



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 MAR 11 PM 2:20

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 1152923

#### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Atrius MSO LLC C/O WatskyLaw, attorneys acting on behalf of John Clark, Senior Director of Real Estate and Facilities at Atrius Health, Inc.

**PETITIONER'S ADDRESS:** 30 Eastbrook Road, Suite 301, Dedham, Massachusetts 02026

**LOCATION OF PROPERTY:** 1611 Cambridge St., Cambridge, MA

**TYPE OF OCCUPANCY:** Medical Offices

**ZONING DISTRICT:** Residence C-2 Zone

**REASON FOR PETITION:**

/Sign/

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

Replacement of the lawfully preexisting nonconforming signage on the Property (2 signs stating "Harvard Vanguard Medical Associates Atrius Health") currently totalling 70 square feet, with new signs updating the identification of the medical establishment ("Atrius Health Part of Optum") and reducing the total dimensional area of the signage to 58.64 square feet.

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

Article: 7.000	Section: 7.16.21.B (Signs in Residence Districts )
Article: 7.000	Section: 7.18.2 (Nonconforming Signs, Other Signs)
Article: 10.000	Section: 10.30 (Variances)

Original  
Signature(s):

(Petitioner (s) / Owner)

Rachel Watsky, Esq. (WatskyLaw)  
(Print Name)

Address:

30 Eastbrook Rd., Suite 301, Dedham, MA 02026

Tel. No.

7813295009

E-Mail Address:

matt@watskylaw.com / rachel@watskylaw.com

**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 John Clark, Senior Director of Real Estate and Facilities at Atrius Health, Inc.

**(OWNER)**

Address: 275 Grove Street, Newton, MA 02466

State that I/We own the property located at 1611 Cambridge Street,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Atrius MSO, LLC

\*Pursuant to a deed of duly recorded in the date May 31, 2022, Middlesex South  
County Registry of Deeds at Book 80201, Page 251; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

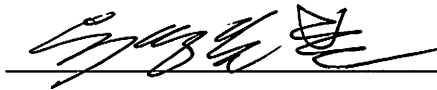


**SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

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

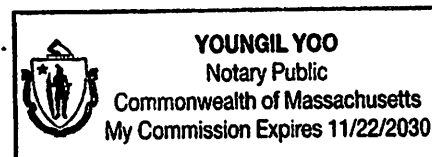
Commonwealth of Massachusetts, County of Norfolk

The above-name John Clark personally appeared before me,  
this 29 of Jan, 2025, and made oath that the above statement is true.



Notary

My commission expires 11/22/2030 (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:

The lot has been owned and operated as medical offices since at least 1973, and historically has had two signs, consisting of lettering attached to the brick façade of the building, above the entrances on Cambridge Street. The Ordinance was adopted pursuant to M.G.L. c. 40A, as well as Chapter 565 of the Acts of 1979 and Chapter 387 of the Acts of 1980, with the signs preexisting the Ordinance. The signs have been maintained since their installation. As such, the signs are a preexisting nonconformity for the property and their replacement with smaller signs as proposed should properly be approved under a finding that no variance is required.

But, if the Board determines that a variance is needed, it should be granted. The existing signs are each 35 square feet. The proposed signs are each 29.32 square feet, and thus a decrease in the nonconformity. A literal enforcement of the Ordinance requiring a removal of or substantial decrease in the size of the signs to comply with the requirements for new signs within residential districts would constitute a substantial hardship to the petitioner, as the loss of the signs would cause difficulty to the petitioner's tenants and members of the public in identifying and accessing the medical offices. Other than the size of the signs, the signs are in compliance with the Ordinance and its requirements and will not cause a disruption to the public. The signs will serve the public good in identifying the building to members of the public seeking medical treatment and services.

- 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:

Although the soil conditions, shape, and topography of the land at 1611 Cambridge Street don't especially affect the property in a way that's particularly different from other properties in the zoning district, the property's structures, use, and previous reliance on lawfully existing, non-conforming signs make the property distinctive. The petitioner seeks either a finding that the signs may be replaced as proposed as minor changes to pre-existing non-conforming signs, or the grant of a variance based on specific structural conditions that are atypical of the other buildings in the C-2 residential district, as this building provides access to the public to medical services.

- 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 granting of this variance will not cause substantial detriment to the public good, as the requested variance will not increase the size of the preexisting nonconformity or change the nonconformity in such a way as to cause or increase impacts to abutters, either by way of light, sound, or other adverse effect. The proposed signs are smaller in size than the existing signs and will not have backlighting or other external lighting. The signs are necessary to accommodate the present use of the property by providing identification of the medical offices.

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

The granting of this variance will not nullify or substantially derogate from the intent or purpose of this Ordinance. The Petitioner is seeking the variance from the dimensional requirements for signs within the district to replace lawfully preexisting, nonconforming signs. The proposed signs will not have an adverse effect on the purpose of the Ordinance as stated in Article 1, Section 1.30, and will decrease the lawful preexisting nonconformity of the signs from 35 square feet each to 29.32 square feet each.

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



Date: 3/6/2025

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Atrius MSO LLC

**Location:** 1611 Cambridge St , Cambridge, MA

**Phone:** 7813295009

**Present Use/Occupancy:** Medical Offices

**Zone:** Residence C-2 Zone

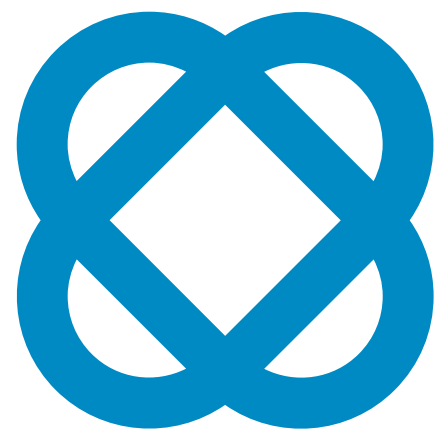
**Requested Use/Occupancy:** Medical Offices

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		36212		36212		110715.50	(max.)
<u>LOT AREA:</u>		63266		63266		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.57		.57		1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0		0		600	
<u>SIZE OF LOT:</u>	WIDTH	138		138		50	
	DEPTH	444		444		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	Approximately 15		Approximately 15		10	
	REAR	245.7 feet		247.5 feet		20	
	LEFT SIDE	Approximately 20		Approximately 20		8	
	RIGHT SIDE	Approximately 20		Approximately 20		8	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A		N/A		85	
	WIDTH	N/A		N/A		N/A	
	LENGTH	N/A		N/A		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A		N/A		15%	
<u>NO. OF DWELLING UNITS:</u>		0		0		N/A	
<u>NO. OF PARKING SPACES:</u>		88		88		No maximum	
<u>NO. OF LOADING AREAS:</u>		N/A		N/A		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		Approximately 198.3		Approximately 198.3			

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.:

The structures on the lot are used for medical offices. The adjacent building on the same lot is at the rear of the property and will be unchanged. The only work proposed is to modify the lawfully preexisting nonconforming signage on the front of the building.

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'.



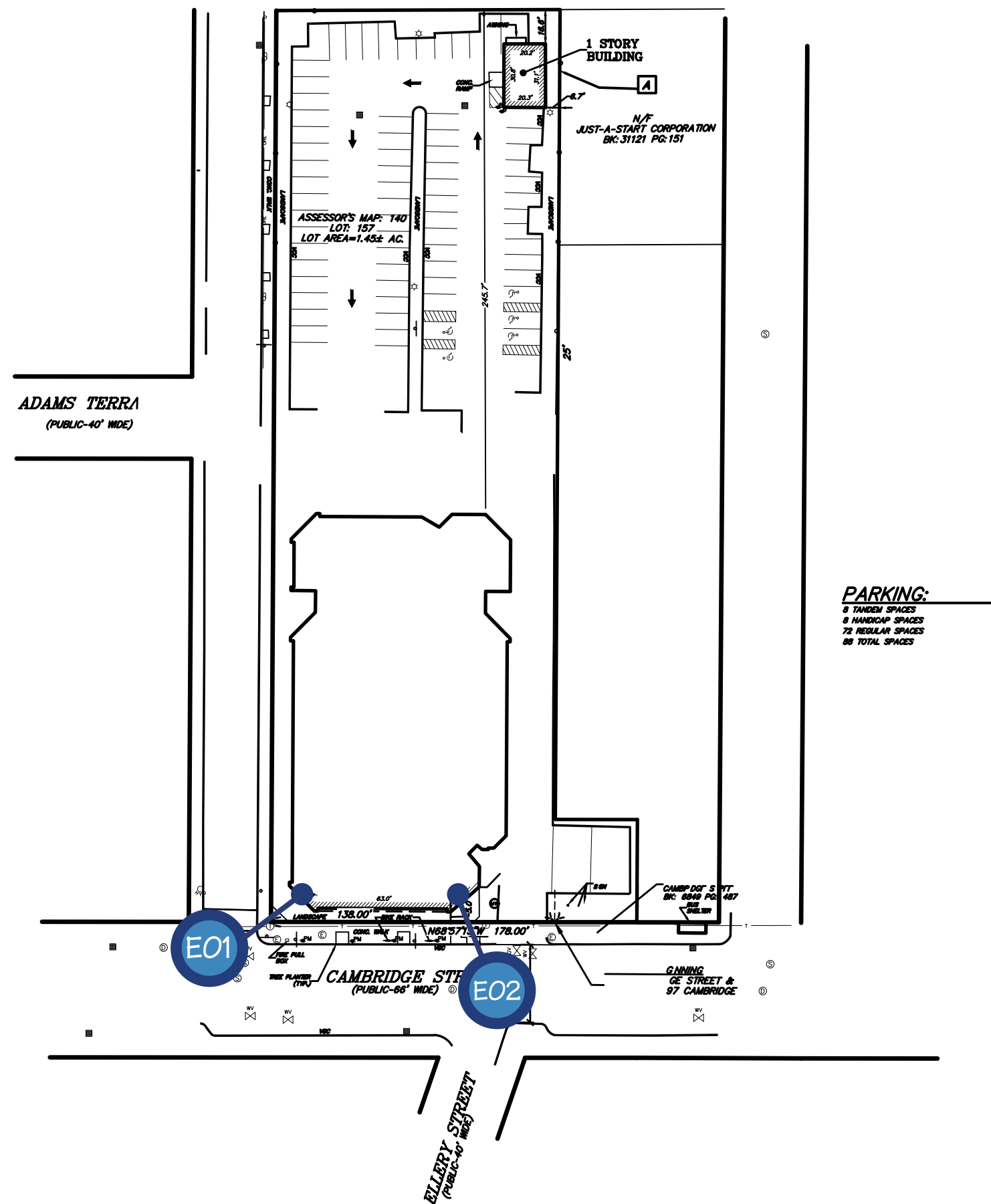
# Atrius Health

## Part of Optum

1611 CAMBRIDGE STREET  
CAMBRIDGE, MA 02238

WO: 76223

## SITE PLAN



This Drawing Is Property Of National Sign Corporation And All Rights To Its Use For Reproduction Are Reserved By National Sign Corp.

**CONNECTICUT**  
780 Four Rod Rd.,  
Berlin, Ct 06037  
**Ph:(860) 829-9060**

**MASSACHUSETTS**  
21 Larsen Way  
North Attleboro, Ma  
Ph:(508) 809-4638

**CLIENT / PROJECT LOCATION:****ADDRESS:**

**1611 Cambridge Street  
Cambridge, MA 02238**

**FILE LOCATION:**

**T:\Photo File\Atrius Health - Locations\Atrius - Cambridge (76223)\Drawings**

**DRAWING NO:**

76223

DRAWING DATE:

05/07/2024

**PROJECT MANAGER:**

**JP**

DRAWN BY:

**AH**

**REVISIONS/NOTES:**

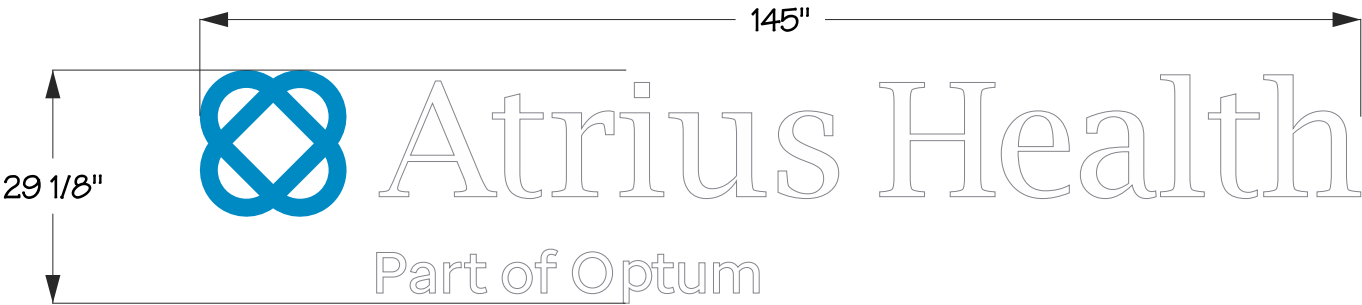
**THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.**



E164024



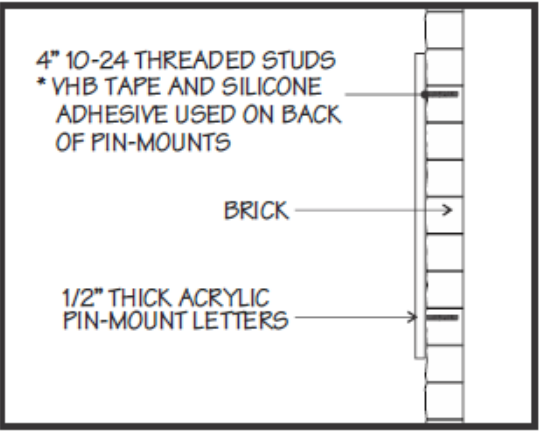
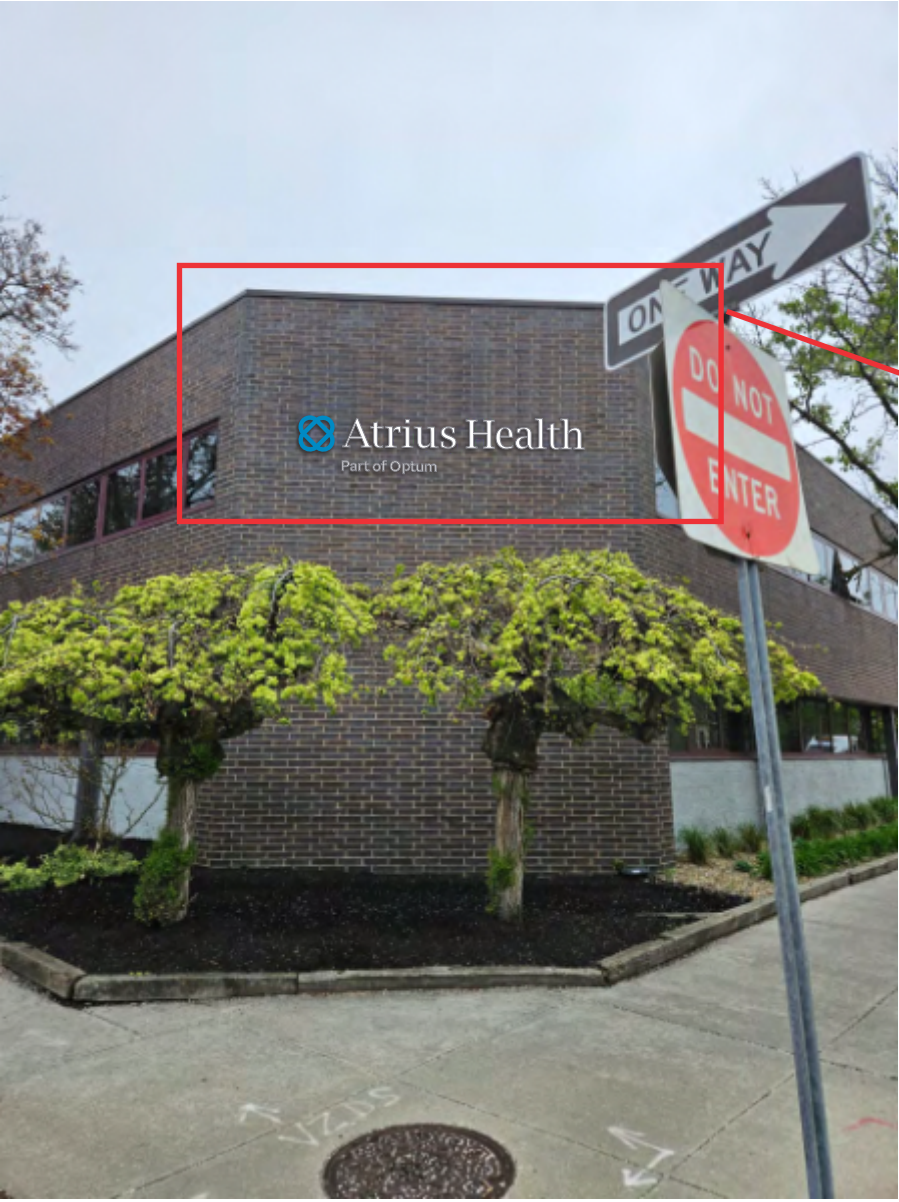
E01 - ACRYLIC PIN MOUNTED LETTERS - ELEVATION LEFT



SCALE: 1/2" = 1'

EXISTING 35 SQ.FT.

PROPOSED 29.32 SQ.FT.



COLORS

- > CABINET: BM 2064-10 (BOLD BLUE)
- > LOGO: PMS 7461C
- WHITE

MATERIALS

- > 1/2" ACRYLIC (IN MOUNT LETTERS - PAINTED TO MATCH BM 2064-10 (BOLD BLUE))
- > 4" 12-24 THREADED STUDS
- \*VHB TAPE AND SILICONE FOR MOUNTING ON BACK OF PIN MOUNTS

SIGN CALCULATIONS

>SIGN PROPOSED: 29.32 sq.ft.

POWER REQUIREMENTS

QTY:

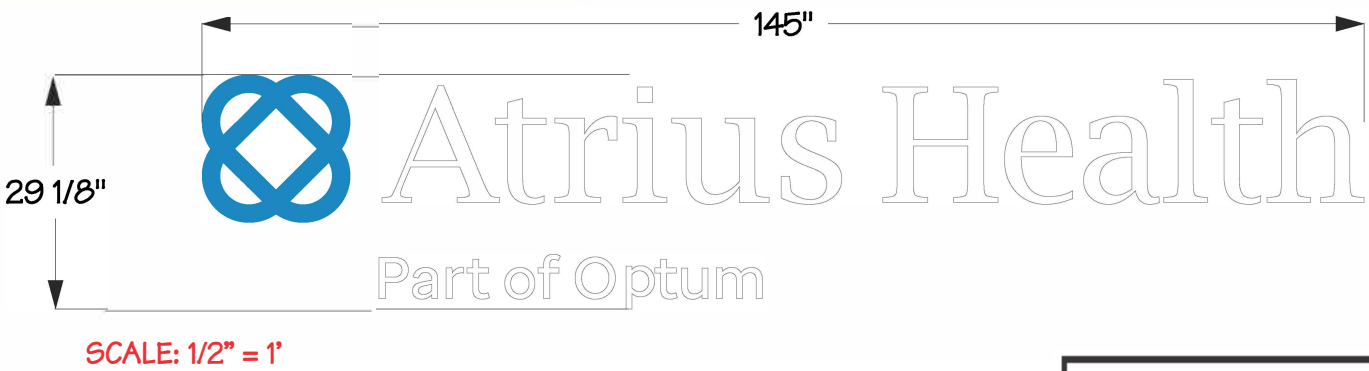
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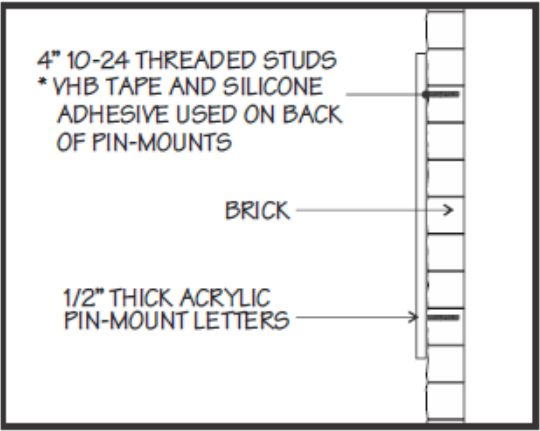


E02 - ACRYLIC PIN MOUNTED LETTERS - ELEVATION RIGHT



EXISTING 35 SQ.FT.

PROPOSED 29.32 SQ.FT.



- COLORS
- > CABINET: BM 2064-10 (BOLD BLUE)
  - > LOGO: PMS 7461C
  - WHITE

- MATERIALS
- > 1/2" ACRYLIC [IN MOUNT LETTERS - PAINTED TO MATCH BM 2064-10 (BOLD BLUE)
  - > 4" 12-24 THREADED STUDS
  - \*VHB TAPE AND SILICONE FOR MOUNTING ON BACK OF PIN MOUNTS

SIGN CALCULATIONS

>SIGN PROPOSED: 29.32 sq.ft.

POWER REQUIREMENTS

QTY:

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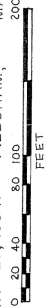
NOTES:



# PLAN OF LAND IN

## CAMBRIDGE, MASS.

SCALE: 1 INCH=40 FEET CHENEY ENGINEERING CO., INC.  
MAY 20, 1984 NEEDHAM, MASS.

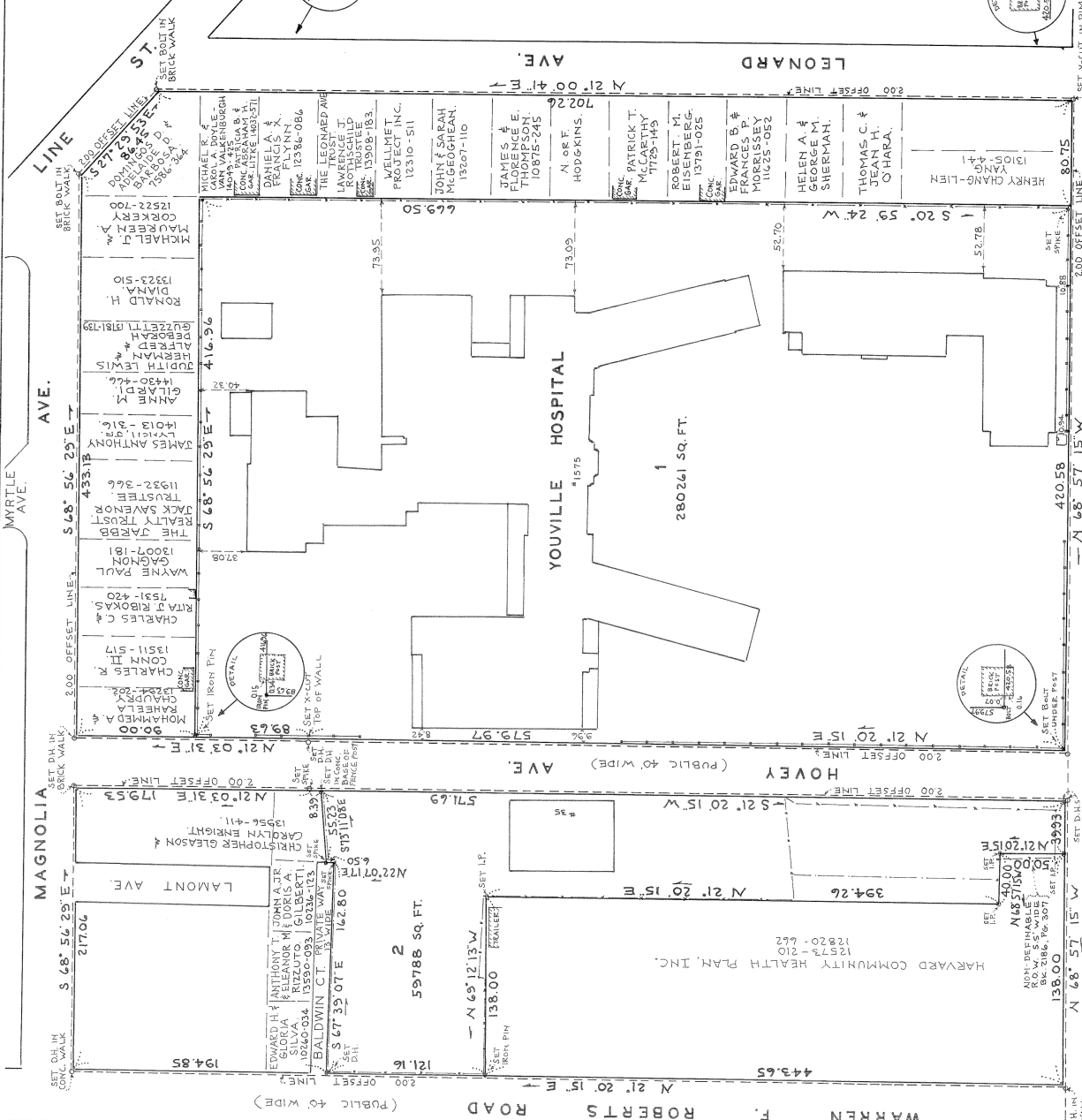


THIS PLAN AND ANY INSTRUMENTS HEREON  
IN ADDITION TO THE RECORDING OF THIS  
PLAN, SHALL BE DEEMED TO BE A PART OF THE  
RECORDING OF THIS PLAN, AND SHALL BE  
GIVEN THE SAME EFFECT AND FORCE AS IF  
THEY WERE SO INCORPORATED BY REFERENCE  
HEREIN.

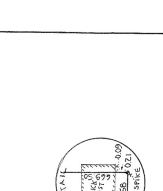
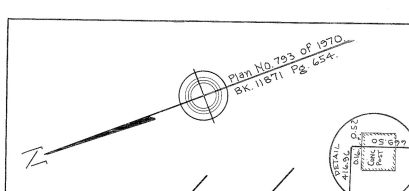
- PLAN REFERENCES:**  
PLAN No. 17 OF 1922, BK. 890, Pg. 19.  
PLAN No. 19B, PL. 53 (1872).  
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PLAN No. 198, PL. 27 (1893).  
PLAN No. 199, PL. 27 (1893).  
PLAN No. 200, PL. 27 (1893).

ST. TROWBRIDGE

Fee \$500 By R...  
Middlesex Registry of Deeds  
Southern District  
Cambridge, Massachusetts  
Plan No. 1378 of 1984  
Rec'd 11/15 1984  
ad 12/15/84 Doc No. 1984  
Rec'd BK 15818 Pg. END  
Adopted by the City of Cambridge  
Register



LEONARD AVE.  
MYRTLE AVE.  
MAGNOLIA ST.  
CAMBRIDGE ST.  
ROBERTS ROAD  
WARREN T.  
ADAMS TER.





**WatskyLaw**  
ATTORNEYS AT LAW  
East Brook Executive Park  
30 Eastbrook Road, Suite 301  
Dedham, MA 02026

Matthew Watsky, Esq.

Rachel M. Watsky, Esq.

February 21, 2025

City of Cambridge Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 1611 Cambridge Street, Cambridge, MA 02238  
Variance Application -- Proposed Replacement of Existing Signs

To Whom It May Concern:

WatskyLaw respectfully submits this letter in support of the grant of variances requested under the Cambridge Zoning Ordinance, Article 10.000, Sections 10.13(c) and 10.31 to allow the proposed modification of the lawfully preexisting nonconforming signage on the Property to decrease the existing nonconformity pursuant to Article 7.000, Section 7.18.2.A. The Property is known as 1611 Cambridge Street, Cambridge, MA (Map 140, Lot 157), and is currently owned by Atrius MSO LLC, and operated as medical offices. The Property has been in use as medical offices since at least 1973, when it was purchased by Harvard Community Health Plan. The structure on the Property has been historically improved by two signs, consisting of lettering attached to the brick façade of the building, above the entrances on Cambridge Street. The proposed modification of the signage would reduce the existing nonconformity from 35 square feet for each sign to 29.32 square feet for each sign and bring the signage into compliance with the intent of Article 7.000 of the Zoning Ordinance. The Applicant previously filed for Building Permits for the proposed signs in May 2024, which was denied in June 2024.

We believe the Project meets the applicable regulatory criteria for replacement or alteration of lawfully existing nonconforming signage without requiring the grant of a variance, as the proposed signage appears to comply with the dimensions provided by the Inspectional Services website. Although it is our opinion that the Applicant may modify the existing signage as a lawfully maintained nonconformity as the proposed signage will not increase the existing nonconformity, given the denial of the Building Permits in June 2024, we are filing a request for a variance from the Ordinance's dimensional limitations on signage.

It appears undisputed that the proposed signs meet the definition of "Wall Sign" pursuant to Article 2.000 of the Ordinance – "Any sign affixed in such a way that its exposed face and all sign area is parallel or approximately parallel to the plane of the building to which it is attached. A wall sign shall be considered a projecting sign if the sign face projects more than twelve (12) inches from the face of the building..." The Building Inspector's denial of the building permits was on the grounds of noncompliance with Article 7.000, Section 7.16.21.B governing signs for permitted nonresidential uses other than permitted hotel and office uses within residential

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Tel. (781) 329-5009  
Fax (781) 461-9068

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Matt@WatskyLaw.com  
Rachel@WatskyLaw.com  
<http://www.watskylaw.com>

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districts. Despite Section 7.16.21.B limiting the maximum permitted area of the signs at 20 square feet, Section 7.18 provides leeway for lawfully existing nonconforming signs. Section 7.18.1 does not apply to the existing signs, as they do not exceed an excess of 60 square feet in area. Pursuant to Section 7.18.2.B, the Applicant proposes to replace the existing signs with signs that decrease the total area of signs accessory to the building and that otherwise comply with the applicable limitations for signs. The provided formula for calculating the allowable area of the proposed signs is 1 square foot multiplied by the sign frontage of the ground floor establishment. Sign frontage is defined in Article 2.000 as the length of the building abutting a street, with the definition of length provided in Section 5.24.4 as “length of the wall measured parallel to the corresponding lot of street line.” The length of the building along Cambridge Street is approximately 63 linear feet. The area of the proposed signage totals 58.64 square feet, below the dimensions permitted pursuant to Section 7.18.2.B and below the maximum 60 square feet limitation stated on the City of Cambridge Inspectional Services website.<sup>1</sup> The City of Cambridge Inspectional Services website summarizes the zoning limitations on wall signs as a maximum of 60 square feet in area, a maximum of 20 feet above the ground but below the sills of second floor windows, natural or external illumination or internal illumination with strict conditions, and without a limit in number.

In this case, a variance would be appropriate, as the circumstances affecting this Property are unique to the Property and the historic use and structures on the Property. Although the Property is within a residential zoning district, the use of the Property for medical offices serves a public benefit and there is preexisting nonconforming signage that complies with the applicable Ordinance provisions in all respects except for the dimensional area. Without the variance, the existing signage may remain and could be altered pursuant to Section 7.18.2.A or 7.18.2.B. By proposing to modify the existing signage, the Applicant will decrease the existing dimensional nonconformity. Not issuing the variance would cause substantial hardship to the property that is not merely economic. Without the variance, the Applicant would be unable to effectively maintain accurate signage for the building’s medical establishment, leaving the tenants and the general public potentially at risk of not being able to easily identify and access the medical offices. The variance can be granted without derogating from the intent and purpose of the Zoning Ordinance, as the proposed signs will not have an adverse effect on the purposes of the Zoning Ordinance and will in fact decrease the existing nonconformity. The variance should be granted as the project serves the purposes of the Ordinance by decreasing an existing lawful nonconformity and serving the public interest of conserving health and potentially lessening congestion in the streets with the provision of accurate and visible signage for the medical offices in the building.

Sincerely,

*/s/ Rachel Watsky*

Rachel Watsky


cc: Client

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<sup>1</sup> <https://cambridgema.portal.opengov.com/categories/1118/record-types/6628>

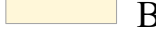

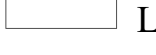












City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

	Buildings		Water
	Lot Line		Sub-Parcel Line
	Block Line		Easement
	City Boundary		Railway

10	Lot Number	100	Parcel size in Sq. Ft.
140	Block Number	44.0LC	Land Court Dimension
10 Cam	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		


DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1820 to 2024 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from surveys and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



N

0 15 30 60 Feet

1:490



Parcel Block Map

**140**



WALL SIGN (1)

Proposed WALL Sign

Area in Square feet: 29 Dimensions: 29'8" X 145"

Illumination: Natural ☒ Internal ☐ External ☐

Height (from ground to the top of the sign): 22±

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

Length in feet of store front facing street: (a) 112.9 Area of signs allowed accessory to store:  
outside (1 x a) 112, behind windows (0.5 x a) 56 Area of all existing signs on  
the store front to remain (including any freestanding sign): 29 / 30 Area of additional signs  
permitted: 0 WALL SIGN 2 FREESTANDING SIGN 3

2. COMPLETE FOR ANY OTHER SIGN

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

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

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

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES \_\_\_\_\_ NO ☒

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

Relevant sections: 7.16.21.B

COMMENTS: Wall signs in residence districts must not exceed 20 sq/ft; proposed sign is 29 square feet.

Date: 6/11/24 CDD Representative

Daniel  
Messplay

Digitally signed by Daniel Messplay  
DN: cn=Daniel Messplay, o, ou,  
email=dmessplay@cambridgema.go  
v, c=US  
Date: 2024.06.11 09:43:27 -04'00'

WALL SIGN (2)

Proposed WALL Sign

Area in Square feet: 29 Dimensions: 29' 8" X 145"

Illumination: Natural ☒ Internal ☐ External ☐

Height (from ground to the top of the sign): 22±

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

Length in feet of store front facing street: (a) 112.9. Area of signs allowed accessory to store:  
outside (1 x a) 112, behind windows (0.5 x a) 56. Area of all existing signs on  
the store front to remain (including any freestanding sign): 29 / 30. Area of additional signs  
permitted: 0. WALL SIGN 1 FREESTANDING 3

2. COMPLETE FOR ANY OTHER SIGN

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

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

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

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

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

Sign requires a variance from the Board of Zoning Appeal: YES ☐ X ☒

Relevant sections: 7.16.21.B

COMMENTS: In residence districts, two wall signs are permitted - one up to 10 sq/ft and one up to 20 sq/ft. This proposed sign shall not exceed 10 sq/ft and is proposed to be 29 sq/ft.

Date: 6/11/24 CDD Representative Daniel Messplay

Digitally signed by Daniel Messplay  
DN: cn=Daniel Messplay, o, ou,  
email=dmessplay@cambridgema.gov,  
c=US  
Date: 2024.06.11 09:44:42 -04'00'



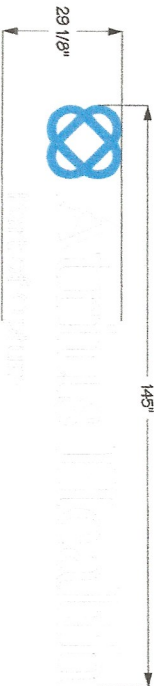
Faucn Cambridge St. Left Corner

E01 - ACRYLIC PIN MOUNTED LETTERS - ELEVATION LEFT

EXISTING 34.5" x 12' 11" @ 354

PROPOSED

SCALE: 1/2" = 1'



COLORS

- > CABINET BM 2094-10 (GOLD BLUE)
- > LOGO PMS 7461C
- > WHITE

MATERIALS

- > 1/2" ACRYLIC PIN MOUNT LETTERS - PAINTED TO MATCH BM 2094-10 (GOLD BLUE)
- > 4" x 12-24 THREADED STUDS
- > 1/4" TAP AND SILICONE FOR MOUNTING ON BACK OF PIN MOUNTS

SIGN CALCULATIONS

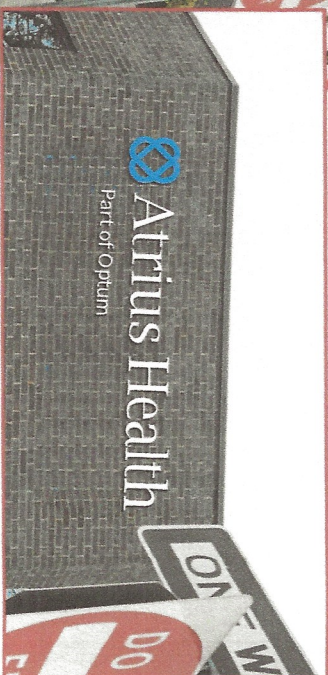
SIGN PROPOSED: 23.32 sq.ft.

TOWER REQUIREMENTS

QTY:

> K

NOTES:

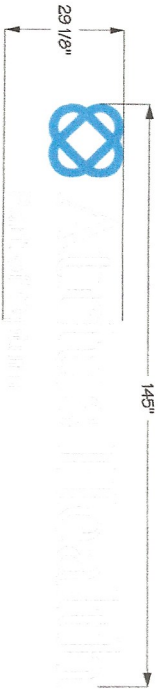


294



FACING Cambridge St. Right corner.

E02 - ACRYLIC PIN MOUNTED LETTERS - ELEVATION RIGHT



EXISTING 34.5" x 121 1/8" x 354

PROPOSED



WALL REPAIRS REQUIRED BY FACILITY

294.

COLORS	
<input checked="" type="checkbox"/>	CABINET: BM 2064-10 (BOLD BLUE)
<input checked="" type="checkbox"/>	LOGO: PMS 7461C
<input type="checkbox"/>	WHITE
MATERIALS	
> 1/2" ACRYLIC PIN MOUNT LETTERS - PAINTED TO MATCH BM 2064-10 (BOLD BLUE)	
> 4" 12-24 THREADED STUDS	
> 1/8" TAPE AND SILICONE FOR MOUNTING ON BACK OF PIN MOUNTS	
SIGN CALCULATIONS	
> SIGN PROPOSED 29.32 sqft.	
POWER REQUIREMENTS	
QTY:	
> %	
NOTES:	



Date: 05/13/2024

### Property Owner's Letter of Consent

This letter will serve as authorization for National Sign Corporation and/or its agents to submit the necessary applications for municipal approval & permits for the proposed signs for the subject property listed below.

Location of Property: Atrius Health  
1611 Cambridge Street  
Cambridge, MA 02238  
Drawings 76223

We hereby consent and approve the sign drawings as submitted.

Property Owner: *ATRIUS HEALTH INC.*

Address1: *275 GRAVE ST*

Address2:

City, State, Zip: *Newton, MA*

Signed:

Name:

Title:

Date:

Email:

Phone:

*John R. Clark*

*John R. Clark*

*SR DIRECTOR Real Estate & Facilities*

*5/21/24*

*JOHN-CLARK@ATRIUSHEALTH.ORG*

*617-972-5477*

**Design, Manufacturing,  
Installation & Maintenance  
of Regional & National  
Sign Programs**

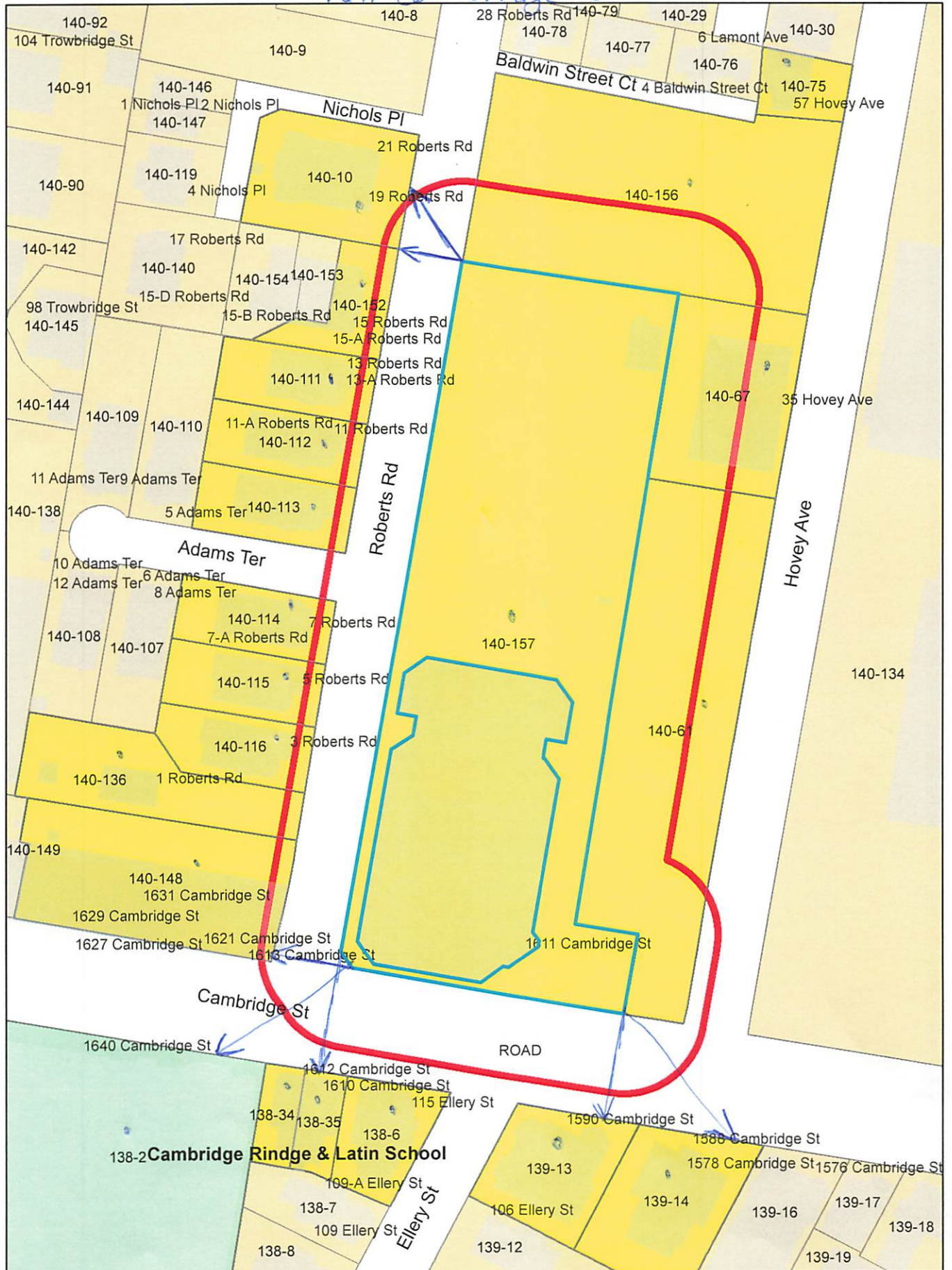
Phone: (860)829-9060  
Fax: (860)829-9062  
Web: [www.nationalsign.net](http://www.nationalsign.net)

780 Four Rod Road  
Berlin, CT 06037

CT Lic. C7-189960  
RI Lic. SCFC0247



1611 Cambridge St.



1611 Cambridge St.

Petitioner

140-111  
WIRWICZ, TRUDY I.  
18 ROSS LANE  
MIDDLETON, MA 01949

140-148  
SKENDERIAN, GEORGE, JR. &  
GLORIA J. SKENDERIAN, TRUSTEES  
0 TATER ROAD  
MT. VERNON, NH 03057-1305

WATSKY LAW  
C/O RACHEL WATSKY, ESQ.  
30 EASTBROOK ROAD, SUITE 301  
DEDHAM, MA 02026

140-116  
WIERCINSKI, PHILLIP R.  
ROBERT A. WIERCINSKI, ET ALS  
3 ROBERTS ROAD  
CAMBRIDGE, MA 02138

140-156-61  
SPAULDING HOSPITAL-CAMBRIDGE, INC.  
P.O. BOX 6240  
BOSTON, MA 02114

140-157  
ATRIUS MSO LLC  
2 OPTUM CIRCLE - MN102-0800  
EDEN PRAIRIE, MN 55344

140-115  
MF SANTOS REALTY CO., LLC  
0 WOODHILL RD  
BURLINGTON, MA 01803

140-136  
CAMBRIDGE ELECTRIC LIGHT CO  
C/O NSTAR ELECTRIC CO  
PROPERTY TAX DEPT., P.O. BOX 270  
HARTFORD, CT 06141-0270

140-152  
KURIYAMA, SHIGEHISA &  
JOANNA C. KURIYAMA  
15A WARREN F. ROBERTS RD  
CAMBRIDGE, MA 02138

138-6  
JAMCS REALTY HOLDINGS LLC  
45 MT VERNON ST., SUITE 4B  
BOSTON, MA 02108

139-14  
DONHAM, BONNIE G  
1586 CAMBRIDGE ST  
CAMBRIDGE, MA 02138

138-35  
DRURY, STEPHEN J.  
1610 CAMBRIDGE ST.  
CAMBRIDGE, MA 02138

139-13  
CAMBRIDGE STREET HOLDING 1590, LLC.  
311 LOWELL ST  
LEXINGTON, MA 02421

139-14  
PERRINE, JAMES J. & BETH SULLIVAN  
1588 CAMBRIDGE ST UNIT 1  
CAMBRIDGE, MA 02138

140-67  
JUST-A-START CORPORATION  
C/O JAS PROPERTIES  
243 BROADWAY  
CAMBRIDGE, MA 02139

140-10  
SCHNAPP, JEFFREY T. & MARIA GOUGH  
19 ROBERTS RD  
CAMBRIDGE, MA 02138

140-10  
WOPPMANN, ANDREAS &  
BARBARA WOPPMANN  
21 ROBERTS RD  
CAMBRIDGE, MA 02138

140-112  
MASSAROTTI, ALESSANDRO  
11 ROBERTS RD UNIT 2  
CAMBRIDGE, MA 02138

140-112  
TAYLOR THOMAS  
11 ROBERTS RD - UNIT 3  
CAMBRIDGE, MA 02138

140-75  
HISLOP, IAN  
57 HOVEY AVE  
CAMBRIDGE, MA 02138

140-112  
HUANG, JEREMY Y & COMPAAN E. LEIGH  
ANDREW CHI-TE HUANG ET-AL  
11 ROBERTS RD - UNIT 1  
CAMBRIDGE, MA 02138

138-34  
POLLACK, ROBERT ANNA MEDVEDOVSKY  
1612 CAMBRIDGE ST  
CAMBRIDGE, MA 02138

140-114  
7 ROBERTS CAMBRIDGE LLC  
44 CARISBROOKE RD  
WELLESLEY, MA 02481

140-113  
LEE, HONGMEI & YIN LI LEE,  
MELISSA JACKY ET AL  
27 ANDOVER COUNTRY CLUB LN  
ANDOVER, MA 01810

138-2  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

138-2  
CAMBRIDGE CITY OF  
159 THORNDIKE ST  
CAMBRIDGE, MA 02141

138-2  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR





## Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov  
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*  
Nan Laird, Catherine Tice, *Alternates*

### CERTIFICATE OF NON-APPLICABILITY

Property: 1611 Cambridge Street

Applicant: Rachel Watsky

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Replace pre-existing nonconforming sign.  
Permit #1152923

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

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

Case Number: MC 7241

Date of Certificate: March 13, 2025

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on March 13, 2025.

By Tony Hsiao/aac, Chair

\*\*\*\*\*

Twenty days have elapsed since the filing of this decision. No appeal has been filed \_\_\_\_ .  
Appeal has been filed \_\_\_\_ . Date \_\_\_\_\_ City Clerk: