Suggested Edits of ECNCD Goal Statements (for discussion on September 22nd)

Suggested edits in red were discussed on August 18th; subsequent edits shown in strikethroughs and in green

The East Cambridge Neighborhood Conservation District is an instrument of cohesiveness that aims at protecting to protect not only the historically valuable significant architecture but also the layering of dynamic social fabric that proves how immigration and integration permeated the neighborhood and successfully created a valuable of a diverse community. As a collective voice of the neighborhood, the goal of the East Cambridge Neighborhood Conservation District is to conserve the character, variety and scale of the district's streetscapes and architecture and to support enhance the livability, vitality and socio-economic diversity of the district for its residents and the public at large while acknowledging changing housing demand and conditions in the neighborhood. The East Cambridge Neighborhood Conservation District Commission will seek to conserve significant structures and features where they exist while allowing for encouraging architectural diversity and individualized alterations that respect the current-vibrant and eclectic character of the neighborhood. The Commission will seek to maintain the present diversity of development and open space patterns (including green canopies where possible) and building scales. It will acknowledge the growing demand for housing in the community at large by accommodating greater and allow for more density where appropriate while and by preserving the existing housing stock of the neighborhood where possible. Secondary goals:

- Conserve the diverse architectural character of the district by retaining historic structures, including its modest 19th century workers' housing houses and buildings that reflect valuable architectural examples of the diverse social fabric characteristic of the neighborhood. Protect significant civic and institutional buildings.
- 2) Allow for architectural diversity and individualized <u>contemporary</u> alterations <u>or additions</u> while respecting the traditional housing stock of the neighborhood. <u>Preserve and preserving visual view corridors through yards and between houses that characterizes streetscapes while respecting the residential privacy of individual properties.</u>
- Retain significant architectural features, particularly visible from main/front streets
 (pedestrian viewpoints), including but not limited to roof pitches, historical architectural
 Elements, and traditional solid vs void volume configurations.

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- 4) Allow and Encourage Support additional housing construction and density when appropriate, based on the nature and size of the lot and its surroundings and a thorough analysis of pedestrian footprint, traffic, and impact on parking.
- 5) Encourage contemporary design that respects surrounding context yet differentiates itself as belonging to the period in which it is being designed.
- 6) Sustain the vitality of the commercial environment of Cambridge Street by preserving architecturally significant or original building fabric. When this is not possible or appropriate, support creative, contemporary design for storefront alterations and new construction. Revitalize the commercial environment of Cambridge Street by preserving or restoring architecturally significant building fabric. Where such fabric no longer exists, support creative, appropriately-scaled contemporary designs for remodeled storefronts and in new construction. Maintain consistent height for of storefronts to match existing average heights and proportions.
- 7) Encourage higher density projects on Cambridge Street, especially in mixed use buildings, and support existing and future residential uses there. Protect significant buildings on Cambridge Street while supporting construction on open lots and underdeveloped sites as allowed by zoning.
- 8) Encourage trees and greenery (especially vines and pergolas, typical of the history of the neighborhood) while limiting new impervious paving to enhance the landscape amenities and mitigate negative climate impacts on the neighborhood. Encourage maintenance preservation of brick pavers and stone retaining walls, as well as historic lighting fixtures such as gas lights. Promote the addition of public occasion for seating (ex: benches) both as a symbol of how the streets used to double as backyard and enhance the opportunity for neighborhood interactions. Encourage provision of public amenities such as benches and street trees.
- 9) Encourage low fences to protect views of houses and through yards, while permitting flexibility to enhance privacy and minimize the adverse visual effect of trash containers and mechanical equipment.

Cambridge Historical Commission September 17, 2021