia and speakers. Additionally, the South Wing of Andover Hall will have an internal reconfiguration, resulting in the loss of a mezzanine floor, and the gain of a new multi-faith worship space on the second floor, all within the existing building envelope. Finally, the installation of more efficient building systems allows some existing mechanical space to be repurposed for student life office space, also within the existing building envelope. In total the GFA will increase by 3,279 square feet as a result of the project.

A literal enforcement of the provisions of the CZO 5.31 Table 5-1 and CZO 8.22.3 would preclude the Harvard Divinity School from creating a new central campus space for large gatherings, student life, collaborative work and multi-faith worship. This limitation would prevent Harvard Divinity School from adequately serving its students, faculty and staff and achieving its academic mission. Such enforcement would create a significant hardship by impacting opportunities for teaching, learning, and collaboration.

**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 size, configuration, and structural system of the existing cloister link or the larger Andover Hall is inherently not able to meet the current space needs for an open, flexible, and slightly larger footprint that these programs require. The 1911 Andover Hall was designed by Allen and Collens, a firm specializing in ecclesiastical and neo-medieval designs, and commissioned by its original owner, the Andover Theological Seminary. Acquired by Harvard in 1935, it is the only example of the Collegiate Gothic architectural style on the Harvard University campus. The building is constructed of gray granite and presents a highly symmetrical main façade with a central tower and pointed arched windows. The building's interiors are highly subdivided and designed in a Gothic style which includes ornate carved millwork, exposed wooden beams, vaulted ceilings, and ecclesiastical features including altars and stained-glass windows. These spaces are inherently significant, inflexible, and are difficult to adapt to today's needs. HDS is intent on preserving the integrity of this historic building and ensuring that any alterations do not diminish its architectural significance, which is a major constraining factor in siting a building expansion.

The hardship is also attributable to the specific location of the Building in relation to other structures and to the access driveway into Harvard's north campus. Andover Hall is the main academic facility of the Harvard Divinity School and is located at the edge of the Harvard University campus, in close proximity to the five other building comprising HDS. Situating the proposed addition away from Andover Hall would isolate essential instructional, convening, and student life functions from the core of the Divinity School campus. Any addition to Andover must be sensitively sited to respect the historic building and to not obstruct the fire lane / service driveway immediately to the south of Andover Hall. Any additions to the west or north of the library would be highly problematic as it would disrupt the library, which is a contained program with sensitive security and circulation implications and would require a larger addition as it would require extra building core space and would not leverage the freed up space in the South Wing. In addition, such west / north additions would result in loss of valuable open space and multiple trees, would create obstructions to important campus pathways, and would encroach on the campus green that is the site for Commencement and other annual events.

The proposed site of the Andover Hall addition will ensure that these important schools functions are central to the academic life of the school and are sensitive to the essential needs of the historic building and the campus. The proposed addition will be situated in the north-facing notch between the original Andover Hall and the Library in the general location of the existing cloister link addition. This location allows for the most effective utilization of space, taking advantage of the freed up library stack space and the opportunity to replace the small cloister link addition, which is unremarkable. The proposed location of the addition, surrounded on three sides by existing buildings, will not encroach on the adjacent residential neighborhood. The modest addition will not be visible from Francis Avenue at all. From Museum Street, it will be set back more than 250 feet from the property line across and visible only at a distance across the landscaped campus green.

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

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

The requested variance will allow the Harvard Divinity School to meet its educational mission within its core campus, at a distance from the adjacent residential neighborhood that will not be detrimental to the public good. The granting of the variance will in fact be a benefit to the public good by investing in the historic resources of Cambridge, creating new and improved teaching and learning spaces that will be enjoyed by the public, improving the building's life safety, accessibility to persons with disabilities, and enhancing the campus landscape with new plantings, which will be continue to be an open space enjoyed by the neighboring community. The project will include innovative sustainability features including smart ventilation, heat recovery, water conservation, improved energy efficiency, and healthy building materials such as carpeting, paint, and furniture. Improvements to the landscape will reduce water use with smart irrigation and drought resistant plantings in a greenspace design that builds on HDS's vision for its campus green first implemented a decade ago. The project will target LEED Gold certification resulting in a more energy efficient building.

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

Both the Massachusetts Zoning Act and the Cambridge Zoning Ordinance allow nonconforming buildings to remain in place, and even to be expanded, so long as the change, extension or alteration is not substantially more detrimental to the neighborhood. The proposed addition to Andover Hall can be readily accommodated on the site in a manner that does not impact the overall physical character of the lot or the surrounding neighborhood. The proposed addition would be a sensitively scaled infill in an area between the original Andover Hall and the Library and is interior to the campus and only minimally visible from the closest public way. The proposed project will result in no adverse impacts in terms of traffic or shadows, and the project was designed to provide public benefits of improved accessibility and life safety, and sustainable building means and methods. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance will support the intent and purpose of the Ordinance and will permit the preservation of the nonconforming historic structure, while significantly improving its life safety, accessibility, and its ability to meet the educational mission.

- \* **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**  
**DIMENSIONAL INFORMATION**

APPLICANT: Harvard University PRESENT USE/OCCUPANCY: Institutional Educational  
LOCATION: 45 Francis Ave Cambridge, MA 02138 ZONE: Residence A-2 Zone  
PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: Institutional Educational

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>182,250</u>	<u>185,529</u>	<u>102,806</u>	(max.)
<u>LOT AREA:</u>	<u>205,612</u>	<u>No change</u>	<u>6,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>.89</u>	<u>.90</u>	<u>0.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>Exceeds 65'</u>	<u>No change</u>	<u>65'</u>	(min.)
DEPTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>Francis 113' to</u>	<u>No change</u>	<u>20'</u>	(min.)
REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
LEFT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
RIGHT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>65'</u>	<u>No change</u>	<u>35'</u>	(max.)
LENGTH	<u>291'</u>	<u>No change</u>	<u>N/A</u>	
WIDTH	<u>188'</u>	<u>No change</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>10</u>	<u>15</u>	<u>15</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>11</u>	<u>No change</u>	<u>8</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>11.5</u>	<u>No change</u>	<u>20</u>	(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.

The building at 45 Francis Avenue is part of a large institutional lot containing 39 university buildings.

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



CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100

2019 MAR -5 PM 1:26

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017084-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : President and Fellows of Harvard College - C/O Ralph DeFlorio, Harvard Divin

PETITIONER'S ADDRESS : 45 Francis Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 45 Francis Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : Institutional Educational ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Harvard Divinity School seeks variances for Maximum ratio of floor area to lot area (FAR) and Alteration or enlargement of a nonconforming structure or use.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) : Ralph DeFlorio  
Harvard Divinity School  
President and Fellows of Harvard College  
 (Petitioner(s) / Owner)

Ralph DeFlorio  
 (Print Name)

Address : Harvard Divinity School  
45 Francis Ave. Cambridge MA 02138

Tel. No. : 617-495-1761

E-Mail Address : RDeFlorio@HDS.Harvard.edu

Date : 2.28.19

## Harvard Divinity School

Andover Hall Renewal Project | 45 Francis Avenue

### APPLICATION FOR ZONING VARIANCE



PREPARED FOR  
Cambridge Board of Zoning Appeal

PREPARED BY  
Harvard Planning Office  
Ann Beha Architects

FEBRUARY 2019

APPLICATION FOR ZONING VARIANCE

<b>Project Location .....</b>	<b>3</b>
EXISTING CONDITIONS	
<b>Existing Conditions Photographs .....</b>	<b>4</b>
PLANS	
<b>Site Plan: Existing and Proposed .....</b>	<b>6</b>
<b>Site Plan: Location of Proposed Addition.....</b>	<b>7</b>
RENDERINGS	
<b>Proposed Rendering .....</b>	<b>8</b>
FLOOR PLANS	
<b>Proposed Floor Plans .....</b>	<b>11</b>
ELEVATIONS	
<b>Elevations: Existing and Proposed .....</b>	<b>17</b>
SITE INFORMATION	
<b>Certified Plot Plan .....</b>	<b>21</b>
<b>Assessor's Plat.....</b>	<b>22</b>

# Project Location

## Andover Hall

Center of the HDS Campus, Faith Space, Study Spaces, Classrooms, Library

## Rockefeller Hall

Administrative Offices

## Divinity Hall

Faculty Offices, Student Services

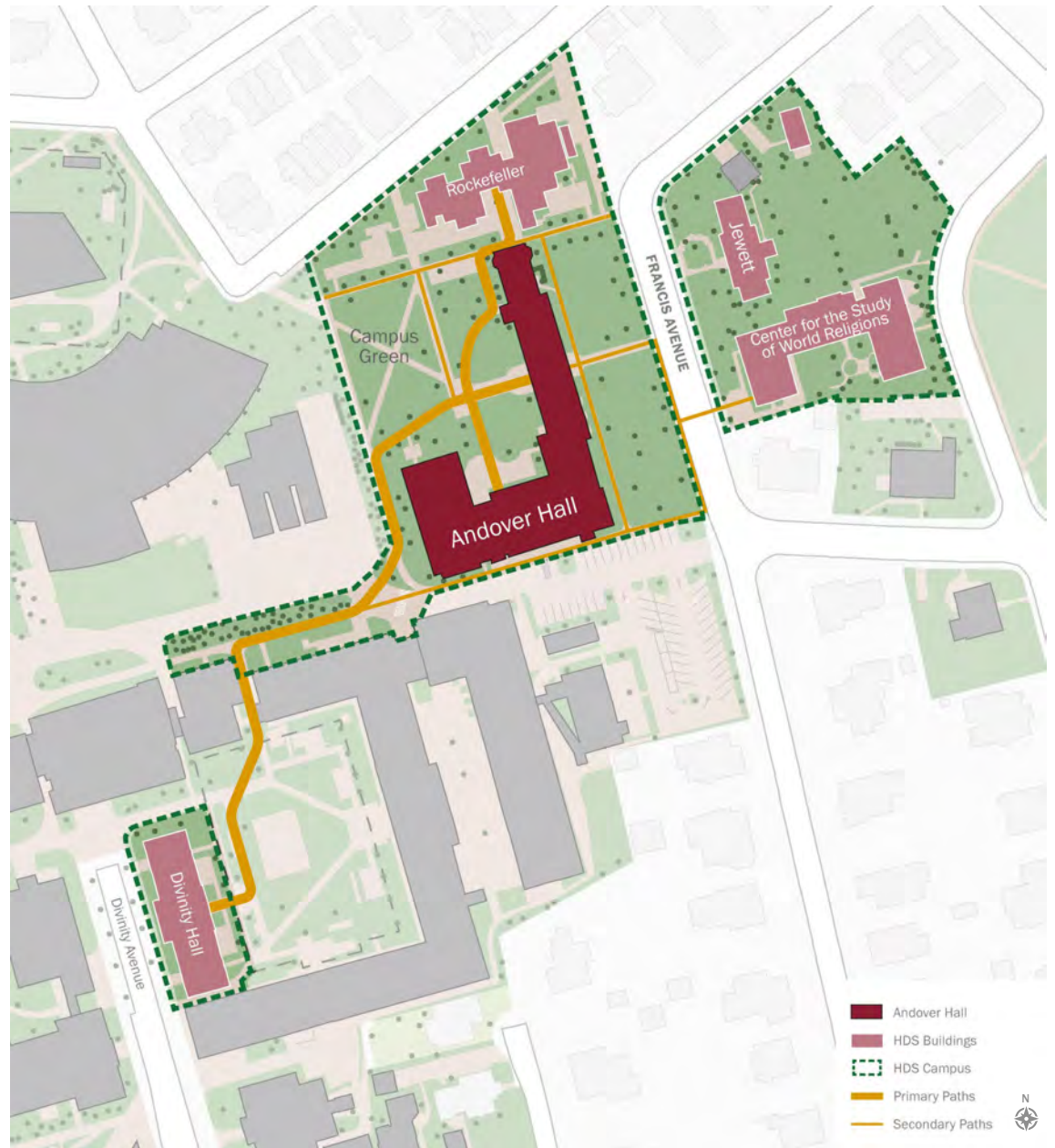
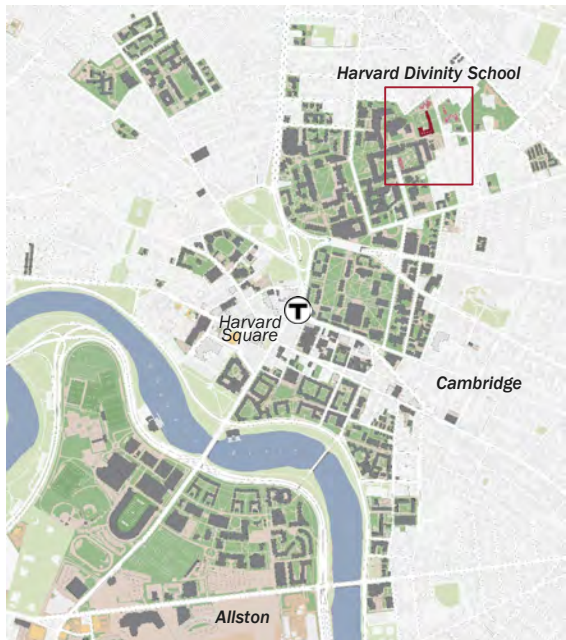
## Center for the Study of World Religions

Housing, Programmatic Office Space

## Jewett House

Dean's House, HDS Community Garden

## Harvard University Cambridge/Allston Campus



# Existing Conditions Photographs



East Elevation from Francis Avenue



West Elevation from courtyard



South Elevation from parking lot



Cloister Link Elevation from courtyard

# Existing Conditions Photographs



View from Campus Green Looking South East



View from Museum Street



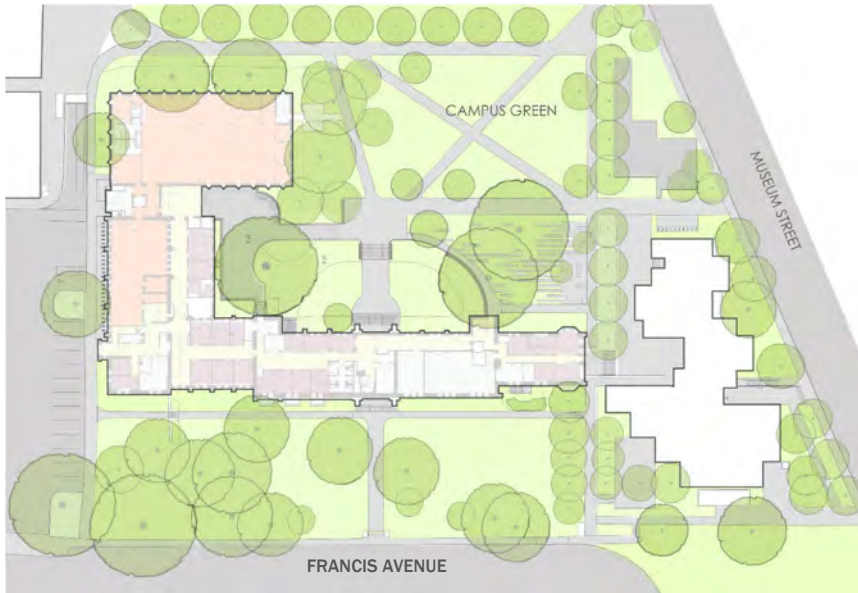
Existing Entries: North and South



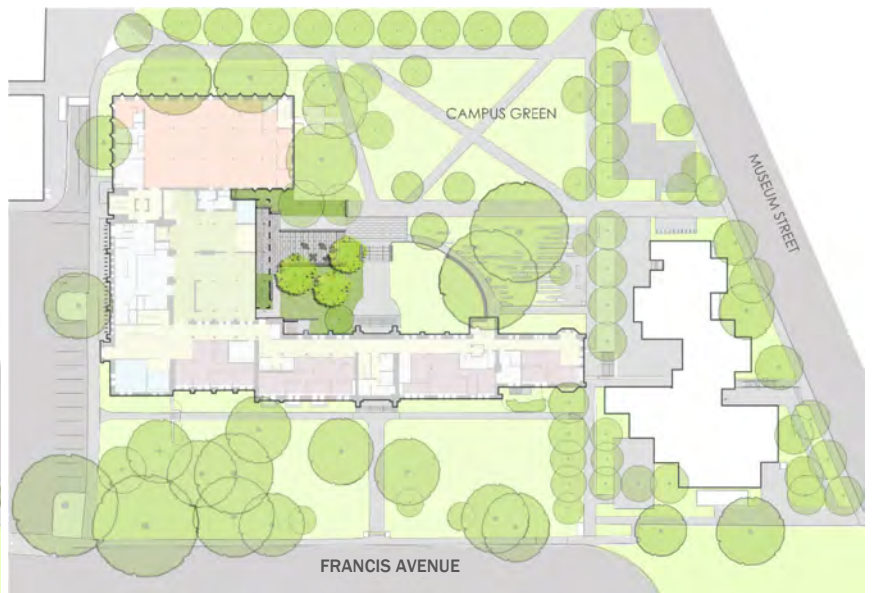
Existing Entry: Campus Green

# Site Plan

Existing



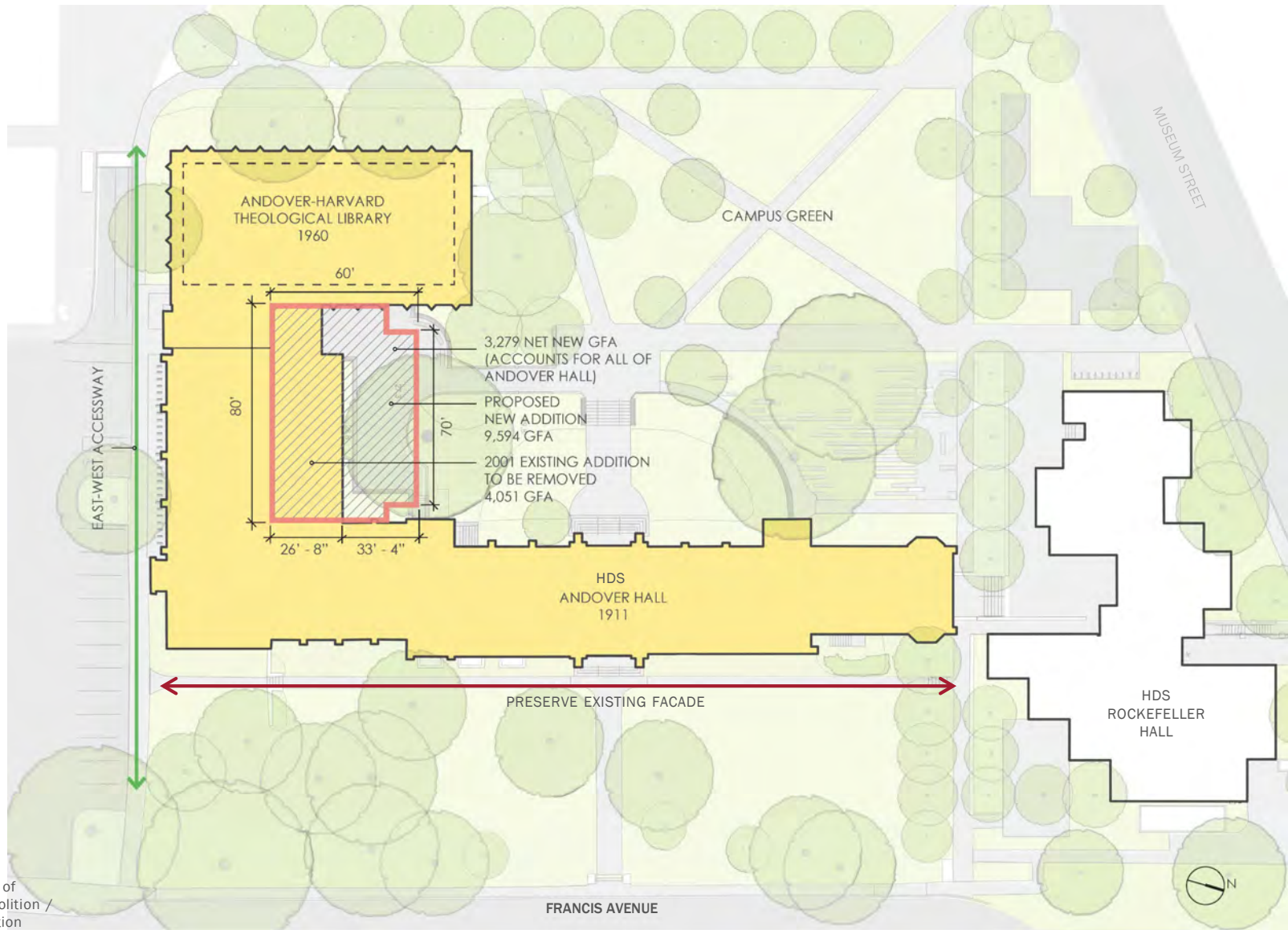
Proposed





# Site Plan

## Location of Proposed Addition



# Proposed Rendering

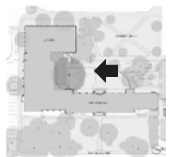
Existing



Proposed



- Improved main entrance
- New collaboration / common / convening spaces
- Indoor / outdoor meeting space
- Better façade design
- New landscape plantings



# Proposed Rendering

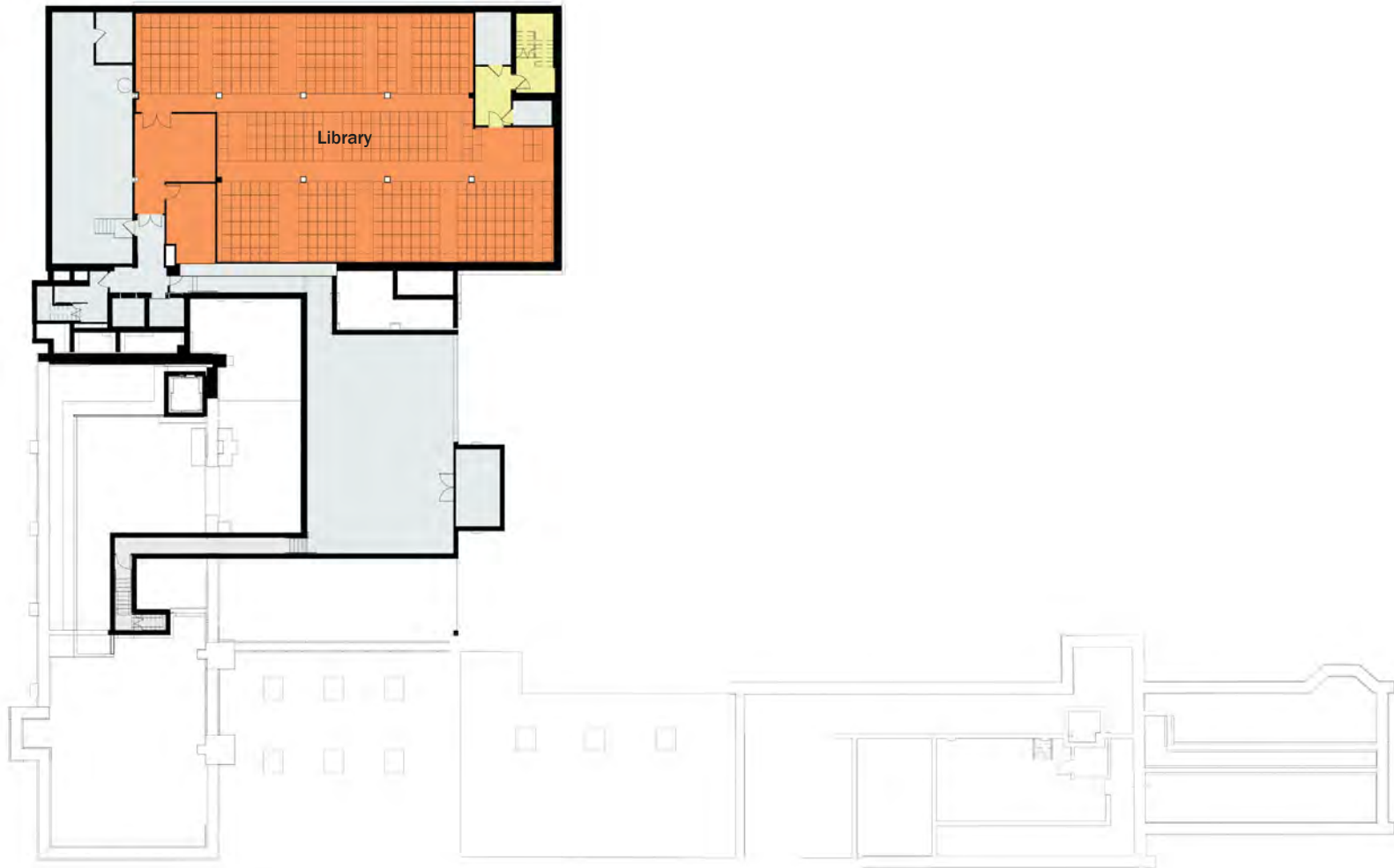


# Proposed Rendering



# Proposed Floor Plans

Lower Level



- Community Space
- Classrooms
- Offices
- Library
- Circulation
- Building Support
- Circulation & Community Space

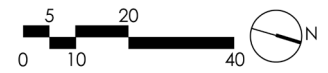


# Proposed Floor Plans

Ground Floor



- Community Space
- Classrooms
- Offices
- Library
- Circulation
- Building Support
- Circulation & Community Space



# Proposed Floor Plans

First Floor



- Community Space
- Classrooms
- Offices
- Library
- Circulation
- Building Support
- Circulation & Community Space



# Proposed Floor Plans

Second Floor



- Community Space
- Classrooms
- Offices
- Library
- Circulation
- Building Support
- Circulation & Community Space





# Proposed Floor Plans

Third Floor

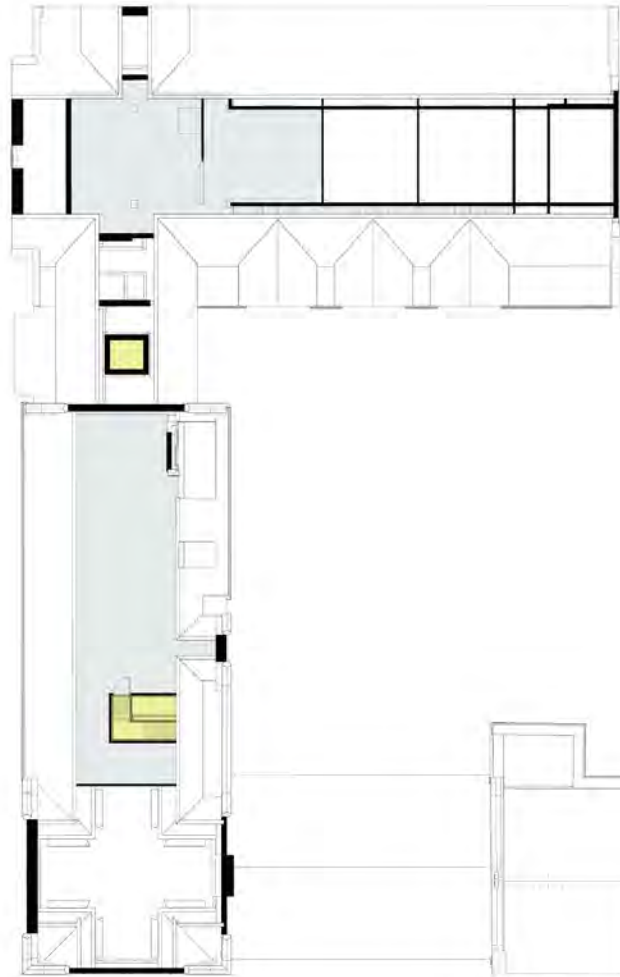


- Community Space
- Classrooms
- Offices
- Library
- Circulation
- Building Support
- Circulation & Community Space



# Proposed Floor Plans

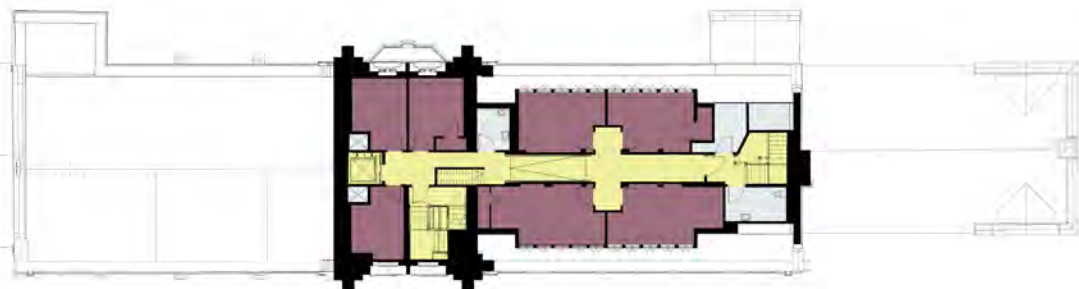
## Fourth, Fifth, and Sixth Floors



Fifth Floor



Sixth Floor



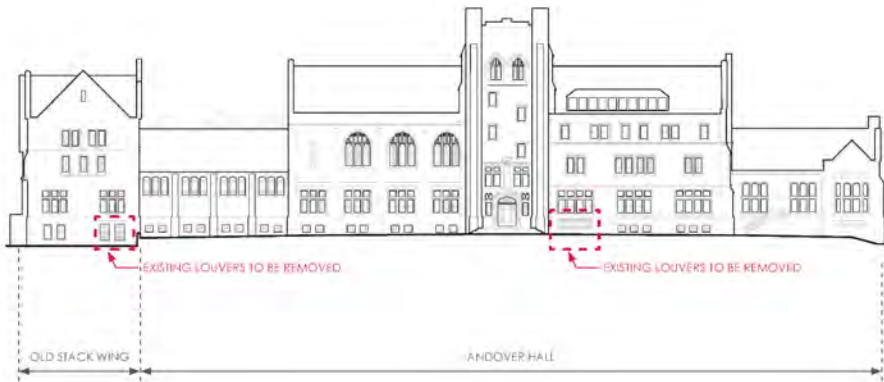
Fourth Floor

- Community Space
- Classrooms
- Offices
- Library
- Circulation
- Building Support
- Circulation & Community Space



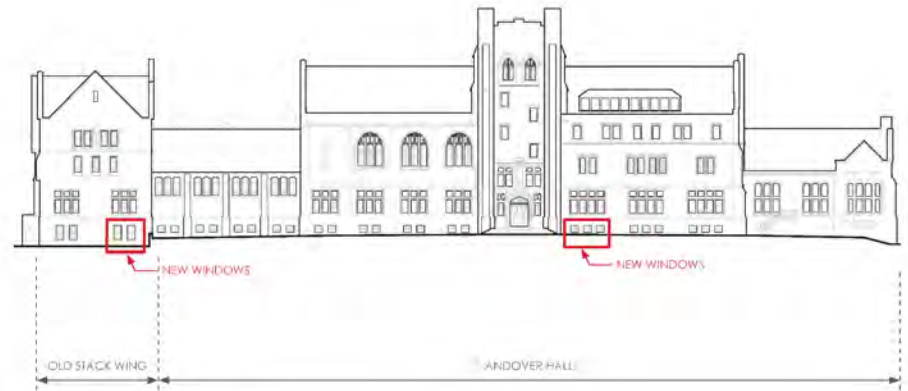
# East Elevation

Existing

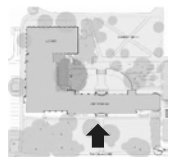


EXISTING EAST ELEVATION

Proposed

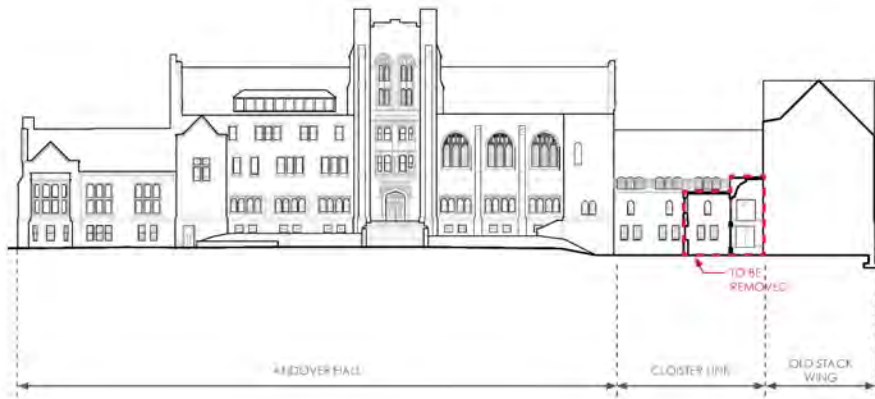


PROPOSED EAST ELEVATION



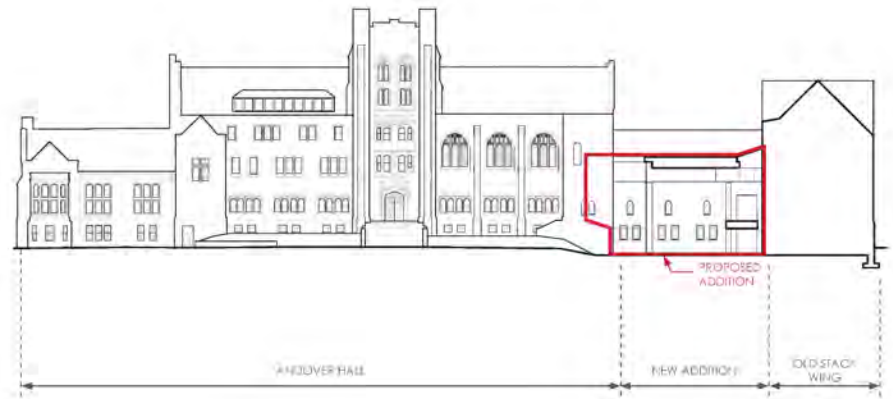
# West Elevation

## Existing

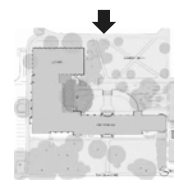


EXISTING WEST ELEVATION

## Proposed



PROPOSED WEST ELEVATION



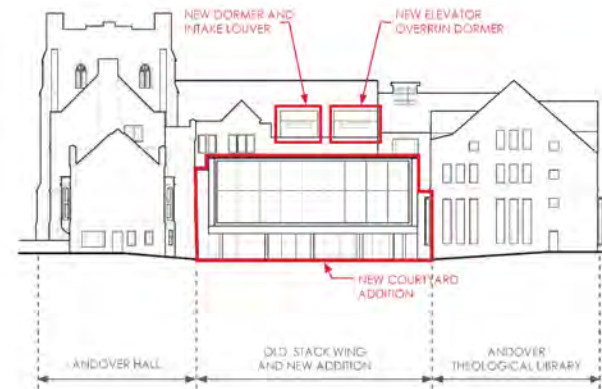
# North Elevation

Existing

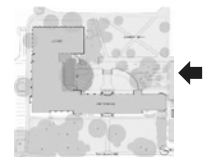


EXISTING NORTH ELEVATION

Proposed

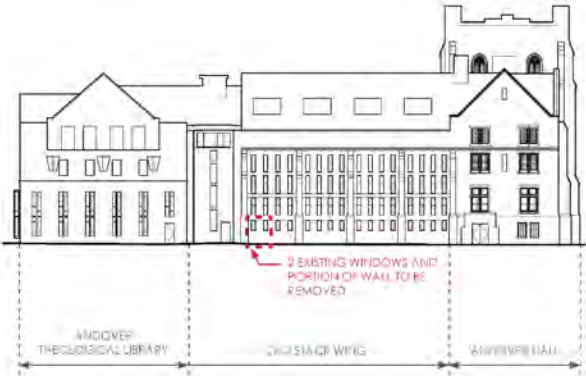


PROPOSED NORTH ELEVATION



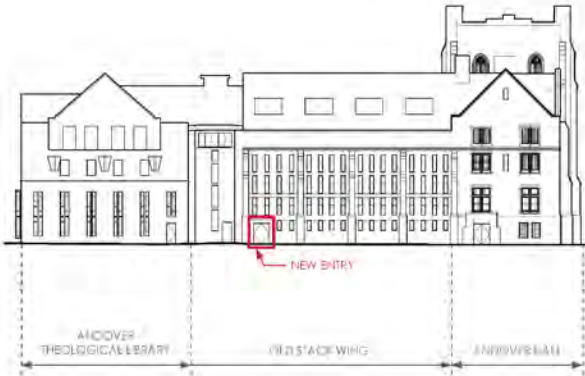
# South Elevation

Existing

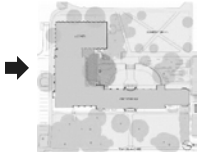


EXISTING SOUTH ELEVATION

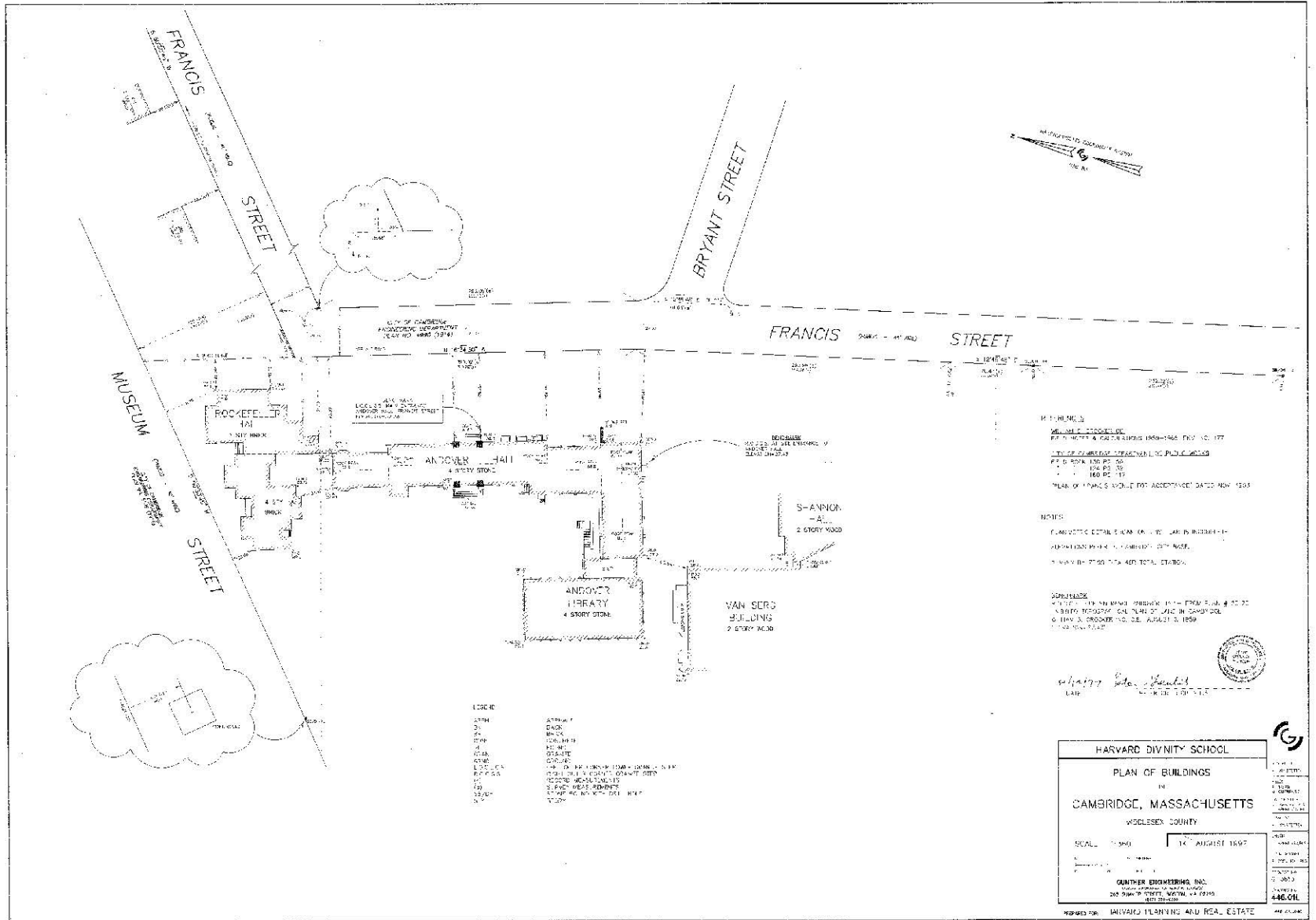
Proposed



PROPOSED SOUTH ELEVATION



# Certified Plot Plan



# Assessor's Plat





HARVARD  
PLANNING OFFICE



February 28, 2019

Mr. Ranjit Singanayagam, Commissioner  
City of Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

RE: Zoning Variance Application - Harvard Divinity School, Andover Hall, 45 Francis Avenue

Dear Mr. Singanayagam:

Please find enclosed a variance application to permit the renovation and construction of a small addition to Andover Hall, located at Harvard Divinity School (HDS) at 45 Francis Avenue.

HDS seeks to undertake a comprehensive renewal of Andover Hall to create modernized and enhanced academic and student life spaces to meet the HDS mission, to address the building's deferred maintenance needs and to improve the building's energy efficiency and sustainability within the campus of the Harvard Divinity School. The project includes a small addition interior to the campus that will in part replace a later addition, resulting in a net gain of 3,279 of gross floor area.

Harvard is seeking a variance under CZO 5.31 Table 5-1 for Maximum Ratio of Floor Area to Lot Area and under CZO 8.22.3 for Alteration or Enlargement of a Nonconforming Structure or Use.

The project team has reviewed this proposal with the Executive Director of the Cambridge Historical Commission.

Please call me at (617) 496-3606 if you have any questions regarding this application. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Diane Gray". The signature is written in a cursive style with a large, sweeping 'G'.

Diane Gray  
Senior Campus Planner

Enclosure

CC: Tanya Iatridis, Ralph DeFlorio, Philip Chen, Thomas Lucey

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We President and Fellows of Harvard College  
(OWNER)

Address: c/o Ralph DeFlorio, Harvard Divinity School  
45 Francis Avenue, Cambridge MA 02138

State that I/We own the property located at 45 Francis Avenue which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

\*Pursuant to a deed of duly recorded in the date December 23, 1935, Middlesex South

County Registry of Deeds at Book, 5994, Page 545; or Middlesex

Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_

\_\_\_\_\_ Page \_\_\_\_\_

Ralph DeFlorio

Signature by Land Owner or Authorized  
Trustee, Officer or Agent\*

Commonwealth of Massachusetts, County of \_\_\_\_\_

Middlesex

The above-name Ralph DeFlorio personally appeared before me, this

6th day of Feb, 20 19, and made oath that the above statement is true.

My Commission Expires

12/28/2023 (Notary Seal).

Regina L. Des...



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

BOARD OF ZONING APPEAL APPLICATION FORM

PROPERTY LOCATION: 45 Francis Avenue DATE: 2/28/19  
 PETITIONER OR REPRESENTATIVE: President & Fellows of Harvard College, c/o Ralph DeFlorio, Harvard Divinity School  
 ADDRESS & PHONE: 45 Francis Avenue Cambridge MA 02138 Phone: 617-495-1761  
 BLOCK: 144 LOT: 1 (Block map 147)

**PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED. PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.**

	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form -3 copies with original signatures	<u>X</u>	<u>X</u>
Supporting Statements	<u>X</u>	<u>X</u>
Application Fee (\$.....)- See attached fee schedule)	<u>X</u>	<u>X</u>
Assessor's Plat (Available at Engineering Dept. - 147 Hampshire Street).	<u>X</u>	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 copies (Subject to further review by Zoning Specialist)	<u>X</u>	<u>X</u>
Ownership Certificate, Notarized - 2 copies	<u>X</u>	<u>X</u>
Floor Plans - 2 copies	<u>X</u>	<u>X</u>
Elevations - 2 copies*	<u>X</u>	<u>X</u>
Certified Plot Plan - 2 copies (by Registered Land Surveyor)	<u>X</u>	<u>X</u>
Photographs Of Property	<u>X</u>	<u>X</u>
Parking Plan (if relevant to your application)	<u>          </u>	<u>          </u>
<b>FOR SUBDIVISION ALSO INCLUDE:**</b>	<u>          </u>	<u>          </u>
Proposed Deeds	<u>          </u>	<u>          </u>
Evidence of Separate Utilities ***	<u>          </u>	<u>          </u>
Proposed Subdivision Plan	<u>          </u>	<u>          </u>

Petitioners are advised to refer to Attachment A (Procedures for Applying to the Board of Zoning Appeal) & consult zoning staff for review. It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.  
 \*For special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.  
 \*\*See attachment G.  
 \*\*\*Can be submitted after subdivision has been approved.

**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

APPLICANT: President and Fellows of Harvard College PRESENT USE/OCCUPANCY: Institutional Educational, CZO 4.33.b.1  
c/o Ralph DeFlorio

LOCATION: 45 Francis Avenue ZONE: Residence A-2

PHONE: 617-495-1761 REQUESTED USE/OCCUPANCY: Institutional Educational, CZO 4.33.b.1

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS!</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>Res. A-2 only</u> <u>182,250</u>	<u>Res. A-2 only</u> <u>185,529</u>	<u>102,806</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>Res. A-2 only</u> <u>205,612</u>	<u>No change</u>	<u>6,000</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA<sup>2</sup>:</u>	<u>Res. A-2 only</u> <u>.89</u>	<u>Res. A-2 only</u> <u>.90</u>	<u>0.5</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
WIDTH	<u>Exceeds 65'</u>	<u>No change</u>	<u>65'</u>	<u>(min.)</u>
DEPTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:<sup>1</sup></u>				
FRONT to Francis	<u>79'</u>	<u>No change</u>	<u>20</u>	<u>(min.)</u>
FRONT to Museum	<u>113'</u>	<u>No Change</u>	<u>20</u>	<u>(min.)</u>
LEFT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
RIGHT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>SIZE OF BUILDING:</u>				
HEIGHT	<u>65'</u>	<u>No change</u>	<u>35'</u>	<u>(max.)</u>
LENGTH	<u>291'</u>	<u>No change</u>	<u>N/A</u>	
WIDTH	<u>188'</u>	<u>No change</u>	<u>N/A</u>	
<u>RATIO OF USEABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>10</u>	<u>15</u>	<u>15</u>	<u>(min./max.)</u>
<u>NO. OF LOADING AREAS:</u>	<u>11</u>	<u>No change</u>	<u>8</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BUILDING ON SAME LOT:</u>	<u>11.5</u>	<u>No change</u>	<u>20</u>	<u>(min.)</u>

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

The building at 45 Francis Avenue is part of a large institutional lot containing 39 university buildings.

**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:**

**Introduction and Project Description**

President and Fellows of Harvard College ("Harvard"), a Massachusetts educational and charitable corporation, acting by and through the Harvard Divinity School ("HDS"), seeks two zoning variances to renovate and build an addition to Andover Hall, an existing, legally non-conforming structure. The proposed project will add net new approximately 3,279 square feet of gross floor area (GFA) to Andover Hall by creating a two-story addition on the building's west side, interior to Harvard's campus. The following zoning relief is requested:

**Variance 1: Maximum Floor Area Ratio (FAR)**

(CZO 5.31 Table 5-1 for Maximum Ratio of Floor Area to Lot Area.)

- To exceed the 0.5 maximum floor area ratio (FAR) permitted on the lot. The project calls for an addition that will result in a net increase of 3,279 square feet of GFA, resulting in an FAR increase from the 0.89 existing to the 0.90 proposed.

**Variance 2: Alteration or Enlargement of a Nonconforming Structure or Use**

(CZO 8.22.3, not otherwise permitted by CZO 8.22.1 or 8.22.2)

- To permit the alteration or enlargement of nonconforming structure not otherwise permitted by issuance of a building permit or special permit. Andover Hall is considered legally nonconforming for FAR, height, distance to other building on lot, parking, and loading.

In all other respects, the project will satisfy the Residence A-2 and the Institutional Overlay District zoning requirements.

**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:**

Andover Hall (1911) together with its adjoining Andover-Harvard Theological Library (1960) comprise a pre-existing, nonconforming building complex located at 45 Francis Avenue, within the campus of the Harvard Divinity School. In 1998, HDS received the Board of Zoning Appeal approval for an addition to Andover Hall, which included construction of the cloister link located between the original Andover Hall and the Library. This narrow and subdivided addition was designed to serve primarily as offices. These interconnected structures, which are considered one building for the purposes of zoning, contain approximately 89,893 square feet of GFA and are together referred to as "the Building" or "Andover Hall". The Building is located entirely within a Residence A-2 zoning district and the Harvard-Radcliffe-Lesley Institutional Overlay District. The institutional lot in which the Building is located is bisected by a zoning boundary between the Residence A-2 and Residence C-3 zoning districts. The majority of the lot is located within the Residence C-3 zone. The existing Building together with the other buildings on the lot, exceeds the allowable floor area ratio (FAR) of the Residence A-2 zone. The proposed project involves the renovation of the existing building which is permitted as-of-right; the removal of the 2001 addition (4,051 square feet) and its replacement with a two-story newly constructed addition of 9,594 square feet, in addition to other minor GFA adjustments in the building. Overall the proposed project will result in a net increase of 3,279 square feet of GFA to the Building.

Harvard Divinity School (“HDS”) was founded in 1816 and serves nearly 300 graduate students in four degree programs. Its mission is to educate students of religion for intellectual leadership, professional service, and ministry. Andover Hall, the principal and signature building of the Harvard Divinity School campus, serves as its center of teaching and student life. Andover Hall was designed and built in 1911 to support a turn-of-the-century divinity curriculum, and it has never been renovated comprehensively since original construction. In 1935 the study of religion at the Harvard Divinity School was mostly a private, scholarly matter between professor and student. Its spaces were not designed to accommodate collaborative work, colloquia that would exceed a small number of people, or twenty-first century technology. A century ago, HDS was also centered primarily on one set of Western, religiously observant assumptions about the nature of religion and the world. In this century, the study of religion at HDS incorporates multiple faith traditions and requires extended interactions among larger groups of people and extending invitations to people from outside the walls of academia to bring their perspectives to the work. Without these kinds of interactions, HDS cannot adequately prepare its students for their future work on the worlds of ministry, social justice and social leadership.

HDS has multiple unmet programmatic needs on its campus in light of contemporary educational needs and the evolution of the academic mission of the School in a modern, inclusive, multi-faith world. In particular, HDS’s needs include a larger convening space, student life space and additional instructional spaces. These programmatic needs are integral to the academic mission and must be met within Andover Hall, which has been the heart of teaching and student life at HDS since 1935. The project intent is to strengthen the academic and social core of the school, which takes place in Andover Hall. The required program adjacencies for teaching and student life can only be met in Andover, which include worship space, student life, teaching spaces, convening spaces, library, and the cafe. Since the HDS campus is at an edge location, it is at a distance from other Harvard student life amenities, making these elements more important. Additionally, the HDS population is a fairly small community of scholars that needs its own spaces to strengthen its program, so it is not dispersed.

The key goals of the proposed project at Andover Hall are to create modernized and enhanced learning and student life spaces to meet contemporary educational needs, to address the building’s deferred maintenance requirements, and to improve the building’s energy efficiency and sustainability. The overall renovation of Andover Hall will renovate existing and add new classrooms, meeting rooms, and common spaces with food service; restore and upgrade the building envelope; achieve full compliance with current building, life safety, accessibility code requirements; replace or upgrade building systems; and upgrade the building’s energy efficiency and sustainability. To facilitate the project, HDS is planning to free up approximately 16,000 square feet of space within the building by moving some library collections off-site, introducing new compact shelving for other parts of the library collections, and utilizing more efficient building systems.

The proposed renovation and expansion will replace the existing cloister link with a two-story addition containing a student common space on the ground level and a large multi-purpose classroom and 200-seat convening space at the first level to accommodate symposia and speakers. Additionally, the South Wing of Andover Hall will have an internal reconfiguration, resulting in the loss of a mezzanine floor, and the gain of a new multi-faith worship space on the second floor, all within the existing building envelope. Finally, the installation of more efficient building systems allows some existing mechanical space to be repurposed for student life office space, also within the existing building envelope. In total the GFA will increase by 3,279 square feet as a result of the project.

A literal enforcement of the provisions of the CZO 5.31 Table 5-1 and CZO 8.22.3 would preclude the Harvard Divinity School from creating a new central campus space for large gatherings, student life, collaborative work and multi-faith worship. This limitation would prevent Harvard Divinity School from adequately serving its students, faculty and staff and achieving its academic mission. Such enforcement would create a significant hardship by impacting opportunities for teaching, learning, and collaboration.

**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 size, configuration, and structural system of the existing cloister link or the larger Andover Hall is inherently not able to meet the current space needs for an open, flexible, and slightly larger footprint that these programs require. The 1911 Andover Hall was designed by Allen and Collens, a firm specializing in ecclesiastical and neo-medieval designs, and commissioned by its original owner, the Andover Theological Seminary. Acquired by Harvard in 1935, it is the only example of the Collegiate Gothic architectural style on the Harvard University campus. The building is constructed of gray granite and presents a highly symmetrical main façade with a central tower and pointed arched windows. The building's interiors are highly subdivided and designed in a Gothic style which includes ornate carved millwork, exposed wooden beams, vaulted ceilings, and ecclesiastical features including altars and stained-glass windows. These spaces are inherently significant, inflexible, and are difficult to adapt to today's needs. HDS is intent on preserving the integrity of this historic building and ensuring that any alterations do not diminish its architectural significance, which is a major constraining factor in siting a building expansion.

The hardship is also attributable to the specific location of the Building in relation to other structures and to the access driveway into Harvard's north campus. Andover Hall is the main academic facility of the Harvard Divinity School and is located at the edge of the Harvard University campus, in close proximity to the five other building comprising HDS. Situating the proposed addition away from Andover Hall would isolate essential instructional, convening, and student life functions from the core of the Divinity School campus. Any addition to Andover must be sensitively sited to respect the historic building and to not obstruct the fire lane / service driveway immediately to the south of Andover Hall. Any additions to the west or north of the library would be highly problematic as it would disrupt the library, which is a contained program with sensitive security and circulation implications and would require a larger addition as it would require extra building core space and would not leverage the freed up space in the South Wing. In addition, such west / north additions would result in loss of valuable open space and multiple trees, would create obstructions to important campus pathways, and would encroach on the campus green that is the site for Commencement and other annual events.

The proposed site of the Andover Hall addition will ensure that these important schools functions are central to the academic life of the school and are sensitive to the essential needs of the historic building and the campus. The proposed addition will be situated in the north-facing notch between the original Andover Hall and the Library in the general location of the existing cloister link addition. This location allows for the most effective utilization of space, taking advantage of the freed up library stack space and the opportunity to replace the small cloister link addition, which is unremarkable. The proposed location of the addition, surrounded on three sides by existing buildings, will not encroach on the adjacent residential neighborhood. The modest addition will not be visible from Francis Avenue at all. From Museum Street, it will be set back more than 250 feet from the property line across and visible only at a distance across the landscaped campus green.

**C.) Desirable relief may be granted without either:**

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

The requested variance will allow the Harvard Divinity School to meet its educational mission within its core campus, at a distance from the adjacent residential neighborhood that will not be detrimental to the public good. The granting of the variance will in fact be a benefit to the public good by investing in the historic resources of Cambridge, creating new and improved teaching and learning

spaces that will be enjoyed by the public, improving the building's life safety, accessibility to persons with disabilities, and enhancing the campus landscape with new plantings, which will be continue to be an open space enjoyed by the neighboring community. The project will include innovative sustainability features including smart ventilation, heat recovery, water conservation, improved energy efficiency, and healthy building materials such as carpeting, paint, and furniture. Improvements to the landscape will reduce water use with smart irrigation and drought resistant plantings in a greenspace design that builds on HDS's vision for its campus green first implemented a decade ago. The project will target LEED Gold certification resulting in a more energy efficient building.

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

Both the Massachusetts Zoning Act and the Cambridge Zoning Ordinance allow nonconforming buildings to remain in place, and even to be expanded, so long as the change, extension or alteration is not substantially more detrimental to the neighborhood. The proposed addition to Andover Hall can be readily accommodated on the site in a manner that does not impact the overall physical character of the lot or the surrounding neighborhood. The proposed addition would be a sensitively scaled infill in an area between the original Andover Hall and the Library and is interior to the campus and only minimally visible from the closest public way. The proposed project will result in no adverse impacts in terms of traffic or shadows, and the project was designed to provide public benefits of improved accessibility and life safety, and sustainable building means and methods. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested variance will support the intent and purpose of the Ordinance and will permit the preservation of the nonconforming historic structure, while significantly improving its life safety, accessibility, and its ability to meet the educational mission.



APPLICATION FORM - GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

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

PETITIONER: President and Fellows of Harvard College
c/o Ralph DeFlorio, Harvard Divinity School

PETITIONER'S ADDRESS: 45 Francis Avenue Cambridge MA 02138

LOCATION OF PROPERTY: 45 Francis Avenue

TYPE OF OCCUPANCY: Institutional ZONING DISTRICT: Residence A-2

REASON FOR PETITION:

- X Additions New Structure
Change in Use/Occupancy Parking
Conversion to Add'l Dwelling Units Sign
Dormer Subdivision
Other:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes an addition that requires zoning relief for Floor Area Ratio and nonconformity.

SECTIONS OF ZONING ORDINANCE CITED:

Table with 2 columns: Article, Section. Row 1: Article 5.000, Section 5.31, Table 5-1, Maximum ratio of floor area to lot area. Row 2: Article 8.000, Section 8.22.3, Alteration or enlargement of a nonconforming structure or use.

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)) Ralph DeFlorio 2.6.19
Ralph DeFlorio
Harvard Divinity School

Address: 45 Francis Avenue Cambridge MA 02138

Tel. No.: 617-495-1761

Date: 2.6.19



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 45 Francis Avenue

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
- 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 demolition permit application anticipated.**
- 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 14, 2019

Received by Uploaded to Energov

Date March 14, 2019

Relationship to project BZA 017084-2019

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.

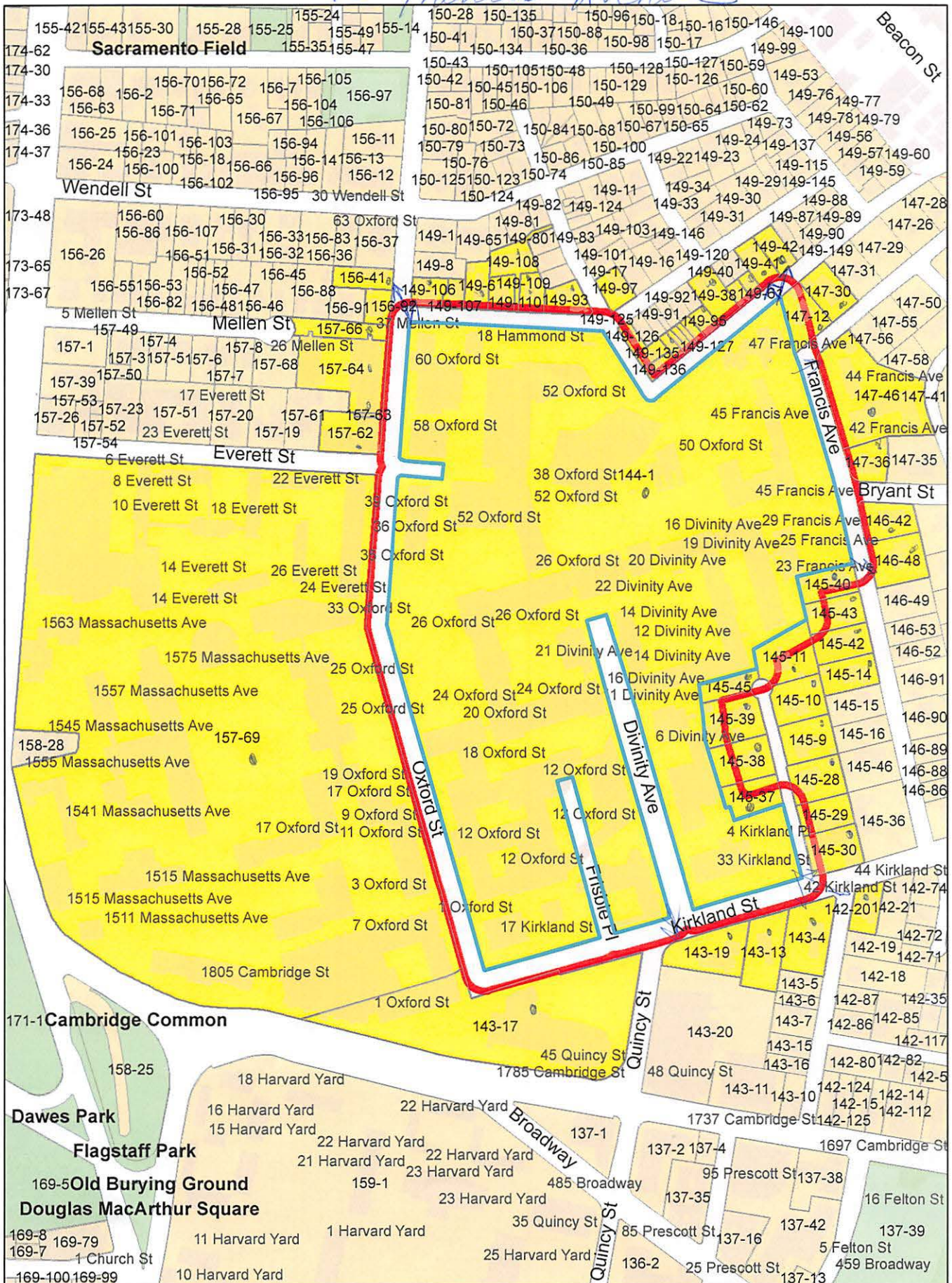
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

# 45 Francis Avenue



45 Francis Ave

Petitioner

142-20  
PRESIDENT & FELLOW OF HARVARD COLLEGE  
48 QUINCY STREET  
CAMBRIDGE, MA 02138

143-4-13-17 / 144-1 / 145-30-37-38 / 147-46 / 157-69  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O RALPH DEFLORIO, HARVARD DIVINITY SCHOOL  
45 FRANCIS AVENUE  
CAMBRIDGE, MA 02138

149-41  
HUSSAIN, NAFEEES  
86 HAMMOND ST, UNIT B  
CAMBRIDGE, MA 02138

143-19  
THE MASSACHUSETTS NEW CHURCH UNION  
233 NEEDHAM ST., SUITE 200  
NEWTON, MA 02451

149-41  
ALTSTEIN, JOEL, NAN M. LAIRD &  
RICHARD HUGHES TRS.  
C/O RICHARD HUGHES  
37 MOORE ST  
SOMERVILLE, MA 02144

145-9  
BLUMOFFE, ROBERT & CYNTHIA BREAZEAL  
10 KIRKLAND PL  
CAMBRIDGE, MA 02138

145-10 / 156-41-92 / 157-62-63-64-66  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

145-11  
PAULSSON, JOHAN & CELESTE N. PETERSON  
14 KIRKLAND PL  
CAMBRIDGE, MA 02138

145-28  
MANUS, DEBORAH J.  
TRUSTEE OF BB AND BC REALTY TRUST  
8 KIRKLAND PL  
CAMBRIDGE, MA 02138

145-14  
CAFASCO, MARTIN  
TRUSTEE OF 17 FRANCIS AVENUE NOMINEE TRUST  
98 HAMMOND ST  
CAMBRIDGE, MA 02138

145-14  
CHONG, ALAN & SHENGWU LI,  
TRUSTEES THE CHARLES CALDECOTT TRUST  
17 FRANCIS AVE  
CAMBRIDGE, MA 02138

149-136  
HALLETT, DEBORAH HUGHES  
2 GORHAM ST  
CAMBRIDGE, MA 02139

145-39  
PRESIDENT AND FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE SERVICES  
1350 MASS AVE.  
HOLYOKE CENTER #1017  
CAMBRIDGE, MA 02138

145-40  
VAN BEVER, DEREK & ELLEN VAN BEVER  
23 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-42  
GREEN, ALLAN M. & JANET OHLE GREEN  
19 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-43  
SMITH, DAVID A. & NANCY H. SMITH  
21 FRANCIS AVE  
CAMBRIDGE, MA 02138

145-45  
BLOOMFIELD, CAROLINE, A LIFE ESTATE  
4310 GREAT MEADOW RD  
DEDHAM, MA 02026

146-42  
COOPER, RICHARD N. & JIN CHEN COOPER  
4 BRYANT ST  
CAMBRIDGE, MA 02138

146-48  
30 FRANCIS, LLC.  
C/O PETER W. GALBRAITH  
P.O. BOX 335  
647 BARBER RD.  
TOWNSEND, VT 05353

147-12  
CUMING, JOHN W. & PAMELA A. CUMING & C  
ITY OF CAMBRIDGE TAX TITLE  
53 FRANCIS AVE  
CAMBRIDGE, MA 02138

147-30  
MESERVEY, DIANA & TOM DINWOODIE  
THE DINWOODIE-MESERVEY FAM LIV TRUST  
57 FRANCIS AVE  
CAMBRIDGE, MA 02138

147-36  
MCELROY, ANGELA V.,  
TRUSTEE THE ANGELA V. MCELROY REV TRUST  
1 BRYANT ST  
CAMBRIDGE, MA 02138

149-135  
LAZAR, LYNN  
4 GORHAM STREET  
CAMBRIDGE, MA 02138

149-6  
SMITH, HENRY F.  
17 HAMMOND ST  
CAMBRIDGE, MA 02138

149-38  
SCHRAG, DANIEL P. & DIANE M. BROCKMEYER  
74-76 HAMMOND ST  
CAMBRIDGE, MA 02139

149-42  
DELBANCO, THOMAS L. & JILL BEHRENS DELBANCO  
94 HAMMOND ST  
CAMBRIDGE, MA 02138

149-61  
CAFASSO PROPERTIES LLC,  
98 HAMMOND ST  
CAMBRIDGE, MA 02138

149-62  
ABRAMS, ALAN P.  
65 MUSEUM ST  
CAMBRIDGE, MA 02138

149-93  
39 HAMMOND STREET LLC, &  
CITY OF CAMBRIDGE TAX TITLE  
33 CHURCH ST  
CAMBRIDGE, MA 02138

45 Francis Ave

149-95  
OLEARY, NANCY  
51 MUSEUM ST #1  
CAMBRIDGE, MA 02138

149-95  
FRIEDLANDER, IRA & NURI FRIEDLANDER  
51 MUSEUM ST, #2  
CAMBRIDGE, MA 02141

149-95  
M.R. VACCARO, LLC NO. 4  
C/O OXFORD STREET REALTY INC  
1644 MASS AVE  
CAMBRIDGE, MA 02138

149-95  
M.R. VACCARO, LLC NO. 3  
C/O OXFORD STREET REALTY INC  
1644 MASS AVE  
CAMBRIDGE, MA 02138

149-95  
SLAUTTERBACK, CATHARINA  
51 MUSEUM STREET, #5  
CAMBRIDGE, MA 02138

149-95  
STRUGNELL, DAVID  
28 PURCELL DR  
BILLERICA, MA 01821

149-97  
MYLES, LEO T. C/O 55 HAMMOND ST, LLC  
55 HAMMOND ST  
CAMBRIDGE, MA 02138

149-106  
CAMBRIDGE COMMUNITY HOUSING, INC.  
C/O WINN COMPANIES  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109

149-107  
BARNEY, HEATHER BAIRD  
3 HAMMOND ST #1  
CAMBRIDGE, MA 02138

149-108  
CAFASSO PROPERTIES, LLC,  
25 HAMMOND ST  
CAMBRIDGE, MA 02138

149-109  
BISSON, THOMAS N. & NOEL BISSON  
TR. THE MARGARETTA CARROLL BISSON TRUST  
21 HAMMOND ST  
CAMBRIDGE, MA 02138

149-110  
SERIES B OF LEGACIES PROPERTY, LLC  
P.O. BOX# 400998  
CAMBRIDGE, MA 02140

149-126  
EVAN, JONATHAN & DANIELA A. EVAN  
56 HAMMOND ST  
CAMBRIDGE, MA 02138

149-127  
SINGER, STEVEN A. & PATRICIA E. SINGER TR OF  
STEVEN A. & PATRICIA E. SINGER REV  
PMB 418K  
220 N ZAPATA HWY #11  
LAREDO, TX 78043

149-128  
BERNSTEIN, ARON M. & SUSAN GOLDHOR  
45B MUSEUM STREET  
CAMBRIDGE, MA 02138

149-129  
MACOMBER, JOHN R. & PAULA N. MACOMBER  
25 BUCKINGHAM ST  
CAMBRIDGE, MA 02138

149-130  
MILLER, EARL K. & MARLENE M. WICHESKI,  
TRS, THE MILLER WICHESKI TR  
15 HARRISON ST  
SOMERVILLE, MA 02143

149-131  
SARGENTICH, LEWIS D. & VALERIE J. BRADLEY  
45 E. MUSEUM ST  
CAMBRIDGE, MA 02138

149-41  
CHERENSON, DENA, EDWARD L. CHERENSON &  
LUCILLE. CHERENSON  
84-90 HAMMOND ST., #90  
CAMBRIDGE, MA 02138

149-41  
GOLDFARB, MIRIAM D.  
84-90 HAMMOND ST., #88B  
CAMBRIDGE, MA 02138

149-41  
LEIMAN, SARA A. & TOM IANCOVICI  
84-90 HAMMOND ST 88A  
CAMBRIDGE, MA 02138

145-29  
KAIYUAN WANG AND LIANNAN JIN  
1709 CAMBRIDGE STREET  
CAMBRIDGE, MA 02138

145-29  
MANUS, DEBORAH J.,  
TRUSTEE THE 6 KIRKLAND PLACE NOM TRUST  
6 KIRKLAND PL  
CAMBRIDGE, MA 02138

149-41  
WANG, ANDREW & CHIYUNG JENNY WANG  
84-90 HAMMOND ST., #84  
CAMBRIDGE, MA 02138