

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN 28 PM 1:56

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1149291

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Roman Catholic Archbishop of Boston, A Corporate Sole C/O Signarama - Pamela Jagiello

PETITIONER'S ADDRESS: 100 Tenean Street, Dorchester, MA 02122

LOCATION OF PROPERTY: 29 Mt Auburn St., Cambridge, MA

TYPE OF OCCUPANCY: Church

ZONING DISTRICT: O-3/ Harvard Square

REASON FOR PETITION:

/Sign/

DESCRIPTION OF PETITIONER'S PROPOSAL:

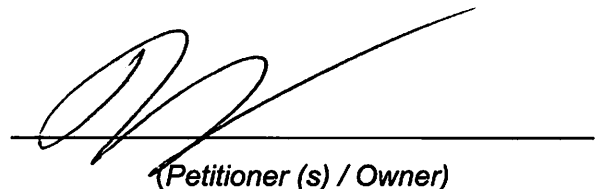
No sign shall be higher than 20'. We are requesting a sign to be placed in what we believe is an architecturally designed sign band at a height of 28'10" to the top of the sign, 27' to bottom.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 7.000 Section: 7.16.22.c (Wall Sign).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

Michael Cohen
(Print Name)

Address:

100 Tenean St., Dorchester, MA 02122

Tel. No.

617-825-9855

E-Mail Address:

signsbyj@msn.com

Date: 1/27/25

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, A Corporate Sole
(OWNER)

Address: 66 Brooks Drive, Braintree, MA 02184


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

The record title of this property is in the name of _____

Roman Catholic Archbishop of Boston, A Corporate Sole

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

Book _____ Page _____


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

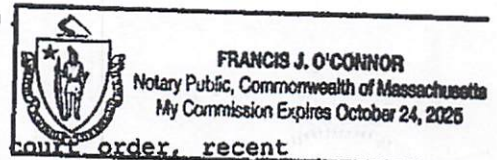
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name John Straub personally appeared before me,
this 17th of January, 2025, and made oath that the above statement is true.

 Notary

My commission expires Oct. 24, 2025 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by 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 proposed sign is to offer better direction to attendees of the church versus the school and it's offices which are located in close proximity to each other. The sign would allow those approaching the church a earlier notification in the direction which they should travel.

- 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:

Building currently has no directional signage on a large property.

- 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 be non-illuminated and installed in an area which we believe is an architecturally designed sign band with no detriment to the area. The proposed sign background is to be a similar shade to the existing brick of the building.

- 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 meets all other requirements of Article 7 of the bylaws and we are asking for relief because we believe it is the best location for the sign approaching the building.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Roman Catholic Archbishop of Boston, A
Corporate Sole
Location: 29 Mt Auburn St., Cambridge, MA
Phone: 617-825-9855

Present Use/Occupancy: Church
Zone: O-3/ Harvard Square
Requested Use/Occupancy: Church

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		46717	0	0	(max.)
<u>LOT AREA:</u>		17809	0	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0	0	0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	0	0	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	150	0	0	
	<u>DEPTH</u>	115	0	0	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	0	
	<u>REAR</u>	0	0	0	
	<u>LEFT SIDE</u>	0	0	0	
	<u>RIGHT SIDE</u>	0	0	0	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	48	0	0	
	<u>WIDTH</u>	115	0	0	
	<u>LENGTH</u>	150	0	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	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>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	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.:

N/A

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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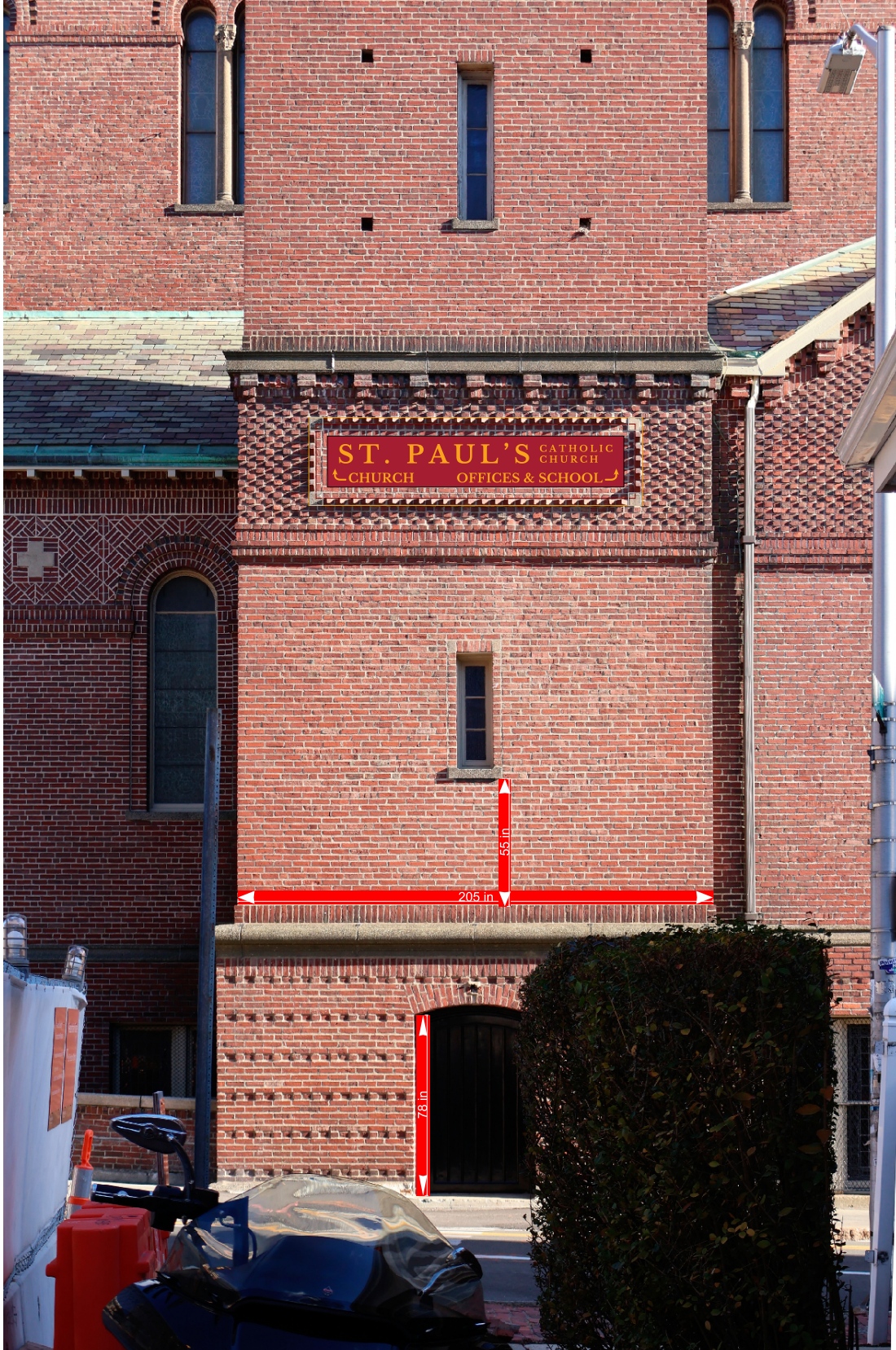


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SCREW MOUNT THROUGH FACE INTO BRICK
MATCHING VINYL PATCHES TO COVER SCREW HEADS

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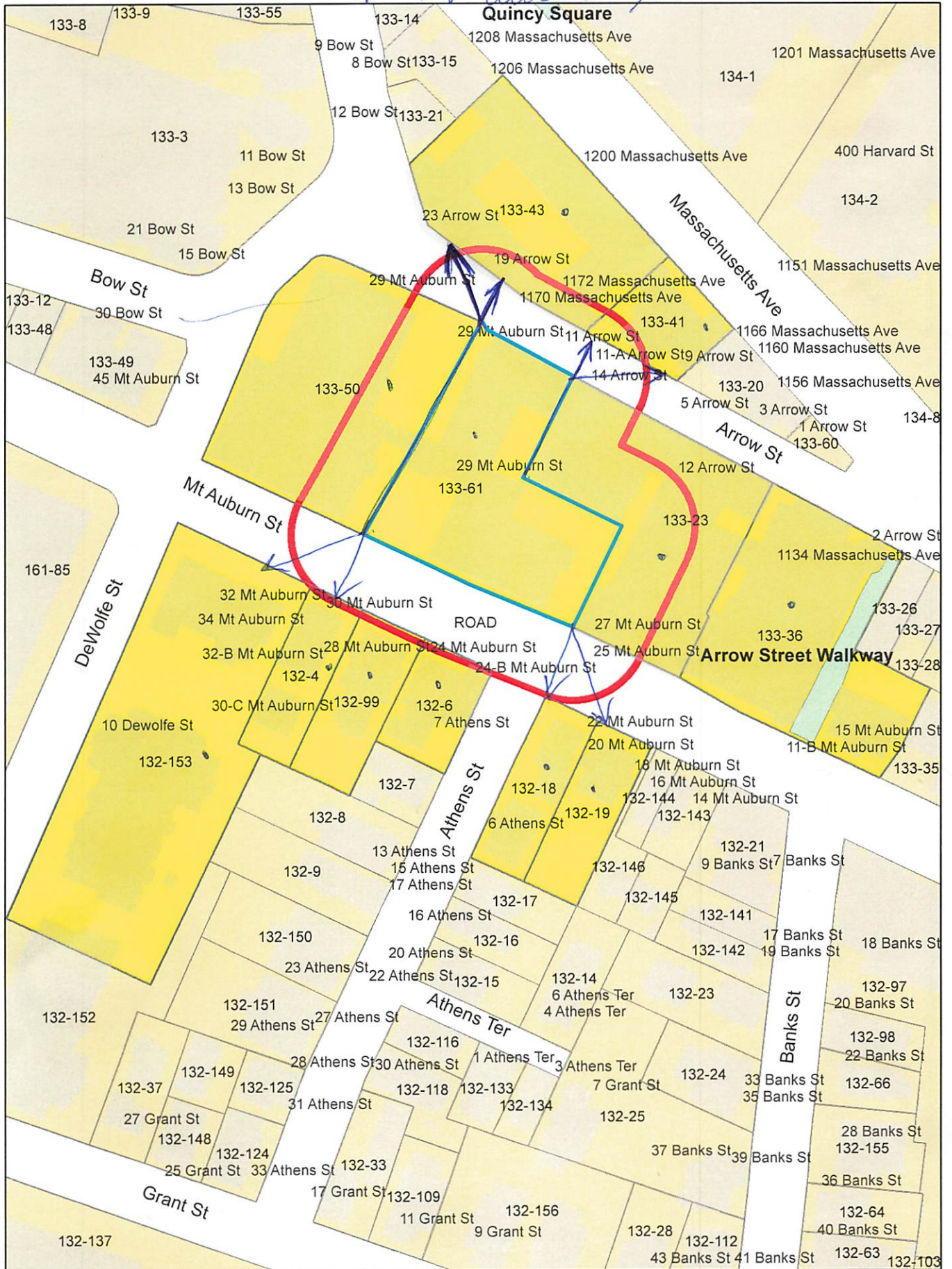
SIZES ARE PROVIDED BY THE CUSTOMER
ANY SIZE DISCREPANCY IS THE RESPONSIBILITY OF THE CUSTOMER



MOCKUP FOR ILLUSTRATION PURPOSES ONLY
SCALE IS ESTIMATED



29 Mt. Auburn St.



29 Mt. Auburn St.

Petitioner

133-41
STEINBERGH, ALEX M. GENERAL PARTNER
THE 1168 MASS AVENUE LIMITED PART.
C/O GEORGE & FIDA SARKIS
4 WOODLOCK RD
CANTON, MA 02021

133-41
GISABELLA, BARBARA
201 COVENANT CROSSING
FLOWOOD, MS 39232

MICHAEL COHEN
100 TENEAN STREET
DORCHESTER, MA 02122

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

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

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

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

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

133-41
1168-1174 MASS AVE LLC
9 SHERBURNE RD
LEXINGTON, MA 02421

132-153 / 133-36
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
1350 MASSACHUSETTS AVE - SUITE 1017
CAMBRIDGE, MA 02138

132-19
CHEN, YILING & XIAOGANG JIN
18 MT AUBURN ST
CAMBRIDGE, MA 02138-3595

132-19
REDDIEN, PETER W. & CARICE P. REDDIEN
18-20 MT AUBURN ST - UNIT 20
CAMBRIDGE, MA 02138

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

133-41
GRECO, ANDREA &
VERONICA MOSCONI GRECO
1168 MASSACHUSETTS AVE - UNIT 2
CAMBRIDGE, MA 02138

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

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

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

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

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

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

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

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

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

132-18
RICE, ROBERT J. & JESSICA C. RICE
56 NICHOLS RD
NEEDHAM, MA 02492

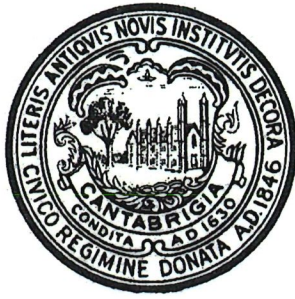
132-18
SHEU, SHU-HSIEN
142 ACACIA CT
SAN CARLOS, CA 94070

133-23
DOWSE, GRANTON H., JR.,
IRENE A. M. DOWSE & LEONARD
H. DOWSE, TRS. OF BBC TR
14 ARROW ST. SUITE 21
CAMBRIDGE, MA 02138-5106

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

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

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
A CORPORATE SOLE
C/O JOHN STRAUB
60 BROOKS DRIVE
BRAINTREE, MA 02184



CITY OF CAMBRIDGE

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and [Article 7.000](#) of the Zoning Ordinance. Please note the following additional requirements:

- **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 and a bond must be posted with the City Clerk. For questions or additional information, please contact cddzoning@cambridgema.gov.

APPLICANT INFORMATION

Applicant Name: Pamela Jagiello

Phone: 617-825-9855

Email: signsbyj@msn.com

Sign Address: 25-29 Mount Auburn Street

PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: Saint Paul's Catholic Church Chuch Office & School

Sign type: Wall Sign

Area in square feet: 19.55

Dimensions: 22" H x 128" L

Placement height in feet: 27' to bottom

Depth from façade: .5"

Illumination: Natural (no illumination)

Sign frontage in feet: 115'

Area of existing signs to remain: 20 square feet, church notices

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: No

Sign requires a variance from the Board of Zoning Appeals: Yes

The placement height exceeds the allowed 20', thus needing a variance from the BZA. The other aspects of the sign comply with Article 7.

Comments:

Signature:

M. Barrett

CDD Representative

1/8/25

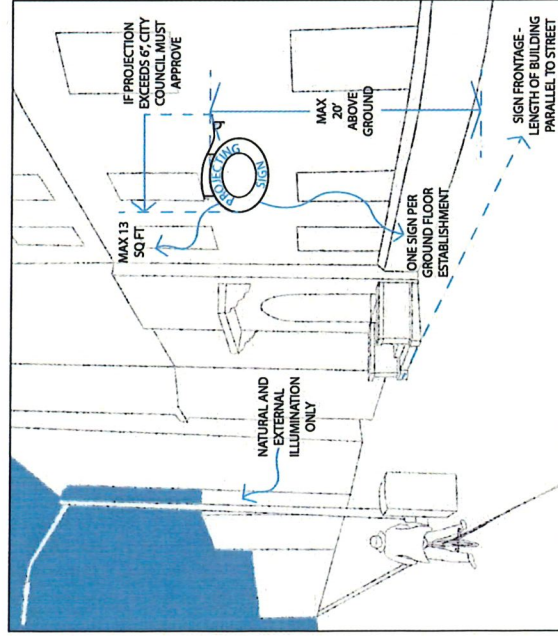
Date

OVERVIEW BY SIGN TYPE

Please note that this guide is intended to provide an overview of requirements by sign type. Sign shall mean and include any permanent or temporary structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction and which is designed to be seen from the outside of a building. For further information on specific requirements, consult Article 7.000 of the Zoning Ordinance.

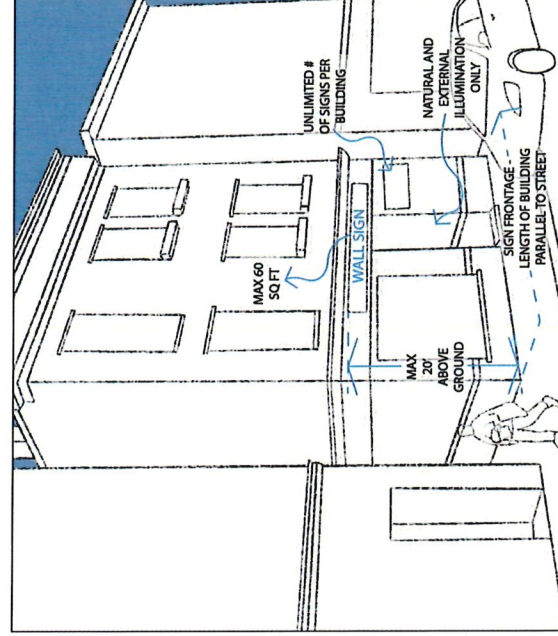
PROJECTING SIGN

A projecting sign is attached to and projects from a building face, including marquee, canopy, and awning mounted signs.



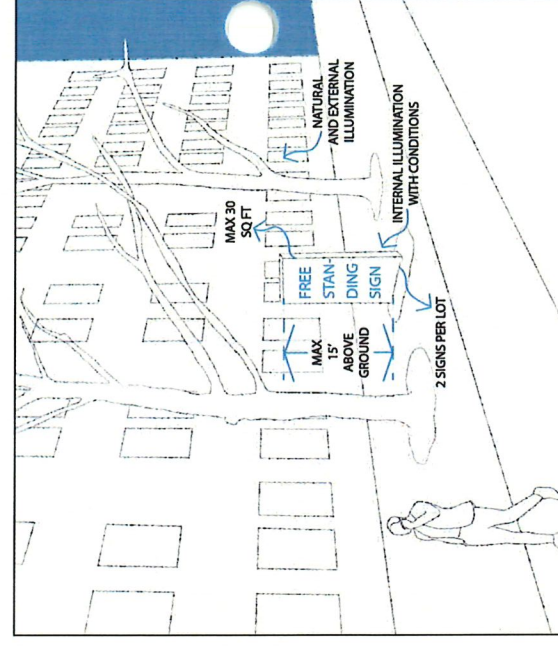
WALL SIGN

A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.

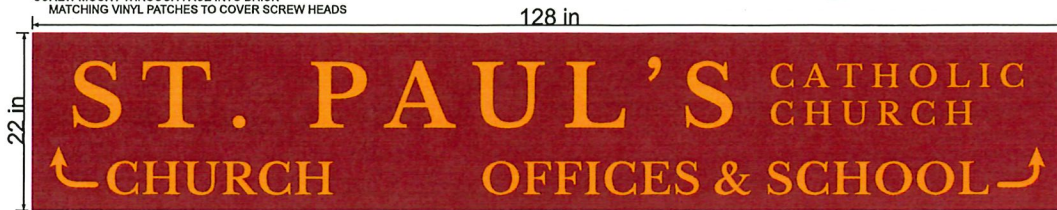


FREESTANDING SIGN

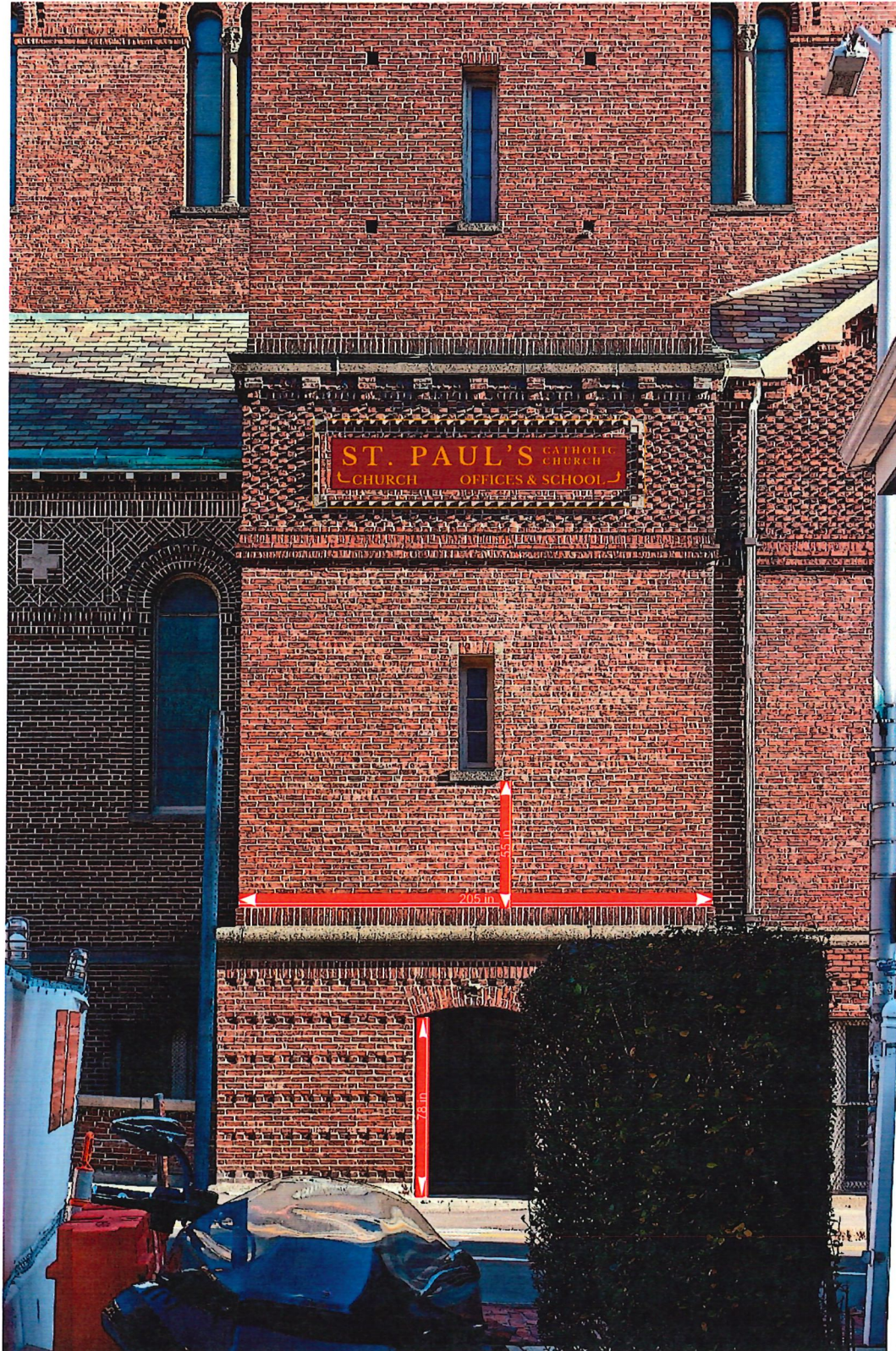
A free standing sign is attached to or part of a self-supporting structure and is not attached to any other structure.



Qty: 1
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6MM ALUMINUM COMPOSITE
DIGITALLY PRINTED CAST VINYL
FONT: LIBRE BASKERVILLE BOLD
UV GLOSS LAMINATION
SCREW MOUNT THROUGH FACE INTO BRICK
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MOCKUP FOR ILLUSTRATION PURPOSES ONLY
SCALE IS ESTIMATED



CITY OF CAMBRIDGE

Community Development Department

MELISSA PETERS
Acting Assistant City
Manager for Community
Development

SANDRA CLARKE
Chief of Admin/Operations

To: Board of Zoning Appeal
From: Harvard Square Advisory Committee
Date: February 19, 2025
Re: **29 Mt Auburn Street – Positive Recommendation**

Overview

The Harvard Square Advisory Committee (the “Committee”) met on Wednesday, February 19, 2025, to discuss a variance application to install a wall sign at a height greater than the 20 feet allowed by Article 7 at 29 Mt Auburn Street. The meeting was conducted pursuant to the provisions of Section 20.50 of the Cambridge Zoning Ordinance in advance of the applicant’s hearing for a variance from the Board of Zoning Appeal (BZA). Committee members present were Chad Bonney, Ryan Clinesmith Montalvo, Allison Crosbie, John DiGiovanni, Gareth Doherty, Henry Grabar, Kari Kuelzer, Ivy Moylan, Alexandra Offiong (chair), Matt Simitis, and Nicola Williams. After discussion, John DiGiovanni moved and Ivy Moylan seconded the motion to forward a report to the BZA with a positive recommendation for the sign as presented. Eight (8) members present voting in favor, two (2) members voting against, and one (1) member abstained.

Proposal Description

The Applicant is proposing the installation of a wall sign at a greater height than allowed by Zoning Article 7. The top of a wall sign may not be mounted higher than 20’ at this location and the applicant proposes to mount this sign at 28’10”. BZA variances within the Harvard Square Overlay District require review by HSAC.

Public Comments

No public comment.

Recommendation

During extensive discussion, the Committee debated the effectiveness of this sign for wayfinding (both for pedestrians and vehicles), its impact on the building’s architectural integrity, and safety concerns for drivers looking up to a highly mounted sign. Members were glad to know that the sign was subject to additional review by the Cambridge Historical Commission.

The Committee voted to forward a positive recommendation on the sign as presented. The Committee additionally would like to communicate to the applicant and to the BZA the below guiding principles for the proposed signage that were discussed and debated

by the Committee. Although there was no unanimous agreement on whether the proposed signage was successful in achieving these design principles, members agree that they are each important to consider:

- Minimize the number of signs.
- Ensure signs are well sited and not cluttered.
- Allow the church to be able to have signage so that their congregation and visitors can find where they need to go.
- Design and site wayfinding to be effective and within a pedestrian sightline.
- Ensure that signage does not diminish the architectural integrity of the building.
- Prioritize safety for pedestrians and drivers.

Respectfully submitted for the Committee,

A handwritten signature in black ink, appearing to read "Mason Wells". The signature is fluid and cursive, with the first name "Mason" written in a larger, more prominent script than the last name "Wells".

Mason Wells
Community Development Department



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Pam Jagiello Date: 2/11/25
(Print)

Address: 29 Mt. Auburn St.

Case No. BZA-1149291

Hearing Date: 2/27/25

Thank you,
Bza Members

* * * * *

(7:16 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Zarya
Miranda

JIM MONTEVERDE: Next case is Case No. 1149291 --
29 Mount Auburn Street. And this is a variance for signage
submitted by Signarama, Pamela Jagiello. Pamela, are you on
the phone, or Michael Cohen?

TOM GRAVE: Hi. Tom Grave is here. Hello.

JIM MONTEVERDE: Can we see him? Okay.

TOM GRAVE: Hi. Sorry about that.

JIM MONTEVERDE: Hi. No problem. Do you want to
tell us what you'd like to do and what relief you're looking
for?

TOM GRAVE: Sure thing. So St. Paul's Church on
Mount Auburn is looking to install a sign. I am the sign
vendor, so I'm their sign vendor from Signarama in
Braintree, Massachusetts, engaged with us to install two
signs; one sign complied, and we've already installed that
on one corner of the building.

And this one is proposed to be installed at 28'

1 high. The Ordinance, I understand, in Cambridge is 20'.

2 Last week, we met with the Harvard Square Advisory
3 Committee to discuss the proposal. They supported it. They
4 sent the letter over to your committee, I believe --

5 JIM MONTEVERDE: Yep.

6 TOM GRAVE: -- with their support. Yep.

7 JIM MONTEVERDE: We have that in the file.

8 TOM GRAVE: Okay, great. And yeah, that's
9 essentially it. So I can talk more about the specs of the
10 sign if you're interested, and I'm sure you've got the
11 pictures of what's proposed.

12 JIM MONTEVERDE: Yep. Can you tell us the --

13 TOM GRAVE: What's that?

14 JIM MONTEVERDE: We did a previous case for
15 signage for this facility one or two years ago. And it was
16 a fairly large sign, building mounted, to identify, as I
17 recall, the school. So what is this signage to do?

18 TOM GRAVE: Well, if you --

19 JIM MONTEVERDE: What's the difference?

20 TOM GRAVE: Yeah, so do you see -- so they've got
21 -- like, I'm sure you're all familiar with the church itself
22 and the structure. They've got a massive brick structure

1 that spans pretty much the whole block.

2 And on the -- where DeWolfe runs into sort of the
3 corner intersection of Bow, DeWolfe and I'm not sure what
4 DeWolfe becomes when you go further up -- Arrow Street, I
5 think it is --

6 JIM MONTEVERDE: Arrow, yep.

7 TOM GRAVE: Yep. So that intersection -- so that
8 whole structure all facing DeWolfe all the way up towards
9 Mass Ave I guess is -- it has no signage at all right now.
10 And so, two things. One, it's an identification --

11 JIM MONTEVERDE: Except for the 200' tall steeple,
12 correct?

13 TOM GRAVE: Right, but you asked --

14 JIM MONTEVERDE: Okay.

15 TOM GRAVE: -- about signage.

16 JIM MONTEVERDE: I agree. I'm just -- I'm asking
17 you what --

18 TOM GRAVE: -- it's that --

19 JIM MONTEVERDE: Yep.

20 TOM GRAVE: -- institution, yes. Yes. It's a
21 religious institution. So there's two, and you can see when
22 you look at the content of the sign here, there's two

1 objectives. One is an identification. This is St. Paul's.

2 And there's a nice -- the reason specifically to
3 the variance is to place it right in that frame that already
4 exists.

5 So I'm sure the architect didn't have Signarama in
6 mind when they built this, but if you look at it without the
7 sign there, it's got this nice masonry structure. There's
8 another one further to the left that you can't see in this
9 picture.

10 But the Church came to us, and they saw that as an
11 ideal place for the sign -- you know, that that picture you
12 scrolled past shows it, like, without the sign there.

13 If you go -- right, there. Well, is that the one?
14 Yeah.

15 JIM MONTEVERDE: Yeah, that's the one.

16 TOM GRAVE: So, so right because as I mentioned
17 there's another structure, at least one more that I'm aware
18 of to the left.

19 So they saw the nice spot. They asked us to
20 design a sign that fit in that so we customized it -- it's
21 about -- a little bit more than 10' feet wide and a little
22 bit less than 2' tall, 22".

1 JIM MONTEVERDE: Yep. Are they looking --

2 TOM GRAVE: And --

3 JIM MONTEVERDE: -- do they, is there a sense that
4 there's some confusion over where the entrance to the church
5 is versus where the entrance the office and school is?

6 TOM GRAVE: There's a great deal. So -- so that's
7 where I got sidetracked. But basically, it does serve two
8 purposes. One is an identifier. And that's like normally
9 what you see there is just the -- is the St. Paul's church.

10 Now they've got two directional arrows going one
11 way or the other, and that's similar to the other sign that
12 we already installed for them, because there is a great
13 amount of confusion there.

14 Like I said, that -- if you're familiar with the
15 structure, it spans the whole block, and it's a constant
16 struggle, as I understand it, between people looking for the
17 different entrances. And there's lots of different doors,
18 lots of different entrances.

19 And so, they are quite I wouldn't say adamant,
20 that sounds too strong of a word, but they were -- one of
21 their primary objectives, one of the primary criteria for
22 the sign is that it helps with that -- with the navigation

1 of which entrance is where.

2 JIM MONTEVERDE: Okay.

3 TOM GRAVE: And again, that's the con-- so that's
4 the -- and that was -- that was quite a bit of discussion at
5 last week's meeting with the Advisory Committee as well,
6 because you don't typically see a sign that high up for
7 what's called wayfinding.

8 One of the discussion points was perhaps they've
9 two signs: one that's an identifier, a second one down
10 lower, it's a wayfinding sign.

11 But the Advisory Committee gave their support
12 because they prefer one sign versus -- at the end of the
13 day, if I could speak for them, I think the majority of the
14 committee prefers one sign over two, keep it clean, don't
15 clutter up the wall.

16 And again, if there is space clearly down 20' or
17 below for the sign, but the main driver for the request for
18 the variance is because there's a nice spot that they saw
19 where they wanted us to design a sign that fit in that nice
20 spot there.

21 JIM MONTEVERDE: Yep.

22 TOM GRAVE: So that was the specific trigger for

1 the discussion here.

2 JIM MONTEVERDE: Right. So the request is really
3 because the sign exceeds the 20' height limit, and it's at
4 approximately 20' 10" -- call it 29" to the top, 27" to the
5 bottom. That is the basis for -- that's the relief you're
6 seeking, correct?

7 TOM GRAVE: I think you meant 28', right?

8 JIM MONTEVERDE: 28', sorry.

9 TOM GRAVE: Yeah, yep, that's right. So it's
10 about 8' --

11 JIM MONTEVERDE: Yep.

12 TOM GRAVE: -- a little bit -- yeah, just about 8'
13 higher than --

14 JIM MONTEVERDE: Okay.

15 TOM GRAVE: -- compliance.

16 JIM MONTEVERDE: All right. Thank you. Any
17 questions from Members of the Board? If not, public
18 comment?

19 We have correspondence from the Harvard Square
20 Advisory Committee. This is dated February 19, 2025. And
21 under its recommendation, it says, "Members were glad to
22 know that the sign was subject to additional revision by the

1 Cambridge Historic Commission."

2 Do we have anything in the file from the Historic
3 Commission?

4 [Side conversation]

5 JIM MONTEVERDE: It further says, "The Committee
6 --" that being the Harvard Square Advisory Committee "--
7 voted to forward a positive recommendation on the sign as
8 presented."

9 Give me one second. Let me see if I can find
10 correspondence from the Historic Commission.

11 Sorry. Just give us a moment. I don't -- I
12 didn't find any correspondence. But the Staff is going to
13 take a look.

14 STEPHEN NATOLA: What was the other one you asked
15 about?

16 JIM MONTEVERDE: I think that's the one they
17 withdraw. Not this one.

18 [Pause]

19 JIM MONTEVERDE: So we don't have anything from
20 the Historic Commission in our files, which I'd like to
21 have. Right? I'd like to have their blessing as well.

22 Tom, did you go before the Historic Commission?

1 TOM GRAVE: I did not, but that's not to say that
2 nobody did. I'm just -- I'm not aware that -- I'm not aware
3 of anybody on my side doing it. And I --

4 JIM MONTEVERDE: Okay.

5 TOM GRAVE: -- hadn't heard that, yeah. I
6 apologize.

7 JIM MONTEVERDE: That's okay.

8 TOM GRAVE: It didn't come up last week. I mean,
9 we had -- the meeting itself was close to two hours
10 discussing the sign, believe it or not. But that particular
11 point did not come up. I'm not sure.

12 JIM MONTEVERDE: So I would like to get the
13 response from the Historic Commission, assuming that they do
14 have a voice here. In order to do that -- sorry?

15 [Side conversation: They went to the Harvard
16 Square Advisory Committee. I know. We have the Harvard
17 Square Advisory; I'm looking for the Historic Commission.]

18 So what we could do, Mr. Grave, if you don't mind,
19 we could continue this for a short period of time. Next
20 time slot we have is -- can we do 02/13?

21 It would be April 10, to allow us to get a
22 response from the Cambridge Historic Commission.

1 Is that doable for you?

2 TOM GRAVE: Well, to be honest, it's not ideal,
3 but I understand your perspective on it. It's not a
4 question that came up before this meeting, and as I prepped
5 for it, so I'm not sure if we already got some input from
6 them.

7 JIM MONTEVERDE: Sorry?

8 TOM GRAVE: Yeah, it's a shame. I mean, it's the
9 --

10 JIM MONTEVERDE: Give us one second. 29 Mt. --

11 [Pause]

12 TOM GRAVE: Oh, I'm sorry. I do have a note that
13 there's a March 6 Historical hearing. And we dropped the
14 applications off there for that. And so, it looks like
15 we'll be on the Agenda on March 6.

16 JIM MONTEVERDE: Oh. Got you.

17 TOM GRAVE: I apologize. Because I totally missed
18 that.

19 JIM MONTEVERDE: That's why it's not in here.

20 TOM GRAVE: Oh, yeah.

21 JIM MONTEVERDE: Okay.

22 TOM GRAVE: Yeah. So I guess if that's a

1 prerequisite to your decision, then I guess it doesn't take
2 us to April, I suppose.

3 JIM MONTEVERDE: Yes, if we -- we should wait for
4 the discussion with the Historic Commission and see if they
5 agree with the Harvard Square Advisory Committee. So we can
6 do -- you said it's a March date, correct, that you're going
7 in front of the --

8 TOM GRAVE: Yeah, March 6.

9 JIM MONTEVERDE: Okay.

10 TOM GRAVE: It looks like it's --

11 JIM MONTEVERDE: So we can do -- we can do April
12 10, if that works for you.

13 TOM GRAVE: Okay.

14 JIM MONTEVERDE: Okay? By that time, you'll have
15 the -- hopefully you'll have direction from the Historic
16 Commission, and we'll be good to process this. Is that
17 okay?

18 TOM GRAVE: That works for me. Is there any --
19 given that I --

20 JIM MONTEVERDE: Yeah.

21 TOM GRAVE: -- did -- given that we are on the
22 Agenda now and have got everybody's time, is there anything

1 we can discuss now so that the next part goes smoother or
2 no, we just wait for the Historical input?

3 JIM MONTEVERDE: We can wait. Well, we can see if
4 there's any other questions from Members of the Board, and
5 there weren't any.

6 I had a few. I have my own thoughts, which I'm
7 happy to share with you, and anyone else can share any
8 thoughts with you.

9 My -- and I don't know whether I'd vote against it
10 based on this, but -- and I'm familiar with St. Paul's and
11 the layout of their real estate and the disposition of their
12 buildings on the site, and I don't disagree with you that if
13 I were not a local, finding the school and the offices, I
14 think finding the church is pretty -- to me pretty simple.

15 But the other ones I understand may be just kind
16 of tucked back from DeWolfe.

17 But when I look at where this -- and I understand
18 that this panel is there in the building and it looks like a
19 spot for a sign, but when I look at the site plan, in terms
20 of what -- who actually would see this -

21 Can you give us a site plan or the locus plan that
22 -- there you go.

1 Right? That sign is actually mounted.

2 And if you look at this -- do you have a cursor?

3 Can you go to the end of Bow Street? That -- the steeple is
4 a -- the base of the steeple is approximately at the end of
5 Bow Street. So that's why the question is who is this for?

6 And the school is around down Mount Auburn it the
7 back, around where the numbering says, "113-61." And the
8 office kind of goes north up to Arrow Street.

9 So how that signage -- again, aiming to the church
10 I think is I'll leave that alone. But to get you to the
11 school, I don't see how -- that was my question; why do you
12 think that that location will get anyone to the school?

13 You know, traffic is coming down Mount Auburn
14 Street. Bow Street right now is a one-way the opposite way,
15 so it's not approaching this. Bow comes down and comes into
16 DeWolfe Street, but the placard is basically perpendicular
17 to the path to travel, meaning you go from a car, I don't
18 know what you'll see. That's my only --

19 TOM GRAVE: Mm-hm.

20 JIM MONTEVERDE: -- comment is I have a funny
21 feeling in a year you'll be back, with yet another sign.

22 TOM GRAVE: Well, the -- so on this -- I mean,

1 thank you for the feedback and so, I understand you probably
2 don't want to debate everything, but just --

3 JIM MONTEVERDE: Right. Exactly.

4 TOM GRAVE: Yeah, yeah. Okay, okay. But yeah, so
5 --

6 JIM MONTEVERDE: You can address it later.

7 TOM GRAVE: Okay, no problem.

8 JIM MONTEVERDE: We'll see what the Historic
9 Commission has to say. So --

10 TOM GRAVE: Yeah. Fair.

11 JIM MONTEVERDE: -- let's make a motion to
12 continue this matter until April 10, 2025 on the condition
13 that the petitioner change the posting sign to reflect the
14 new date of April 10, 2025 and the new time of 6 p.m.

15 Also, that the petitioner sign a waiver to the
16 statutory requirements for the hearing. This waiver can be
17 obtained from Maria Pacheco or Olivia Ratay at the
18 Inspectional Services Department.

19 I ask that you sign the waiver and return it to
20 the Inspectional Services Department by a week from this
21 coming Monday. Failure to do so will de facto cause this
22 Board to give an adverse ruling on this case.

1 Also, that if there are any new submittals,
2 changes to the drawings, dimensional forms, or any
3 supporting statements that those be in our files by 5 p.m.
4 on the Monday prior to the continued meeting date.

5 On the motion to continue this matter until April
6 10, 2025, by a voice vote for the Board Members, Virginia?

7 VIRGINIA KEESLER: In favor.

8 JIM MONTEVERDE: Zarya?

9 ZARAYA MIRANDA: In favor.

10 JIM MONTEVERDE: Daniel?

11 DANIEL HIDALGO: In favor.

12 JIM MONTEVERDE: Steven?

13 STEVEN NG: In favor.

14 JIM MONTEVERDE: And Jim Monteverde in favor.

15 [All vote YES]

16 JIM MONTEVERDE: Sorry. We had public comment.
17 We're going to take a step back. We're going to open it to
18 public comment. Any member of the public who wishes to
19 speak should now click the icon at the bottom of your Zoom
20 screen that says, "Raise hand."

21 If you're calling in by phone, you can raise your
22 hand by pressing *9 and unmute or mute by pressing *6.

1 I'll now ask Staff to unmute speakers one at a
2 time. You should begin by saying your name and address, and
3 Staff will confirm that we can hear you. After that you
4 will have up to three minutes to speak before I ask you to
5 wrap up.

6 STEPHEN NATOLA: Douglas Lee?

7 DOUGLAS LEE: Hi, how are you?

8 JIM MONTEVERDE: Very good. Can you introduce
9 yourself, please?

10 DOUGLAS LEE: My name is Douglas Lee. I'm the
11 Director of Finance and Operations for St. Paul's Parish.

12 JIM MONTEVERDE: Thank you. Go right ahead.

13 DOUGLAS LEE: I just wanted to see if their any
14 questions that you might have for me. Obviously, you've
15 already voted, so I don't think anything I say at this point
16 is going to make a difference.

17 I was just curious if there might be a date
18 earlier than April 10, if possible, only because our
19 ultimate goal was to have the sign up in time for Easter.
20 And I don't know if that gives Signarama enough time if it
21 were to be approved.

22 JIM MONTEVERDE: We don't. We don't have an

1 earlier date that coincides or is immediately after the date
2 that you've got with the Historic Commission. So --

3 DOUGLAS LEE: Okay. That's fine. Just curious.
4 And just so we're clear, I would say on average, we probably
5 have two people a day that ring our doorbell at the
6 administration office building and ask us where the church
7 is.

8 JIM MONTEVERDE: [Laughter]

9 DOUGLAS LEE: That is -- that is --

10 JIM MONTEVERDE: That's the slide.

11 DOUGLAS LEE: I am very serious. It is
12 unfortunate.

13 JIM MONTEVERDE: Hold on. We're going to pull up
14 the slide.

15 DOUGLAS LEE: No. If you go back to the picture
16 where you had before -- the yellow picture --

17 JIM MONTEVERDE: No. Keep going. No, down.

18 DOUGLAS LEE: So where the word, "Road" is, the
19 bottom, or the red line --

20 JIM MONTEVERDE: Yep.

21 DOUGLAS LEE: Nope. You've gone too far.

22 JIM MONTEVERDE: Hold on, I --

1 DOUGLAS LEE: Yeah, so.

2 JIM MONTEVERDE: -- Yes. I'm asking for some
3 other --

4 DOUGLAS LEE: Yep.

5 JIM MONTEVERDE: -- yeah.

6 DOUGLAS LEE: So our admin offices are next to the
7 school. So when people are coming to our offices from Mount
8 Auburn Street, even though the church is literally where
9 parcel 133-50 is --

10 JIM MONTEVERDE: Yep.

11 DOUGLAS LEE: -- they ring our doorbell at 13361
12 and will ask us where the church is.

13 JIM MONTEVERDE: Yeah.

14 DOUGLAS LEE: This happens minimum twice a day.

15 JIM MONTEVERDE: I'm not disagreeing with you. I
16 just -- that's fine. Yep. Thank you.

17 DOUGLAS LEE: Yep. So that -- that's part of the
18 reason why we would like the signage. And there really
19 wasn't another spot around the building where we thought it
20 would be advantageous.

21 I understand your point with the lack of view of
22 the Bow Street side, that's one of the reasons why we wanted

1 to have it higher up, so people on Mount Auburn and Bow
2 Street walking that way would be able to see it.

3 If it were at the 20' variance, the buildings at
4 45 Mount Auburn would be high enough to block the sign and
5 view.

6 JIM MONTEVERDE: Okay. Thank you for your
7 comment.

8 DOUGLAS LEE: All right. No problem. Have a good
9 night.

10 JIM MONTEVERDE: Thank you. So we're -- this
11 one's continued until April 10. Thank you.

12 TOM GRAVE: I'm sorry, just one question about the
13 waiver. I want to make sure I get that done on time.

14 JIM MONTEVERDE: Yeah, pull --

15 DOUGLAS LEE: Do you mind restating what the
16 Waiver Requirement is?

17 JIM MONTEVERDE: It says,

18 "Also, that the Commissioner sign a waiver to the
19 statutory requirements for the hearing. This waiver can be
20 obtained from Maria Pacheco or Olivia Ratay at the
21 Inspectional Services Department. I ask that you sign the
22 waiver and return it to the Inspectional Services Department

1 by a week from this coming Monday."

2 TOM GRAVES: Okay. Thank you.

3 JIM MONTEVERDE: Okay? And I think we have
4 someone else calling in.

5 STEPHEN NATOLA: Ravenna, Joey.

6 JOEY RAVENNA: Good evening, everybody. Can you
7 hear me?

8 JIM MONTEVERDE: Joey, yep. Can you introduce
9 yourself, please?

10 JOEY RAVENNA: For sure. Thanks for having me.
11 My name is Joey Ravenna. I'm at 1651 Mass Ave. I --

12 JIM MONTEVERDE: Yep.

13 JOEY RAVENNTA: -- excuse me I attend St. Paul's
14 every now and again. I just want to attest to the fact that
15 it can be a little confusing to find the entrance if you're
16 not too familiar with the church, especially with that long,
17 brick wall on Bow Street.

18 Because the zoning variance I think is about the
19 height of the sign, as opposed to, like, whether or not a
20 sign is necessarily needed. I can understand why the
21 petitioner is coming here.

22 And because that sign would fit nicely within the

1 frame, I just wanted to vouch for the fact that I think it
2 makes sense they might want to post that sign a little bit
3 higher than is regularly allowed.

4 I think the aesthetic point is an important one,
5 though, and appreciate that the Cambridge Historical
6 Commission is being involved. I wonder if the Zoning Board
7 of Appeal is able to approve something conditional on the
8 future approval by the Historical Commission.

9 JIM MONTEVERDE: Um --

10 JOEY RAVENNA: But I don't know if that would be -

11 -

12 JIM MONTEVERDE: No. I would -- I don't think so.

13 JOEY RAVENNA: For sure. Well, thank you very
14 much. That's all I had to say.

15 JIM MONTEVERDE: Okay. Thank you for calling in.

16 STEPHEN NATOLA: Good question.

17 JIM MONTEVERDE: No one else. Okay. We're
18 closing public testimony. We voted to continue this case to
19 April 10.

20

21

22