

Staff Recommendation for Jurisdiction in the East Cambridge Neighborhood Conservation District

**Exemptions from Review: *The following activities will be exempt from any review by the NCD Commission, or if a building permit is required will be granted a Certificate of Nonapplicability following review by CHC staff:***

- Maintenance and ordinary repairs in kind.
- Interior alterations.
- Exterior alterations not visible from a public way.
- Paint color and painting of features, with the exception of previously un-painted masonry.
- Storm doors, storm windows, screens, window air conditioners.
- Replacement windows pursuant to regulations that the NCD Commission may adopt for this purpose.
- New openings in foundations for windows and light wells.
- HVAC equipment behind the principal front wall plane of a building.
- Flat skylights and solar panels parallel to and in close contact with the plane of the roof.
- Satellite dishes, antenna, or similar features.
- Replacement roofing materials.
- Exterior lighting that conforms to city codes.
- Terraces, walks, driveways, sidewalks and similar features substantially at existing grade level.
- Walls and fences four feet high or less between the sidewalk and the principal wall plane of the building, and walls and fences six feet high or less behind the principal wall plane of the building.\*
- Alterations to commercial building facades that the Executive Director of the Historical Commission determines will uncover the decorative or structural framework of the building originally intended to surround a storefront. Framework consists of such elements as piers, columns, corner boards, quoins, friezes, cornices, and similar structural or decorative features.
- Storefront alterations that the Executive Director determines do not obscure, remove, relocate, or replace historic or original exterior architectural features. Such features include, but are not limited to, elements such as brackets, window and door casings, fascia, hoods, bays, and window sash.
- Signs conforming to Section 7.000, "Signs and Illumination" of the Cambridge Zoning Ordinance.

**National Register Properties**

Binding Review by the NCD Commission

- All exterior alterations (unless exempt as above), new construction and demolition.

**Non-National Register Properties**

Binding Review by the NCD Commission

- New Construction
- Demolition
- Additions
- Removal of all exterior materials down to sheathing
- Changes to roof form, shape or height
- Changes to door and window sizes and locations, except basement windows and exempted storefront alterations
- Removing or covering original door hoods or cornice trim

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\* As measured from the grade of the sidewalk or the surface of the ground immediately below the wall or fence, whichever is lower.