

Proposed East Cambridge NCD Guidelines for Residential Area Review

Adapted from the Half Crown-Marsh NCD Guidelines

A. General Criteria

Applications shall be considered in terms of the impact of the proposed new construction, demolition or alteration on the District as a whole, and in addition with regard to the following factors:

1. the architectural and historical significance of the structures on the site, if any;
2. the physical characteristics of the site, including but not limited to existing vegetation and topography; and
3. the potential adverse effects of the proposed construction, demolition, or alteration on the surrounding properties, and on the immediate streetscape.

B. Specific Factors to Be Considered

In addition to the General Criteria set forth above, and consistent with the Goals and Secondary Goals of the District, the Commission shall base its decisions on the following specific factors when considering applications for appropriateness or hardship.

1. *Construction of a new structure.*

Review of the design of a proposed new structure or substantial addition to an existing structure shall be made with regard to the compatibility of the building with its surroundings, and the following elements of the proposal shall be among those considered:

- a. site layout;
- b. provisions for parking;
- c. volume and dimensions of the structure;
- d. provision for open space and landscaping; and
- e. the scale of the structure in relation to its surroundings.

2. *Demolition of an existing structure.*

In evaluating an application to demolish a structure, the Commission shall review and consider each of the following factors:

- a. the architectural and historical significance of the structure of which any portion is to be demolished;
- b. the physical condition of the structure and its subsoil conditions and practical restoration or repair alternatives to demolition that might be available using modern techniques and materials;
- c. the design of any proposed replacement structure; and
- d. if made, a claim of substantial or other hardship.

3. *Alteration to existing structures.*

Review of proposed alterations to an existing structure (including alterations that may constitute or involve new construction or demolition, in which case factors described in the preceding paragraphs 1. and 2. may also apply), and of all other features not exempted from review under Section V below, shall be made with regard to the following additional factors:

- a. the extent to which the integrity of the original design has been retained or previously diminished;
- b. the consistency of the proposed alteration with the character, scale, massing, and detailing of surrounding properties; and
- c. the proximity of adjacent surrounding structures.

Cambridge Historical Commission  
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