

Goals for East Cambridge



Eric Hill

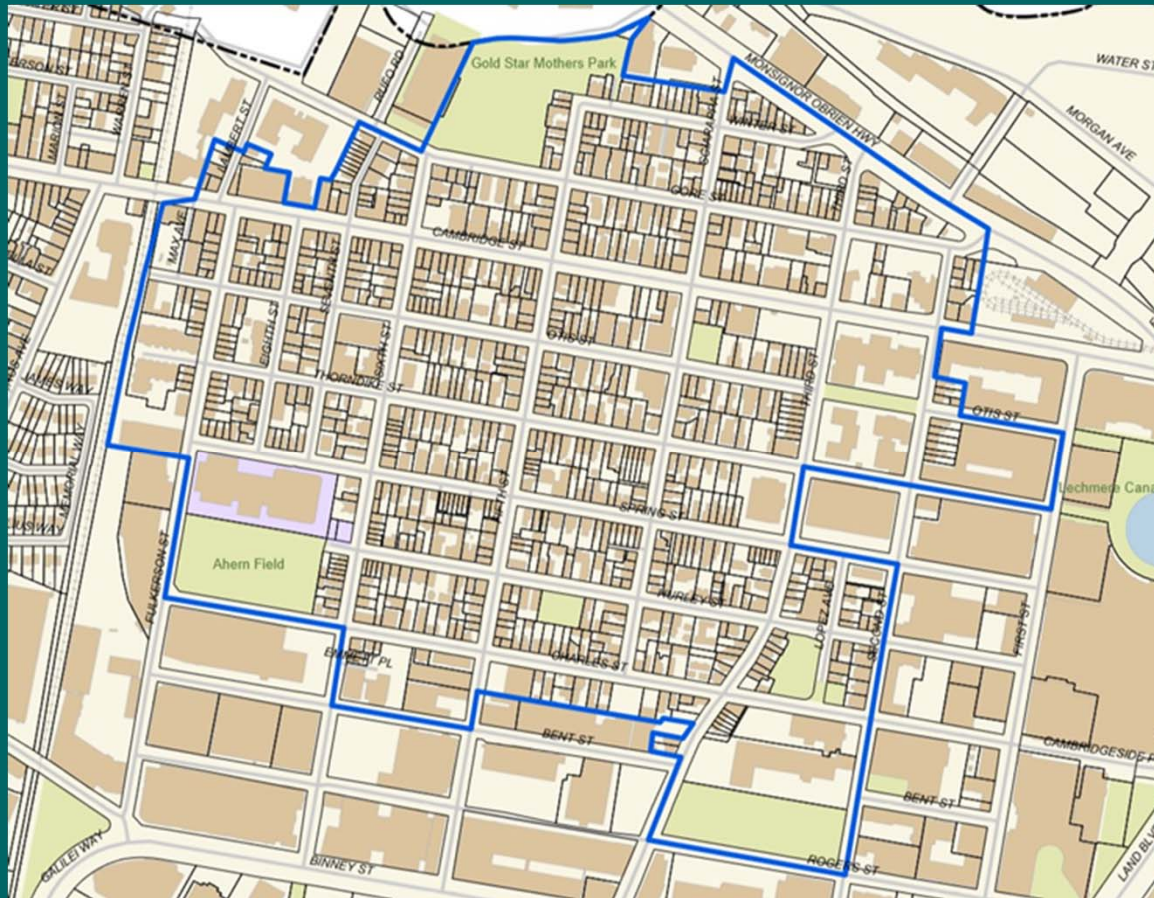
Cambridge Historical Commission

March 2, 2020

East Cambridge Neighborhood Conservation District (NCD) Process

- Group of East Cambridge residents began meeting in Fall of 2018 with concerns about the effects of recent development on the character of the neighborhood.
- EC group presented to ECPT and held a neighborhood meeting, detailing concerns to the greater neighborhood, with notifications going out on flyers and various postings.
- A citizens petition was filed with the Cambridge Historical Commission, who on October 3, 2019, voted to initiate a 12-month NCD Study on an updated boundary.
- CHC staff and City Manager's office notified property owners in the boundary of the process throughout and requested interested members to serve on the study committee, a total of seven were appointed (4 residents and 3 CHC members).
- A report will be drafted through the study process and reviewed by the neighborhood and committee members and presented to Cambridge Historical Commission who will forward the determining decision to City Council.

Existing ECNCD Study Area



Some Previously Reviewed Cases



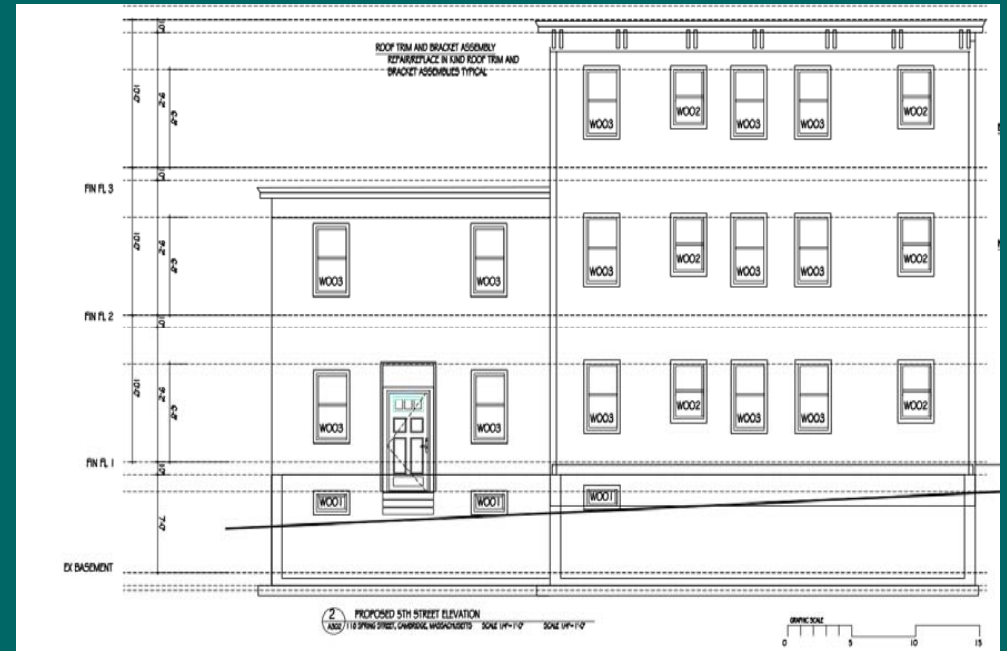
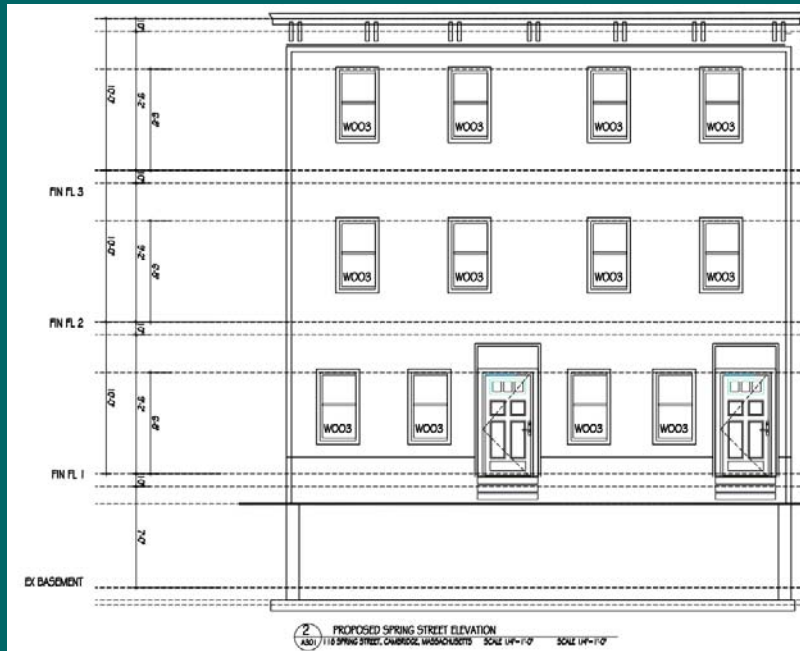
70 Gore Street: Full renovation utilizing synthetic materials, all replacement windows, restored brackets and door hood. Staff approval.

Some Previously Reviewed Cases



118 Spring Street: Full renovation of four units utilizing synthetic materials, all replacement windows, new openings on side elevation, new roof deck on two story structure. CHC approval.

Some Previously Reviewed Cases



118 Spring Street: Full renovation of four units utilizing synthetic materials, all replacement windows, restored brackets and door hood. Staff review.

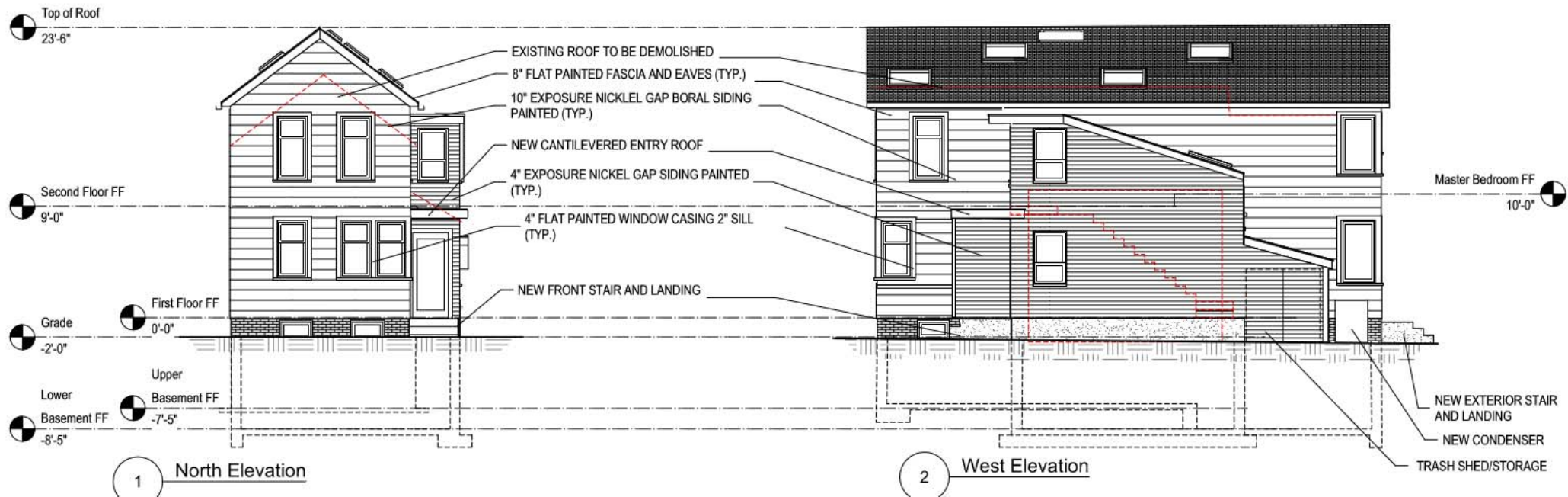
“Thanks for your guidance Eric. Received a certificate of appropriateness with some kudos from an interested citizen and great banter amongst the board members. They had a long night and we were able to provide some relief by doing the right thing. That always is a good idea. Thanks again. M”

Some Previously Reviewed Cases



169 Spring Street: Single family home as part of streetscape of similar properties. Owner wanted additional height and new windows on Spring Street elevation. CHC approval.

Some Previously Reviewed Cases



169 Spring Street: Single family home as part of streetscape of similar properties. Owner wanted additional height and new windows on Spring Street elevation. CHC approval.

Strengths of East Cambridge...

Challenges of East Cambridge...

CHC Draft Goal for Potential ECNCD

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 enhance the livability, vitality and socio-economic diversity of the District for its residents and the public at large. The East Cambridge Neighborhood Conservation District Commission will seek to enhance the unique environment and visual form of the District; preserve its architecturally and historically significant structures and their settings and encourage design compatible therewith; mitigate adverse impacts of new development on adjacent properties and areas; and maintain the present diversity of development and open space patterns and building scales and ages. The District must remain a human-scale environment that maintains the history and traditions of its location.

Secondary Goals for East Cambridge

- (1) Conserve the diverse architectural character of the neighborhood including the modest 19th-century workers' housing and significant civic and institutional buildings while allowing for the neighborhood to adapt to changing housing demands.
- (2) Allow for architectural diversity and individualized alterations while respecting the traditional housing stock of the neighborhood.
- (3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.
- (4) Allow for additional housing units and density while retaining significant historic structures where applicable.
- (5) Encourage contemporary architecture that respects the traditional context of East Cambridge yet differentiates itself as belonging to the period in which it was designed.
- (6) Consider traffic and parking impacts of proposed developments as they may adversely affect traditional street patterns and pedestrian activity.
- (7) Encourage low fences to define the street edge while protecting views of houses and through yards, while permitting flexibility to minimize the adverse visual effect of trash containers and mechanical equipment.
- (8) Encourage planting of trees and greenery while limiting new impervious paving to enhance the landscape amenities and beautification of the neighborhood.

(1) Conserve the diverse architectural character of the neighborhood including the modest 19th-century workers' housing and significant civic and institutional buildings while allowing for the neighborhood to adapt to changing housing demands.



147 Otis Street, later commercial addition being converted to additional square footage for new family.



65 Otis Street, 1880s stable converted into two attached units.

(1) Conserve the diverse architectural character of the neighborhood including the modest 19th-century workers' housing and significant civic and institutional buildings while allowing for the neighborhood to adapt to changing housing demands.



Left: 101 Third Street, former Third Congregational Church
Above: 103 Otis Street, former St. Hedwig's Church

(2) Allow for architectural diversity and individualized alterations while respecting the traditional housing stock of the neighborhood.



135 Second Street



125 Second Street



115 Second Street

(2) Allow for architectural diversity and individualized alterations while respecting the traditional housing stock of the neighborhood.

Right: 35 Sciarappa Street
Far right: 72 Sciarappa Street



(2) Allow for architectural diversity and individualized alterations while respecting the traditional housing stock of the neighborhood.



64 Winter Street (1980 & 2020)

(3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.



66-68 Otis Street, 1938.

(3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.



66-68 Otis Street, 2016.

(3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.



66-68 Otis Street, 2020.

(3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.



c. 1980



2020

84 Thorndike Street

(3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.



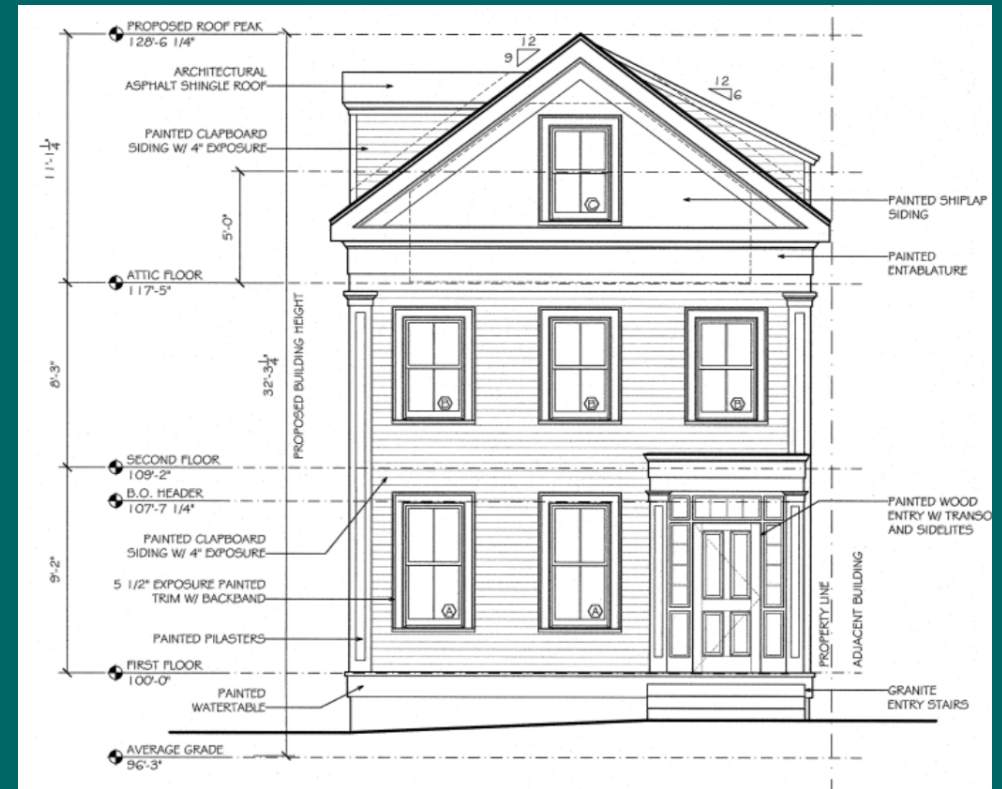
Left: Seventh Street
Right: 156 Thorndike Street



(3) Retain significant features which characterize much of the neighborhood, including but not limited to roof pitch, historic architectural elements, and traditional window and door configurations.



68 Spring Street.
Right: 04-2019 photo.
Far right: approved
plans at CHC hearing,
with extension of roof
height.



(4) Allow for additional housing units and density while retaining significant historic structures where applicable.



253 Hurley Street



308 Hurley Street