



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139

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

E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness, Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: _____, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Name of Property Owner of Record: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____
Signature of Property Owner of Record*: _____ (Required field; application will not be considered complete without property owner's signature) *I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.
Name of proponent, if not record owner: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____
(for office use only):
Date Application Received: _____ Case Number: _____ Hearing Date: _____
Type of Certificate Issued: _____ Date Issued: _____

Section II:

Is property listed on the National Register of Historic Places? _____ Publicly owned? _____
Current Zoning District: _____ Current Use: _____

Section III:

Will this project require: variance _____ special permit _____

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

_____ floor area of existing structures on the lot
_____ amount of floor area (gross square feet) of proposed construction
_____ percentage increase in total floor area after construction
_____ total area of lot in square feet
_____ percentage of total lot area covered after construction

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition
_____ floor area of existing structure
_____ percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

_____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
_____ increase or reduction of window or door size;
_____ relocation of windows or doors;
_____ change in slope, pitch, or configuration of roof;
_____ removal of original or historic roofing material.

Administration of the Mid Cambridge NCD

The administration of the Mid Cambridge Neighborhood Conservation District Commission is guided by the Article III, Section 2.78 of the Code of the City of Cambridge and by the order establishing the district. Before a building permit can be issued for the proposed work, the Commission must issue one of three types of certificates. A **Certificate of Appropriateness** is issued when the Commission determines that a project is not incongruous with the conservation of the district. A **Certificate of Hardship** is issued when refusal to issue a Certificate of Appropriateness would cause a substantial hardship, financial or otherwise, to the applicant, and when the project can be approved without substantial detriment to the public welfare or substantial derogation of the purpose of the order. A **Certificate of Non-Applicability** is issued for projects that are not subject to review. The last certificate is issued by the staff of the Commission without the Commission's full review.

In making its determinations, the Commission considers the impact of the proposal on the District as a whole and the potential adverse effects of the proposal on the surroundings. The objectives of the District are to 1) avoid excessive infill, 2) encourage new construction that complements existing buildings, 3) encourage the preservation of neighborhood buildings, 4) protect National Register properties, and 5) enhance the economic vitality of the neighborhood.

Instructions for completing this application

This application must be filed at the offices of the Cambridge Historical Commission, under whose auspices the Mid Cambridge Neighborhood Conservation District Commission is staffed, **before** work begins. It must be accompanied by the required materials indicated on this application form and should include any other materials that may assist the Commission in making its decision. Filing deadlines may be obtained by calling the Cambridge Historical Commission office, 617 349 4683 (TTY 617 349 6112). **The Commission welcomes advance inquiries for interpretation of the order; please contact Samantha Paull (617-349-4686 or spaul@cambridgema.gov) at the Cambridge Historical Commission if you have any questions regarding this process.**

On receipt of a completed application, the Commission staff will schedule a public hearing for the next available regularly-scheduled meeting of the Commission and send out the necessary public notifications of the hearing.

Owners are strongly urged to appear before the Commission in person. Owners having professional consultants, such as architects, attorneys, contractors, engineers, or landscape architects, are urged to have them be present at hearings and meetings. Applicants should be aware that exterior construction plans and elevations presented to the Inspectional Services Department for issuance of a building permit must conform to exterior construction plans and elevations presented to the Commission for its approval. **Any modifications to plans and elevations made subsequent to the Commission's approval are subject to additional review.** Failure to ensure conformance between Commission-approved plans and elevations and building permit plans and elevations will result in delays and additional appearances before the Commission.

Application Requirements for Binding Review

(Applications will be subject to binding review if they include any of the following: construction involving additions of more than 750 sf of floor area, increase in lot coverage by more than 33%, enlargement of existing floor area by more than 33%, demolition of more than 33% of floor area, any alteration or construction of National Register listed properties, publicly owned structures, or structures containing a non-conforming use)

Plans not larger than 11" x 17" are preferred. The applicant should provide 10 copies of the application and all supporting materials.

The following are required for ALL applications subject to binding review:

1. Completed application form with a **written description** of the work to be done, **including any repair or replacement of features as part of related rehabilitation.**
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. Schedule of materials (may be described on plans and elevations).
5. Rendering of window treatment (may be described on plans and elevations).
6. **Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.**

In addition, the following are also required for all applications for new structures:

7. Plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
8. Sun/shadow study (winter and summer solstices, AM and PM).
9. Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

Application Requirements for Non-Binding (Advisory) Review

(Applications will be subject to non-binding review if they include any of the following: new construction of more than 150 and less than 750 sf of floor area, alterations that require a special permit or variance, alteration that removes, encloses, relocates, increases or diminishes aspects of the exterior architectural fabric of the structure)

Plans not larger than 11" x 17" are preferred. The applicant should provide 10 copies of the application and all supporting materials.

1. Completed application form with a **written description** of the work to be done, **including any repair or replacement of features as part of related rehabilitation.**
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. **Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.**