

City Of Cambridge		Department of Historic Preservation		Version # 1 March-30-2018
Categories	Administrative Review/ Minor Work Items	Consent Agenda	Full HPC Review	Building Permit needed
<b>Windows and doors</b>				
new openings sizes			yes / mandatory	yes
same size openings, same materials, same profiles, same configuration as original	yes / if all are matching		yes / if any variations	
Storm Doors / Storm windows	yes / if protection of original, benefit to building insulation value & minimal visual impact		yes / if change in aesthetic character and significant visual impact	
new materials /substitute materials / new profiles / new configuration		yes / only if non contributing house or rear side or invisible from any street (i.e. corner lots)	yes / if contributing building, on front façade or all elevations visible from any street	
<b>Note: for all categories below, scope of repair work up to and not to exceed 25% of overall does not require HPC Application or Review</b>				
<b>Front Porch</b>				
New Construction			yes / mandatory	yes
General Repair & Maintenance (above 25% of overall) Floors and Ceilings	yes / for repair & maintenance of original & existing	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	Varies / per case
Railing	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	yes (safety)
Porch Columns	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	yes (structural)
Porch Roof	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	yes
Trim & Decorative Ornamentation	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	
<b>Front Stoop</b>				
Stairs	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	yes
floor	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	yes
handrails & balusters	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / if full restoration, or replacement by new or substitute materials & changes in profiles	yes
Shed / garages	yes / if repair of original & existing only	yes / if replacement in kind of original or with closely matching materials & profiles	yes / mandatory review for new construction, or replacement by substitute materials	yes
Wall siding	yes / if repair in place w/ original materials or removal of substitute to expose original material	yes / if replacement by materials similar or closely matching	yes / if replacement with new or use of substitute materials	yes
Masonry walls / foundation walls / piers	yes / if only repointing or spot repairs of original	yes / if replacement by materials similar or closely matching	yes / if replacement with new or use of substitute materials	yes
Roofs (all buildings on property)	yes / if repairs or replacement with matching materials		yes / if replacement with new or use of substitute materials	yes
Shutters	yes / if repair of existing with in-kind original materials	yes / if replacement by materials similar or closely matching	yes / if replacement with new or use of substitute materials	
Dormers	yes / if repair of original & existing only		yes / if construction of new, or rebuilding with substitute materials	yes
Chimneys	yes / if repointing / minor repairs of existing		yes / if construction of new, or rebuilding with substitute materials	yes
Shutters	yes / if repair of original & existing only	yes / if replacement by materials similar or closely matching	yes / if new shutters or substitute materials	
Signs		yes / if minor changes to existing (color, graphics)	yes / if new sign or major changes to existing	yes
Fences	yes / if repair of original & existing	yes / if use of salvaged fence or appropriate historic parts	yes / if installation of new fence	yes
ADA access ramps	yes / if medical urgency (* See Note #1 and Note #2 below)		yes / mandatory review if new ramp	yes
Satellite Dishes	yes / if at rear yard or invisible from street		yes / if visible from street	
<b>Note # 1</b>	In case of medical urgency for an ADA Ramp installation, DPW Staff shall meet with Contractor, Provide him/her the HPC Approved Design Standards for dimensions, details and profiles And review the contractor's proposal with the HPC Emergency Committee within 2 business days			
<b>Note # 2</b>	Should the Contractor / applicant choose to differ from the standards, his/her application shall be heard at the next available HPC Hearing			
<b>Processes</b>	<b>Administrative Review:</b> Applicant fills out HPC forms; review & approval by DPW Staff only			
	<b>Consent Agenda:</b> Application is communicated to HPC for review; Commissioners have option to pull Application out of Consent Agenda and into Regular HPC Review Agenda			
	<b>Full HPC Review:</b> Application is presented at next available HPC Hearing			