

Major Work Requiring HPRB Review

The following types of major work on historic properties must be submitted to the Historic Preservation Review Board (HPRB) for evaluation at a public meeting, and do not qualify for expedited review.

Demolition

- Demolition of historic landmarks or contributing buildings in historic districts, including [significant demolition as defined in HPRB Regulations](#).

New Construction

- New buildings
- New two-story garages and garages prominently visible from a street

Major Additions

- Front and side additions
- Large rear additions (more than 250 square feet in footprint or 500 square feet on two or more levels)
- Front porch enclosures and new front porches (other than reconstruction of missing original porches)
- Roof additions and roof decks visible from a street

Major Alterations

- Front alterations, such as new dormers, entrances, and entrance features
- New or significant alterations to window or door openings on front facades
- Significant alteration or removal of important architectural features, such as special windows, distinctive materials, or decorative elements

Major Site Work

- New curb cuts, driveways and parking pads in front and often side yards

Miscellaneous

- Subdivisions involving historic landmarks, significant changes in lot boundaries, or a major combination or division of lots
- Work that exceeds HPO delegated authority
- Work that HPO identifies as inconsistent with HPRB standards