

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 or work that is 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.
- Flat skylights or solar collectors parallel to and in close contact with the plane of the roof.
- Satellite dishes, antenna, or similar features.
- Replacement roofing material.
- Exterior lighting that conforms to city codes.
- Terraces, walks, driveways, sidewalks and similar features substantially at grade level.
- Walls and fences four feet high or less between the sidewalk and the principal wall plane of the building.\*
- Walls and fences six feet high or less behind the principal wall plane of the building.
- Roof repairs and HVAC equipment not visible from a public way.
- Replacement windows pursuant to regulations that after public hearing the NCD Commission may adopt for this purpose.
- Alterations that the Executive Director of the Historical Commission will reveal the decorative or structural framework of the building or retail space 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 of the Historical Commission determines do not obscure, remove, relocate, or replace historic or original exterior architectural features. Such exterior architectural features include, but are not limited to, such features 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), new construction and demolition.

**Non-National Register Properties**

Binding Review by the NCD Commission

- New Construction
- Demolition
- Additions
- Changes to roof form or height
- Changes to door and window sizes and locations above ground floor

June 13, 2021

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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.