



Historic Preservation Overlay - Minor Rehabilitation List

Wood Elements

- Nail loose pieces.
- 25% or less replacement of a feature (siding, trim, or soffits) on any one wall, in-kind.
- Clean (water at standard pressure).
- Scrape loose and peeling paint with a putty knife or scraper.
- Hand or mechanical sanding (except rotary sanders/rotary wire strippers).
- Paint removal with a heat gun not exceeding 750° F or chemical strippers designed for wood.
- Paint or repaint (any color).
- Wood repairs including sanding, epoxy, fillers, consolidants, and Dutchmen repairs.
- See also “Porches & Stoops”, “Windows & Shutters” & “Doors”

NOTE: Grinders, torches, rotary sanders/wire strippers, power/pressure washing, and abrasive blasting (of any kind) are not permitted.

Porches & Stoops

- Nail loose pieces.
- 25% or less replacement, in-kind, of any feature, excluding masonry porches/stoops. Floors, ceilings, railing, balustrades, and steps are discrete porch features.

Paving

- Repair existing parking lots and parking areas, patios, and walkways, in-kind, without expanding the paved area.
- Seal, repair, or overlay existing asphalt.
- Remove paved parking areas to return an area to yard or garden space.
- The following front sidewalk replacement, according to City Standards (excluding basket weave pattern):
 - Replace concrete with concrete.
 - Replace brick with brick.
 - Replace concrete with brick.

NOTE: Replacing brick paving on sidewalks with concrete requires HPC approval.

Windows & Shutters

- Replace 25% or less of frames in-kind.
- Replace broken panes of glass in-kind.
- Apply glazing compound, weather-stripping, or caulk.
- Replace 25% or fewer of the total number of sills in-kind.
- Mechanical repairs, including replacement of locks, pulleys, ropes, and chains.
- Repair and glue broken shutters.
- Replace 25% or less of a window sash or of an individual shutter panel.
- Repair storm and screen windows, including replacing broken parts.

NOTE: To qualify, repairs must be made on site and not require an interim barrier to be installed.

Doors

- Repairs that include up to 25% replacement of wood.
- Replace lock cylinders.
- Replace or install conventional keyed deadbolts.
- Replace or install door bells and peep holes.
- Retrofit doors to fit openings.
- Apply weatherstripping and caulk.
- Repair storm/screen doors, including replacing broken parts.
- Replace broken glass in-kind.

NOTE: Electronic locks or other smart door hardware including, but not limited to, locks with keypads, screens, internal illumination, or cameras require HPC approval.

Non-historic Siding

- Reattach siding and remove dents.
- 10% or less replacement on any one wall, in-kind.
- Temporarily remove 10% or less on any wall for investigative purposes.
- Clean and paint.

NOTE: Pertains to vinyl, aluminum, asbestos, cementitious, asphalt siding, and associated trim pieces

Masonry Features

- Clean (water at standard pressure) with soap or mild detergent.
- Scrape loose or peeling paint.
- Paint currently painted surfaces.
- Interior chimney work such as linings.
- Replacement of chimney flashings.

NOTE: All masonry repairs (repointing, unit replacement, patching, etc.) require HPC approval.

Roofs & Dormers

- Paint (any color) and patch standing seam metal roofs.
- Replace up to 25% of each type of roofing material, in kind.
- Replace flashing.
- Repair gutters and downspouts, including the in-kind replacement of up to 25% of any item per wall.
- Replace deteriorated boards under dormer windows.
- Replace up to 25% of dormer siding or trim.

Fences & Gates

- Install locks and latches.
- Repair gates.
- Repair damaged sections, in-kind, in the following quantities:
 - Up to 25% of fences not in compliance with the guidelines
 - Up to 50% of fences in compliance with the guidelines.

Utilities

- Completely remove antennas, satellite dishes, meters, cables, roof vents, and pipes and repair the underlying wall in-kind.
- Replace or upgrade existing meters, and related cabinets/boxes on non-street-facing elevations.
- Move meters, regulators, and related cabinets/boxes from a street-facing elevation to a non-street-facing elevation.