



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William Barry, Shary Page Berg, Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

~~May~~ September 29, 2016

To: Reservoir Hill Neighborhood Conservation District
and Historic District Study Committees

From: Charles Sullivan and Sarah Burks

Re: Goals and Guidelines

This is a first attempt at a rationale for enacting protective measures for the Reservoir Hill neighborhood, and for establishing goals and regulations for a potential neighborhood conservation district. This is intended as a starting point for discussion amongst the study committees about what measures are appropriate for this area.

Rationale for Protective Measures

The Reservoir Hill neighborhood occupies the sunny southward slope of a glacial moraine that separates Fresh Pond from the Charles River. Developed beginning in the 1850s, it is characterized by substantial homes originally intended for families of middle class professionals, academics, and business people. The houses on Brewster Street and Riedesel Avenue that were built as rentals are no less desirable than the larger homes on large lots that populate the rest of the area. Many homes were designed by notable architects and are considered significant for their design and/or their associations with notable figures in history. The neighborhood is a natural extension of Brattle Street, long the most prestigious address in Cambridge, and is clearly distinguishable from the streetcar suburban neighborhoods on the north slope of the hill.

The Reservoir Hill neighborhood is vulnerable to demolition and inappropriate alteration of its significant houses. As in many areas of Cambridge, property values have risen precipitously. In some cases the land is more valuable than the structure occupying it. Some houses have proven vulnerable to demolition as abutting owners seek to expand their properties; others, especially the Modern-period houses built in the 1960s, no longer appeal to contemporary tastes. Despite having the strictest zoning in Cambridge, many lots still exhibit substantial development potential – with or without their present structures.

Inappropriate design, whether new construction or alterations, may also be a significant issue. Speculative builders may pose a particular threat to the character of the neighborhood. Zoning regulations are quantitative, and may not provide sufficient setback, height and bulk controls to

protect neighborhood character, quite apart from design review of fenestration, materials and the like.

Historic District Protection

Reservoir Hill is adjacent to the Old Cambridge Historic District, which was established in 1963 under Chapter 40C of the Massachusetts General Laws and subsequently expanded several times. Historic district protection means that no publicly visible exterior alteration, demolition, or construction may take place without the Cambridge Historical Commission first having determined that the project is “appropriate” or at least “not incongruous” with the structure or its surroundings. A few exemptions from review are permitted by the statute; these include temporary structures or signs, terraces, walks or driveways, storm windows, walls and fences, color of paint and roofs, and other categories of exterior architectural features as may be later determined by the commission. The Cambridge Historical Commission regulates all of these features in the Old Cambridge Historic District except storm windows. An extension of the District could maintain the same protections, or a new Reservoir Hill Historic District could have different provisions under MGL Ch. 40C.

Neighborhood Conservation District Protection

Neighborhood conservation district provisions are drawn to address the specific characteristics and vulnerabilities of their neighborhoods. The NCD Study Committee’s role is to identify these characteristics to guide the preparation of the Order establishing the district. CHC staff propose the following goals and objectives for consideration:

I. Goals

The Reservoir Hill neighborhood is characterized by 19th and 20th century residences of significant architectural quality sited in a cohesive pedestrian-friendly neighborhood of pleasant streetscapes, abundant mature trees and plantings, and vistas through to surrounding properties. The neighborhood contains several National Register-listed properties. The generous size of the neighborhood’s lots and buildings contains potential for subdivision, new construction, and additions, which could alter or diminish the qualities and characteristics that render the neighborhood an attractive and desirable place in which to live. A Reservoir Hill Neighborhood Conservation District could be established for the following purposes:

- to preserve, conserve and protect the beauty and heritage of the District’s architecture and streetscape,
- to improve the quality of its environment,
- to establish a process for accommodating changes to properties in the District,
- to ensure that additions and alterations to properties are compatible with the character of the District,
- to offer a forum for neighborhood dialogue about changes to properties in the District,
- to provide technical assistance to District property owners on issues of conservation and preservation,
- to foster wider public appreciation of the District, and
- to promote the public welfare by making the District a more attractive and desirable place in which to live.

II. Jurisdiction

The ~~determinations-jurisdiction~~ of the Commission might ~~be binding with regard~~ be applied to applications for the following proposed activities:

- 1. to construct a new building, as defined in the zoning ordinance then in effect;
- 2. to construct an accessory building;
- 3. to construct a parking lot as a principal use;
- 4. to construct an addition (or additions) to an existing structure of more than 750 square feet;
- 5. to construct an addition to an existing structure that would increase the total lot coverage on the property to 30% or more (or the combination of two or more additions over a five year time period that combined meet or exceed 30% lot coverage);
- 6. to construct an addition forward of the front wall plane of the existing building
- 7. to demolish ~~all or part of~~ an existing ~~structure~~ building (demolition being defined as the act of pulling down, destroying, removing or razing structures, or commencing the work of total or substantial destruction with the intent of completing the same). ~~requiring a demolition permit is required~~;
- 8. to construct a dormer or alter the shape of a roof or to alter the height of the ridge or cornice of the roof;
- 9. to remove and rebuild a foundation
- 10. _____ to alter, remove, enclose or add exterior architectural features of a building such as bays, porches, hoods, windows or window sash, patterned shingled siding, wood or copper gutters and downspouts, and copper, slate or wood shingled roofing; ~~to alter the exterior architectural features of a structure in a manner that requires a variance or special permit under the zoning ordinance then in effect~~

[Items 4, 5, 6, and 10 would allow activities that do not meet these thresholds to proceed without review. The Committee should discuss whether these exemptions, which have been adopted in other NCDs, are desirable in the Reservoir Hill neighborhood.]

~~Conditions of~~ The Commission may impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance.

III. Specific Features Exempted from Review Exemptions

The authority of the Commission shall not extend to the following categories of structures or exterior architectural features and such structures or features may be constructed or altered without review by the Commission upon issuance of a certificate of nonapplicability by staff.

1. The repair or replacement in kind (matching profiles, dimensions, and materials) of deteriorated exterior architectural features such as the cornice, fascia, soffit, decking, steps, ~~easings~~, shutters, asphalt/composite roofing shingles, gutters, clapboards, shingles, window sash, casings and trim, or any other decorative element as determined in consultation with Commission staff, (see future guideline re: use of alternative materials)

2. The construction of terraces, walks, driveways, sidewalks, and similar structures that do not involve a change in grade level and that are not to be used for parking between the principal front wall plane of a building, or principal front and side wall planes of a building that occupies a corner property, and the street.

3. The construction of walls and fences four feet or less in height as measured from the sidewalk or existing immediately adjacent grade and located between the principal front wall plane of a building, or the principal front and side walls of a building that occupies a corner property, and the street. Walls and fences six feet or less in height elsewhere on a property shall not be subject to review.

4. The installation of solar panels on the roof of a building that project no further than 4" of the surface of the roof, are parallel to the roof plane, (see future guideline re: below ridge line, setback at least 6" from sides of roof, symmetrical arrangement if possible, etc.)

5. The installation of flush-mounted skylights that do not (in combination with existing) cover more than 30% of the surface area of the roof plane on which they are located,

46. Temporary Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify.

57. Storm doors and windows, half-screens, and window air conditioners.

8. Pad mounted HVAC equipment that are not located within a zoning setback and are screened from view by evergreen landscape plantings

9. Utility meters in a manner that are screened from view by evergreen plantings