

## REPAIRS AND MINOR WORKS

Certificates of appropriateness are not necessary for repairs using original materials, designs, and colors that do not alter the exterior appearance of the property. However, removal of architectural design features that would alter the appearance of the property and repair or maintenance that would change the original look or character of the property do require a certificate of appropriateness.

Some minor work may not require a certificate, but does require the prior approval of the Administrator of the Historic Preservation Commission. If deemed necessary, the Administrator may refer any application to the Commission. Minor work is defined as exterior changes that do not involve substantial alterations, additions, or removals that could impair the integrity of the landmark or the property, such as:

1. Installing storm windows which have a painted or baked enamel finish (providing color matches window trim or is appropriate for the house).
2. Erection of normal size television and radio antennas (does not include C.B. and ham radio equipment or satellite dishes).
3. Installing roof and basement ventilators (only if the roof vents are on the back slopes).
4. Installing window air conditioning unit(s), (not central units).
5. Erection of picket fences on the side, rear, or interior location of the lot, at or behind the building line when (a) constructed of wood, (b) consistent with the description of appropriate district fences in the design guidelines, (c) substantially open in character, (d) not exceeding forty-two inches in height, and in a location conforming to the zoning regulations, and (e) painted white or a color to match the house trim or body color.
6. Installation of ground level sidewalks and patios constructed of unmortared stone or brick, and not visible from a street.
7. Installing gutters and downspouts painted to match the house or trim color, as long as no significant architectural features are damaged or removed.
8. Installation of central air conditioning unit(s) on a side of a structure not facing a public street, which cannot be seen from the street or is screened from view with shrubbery or appropriate fencing.
9. Replacement of missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrades, or architectural details, with new materials that are identical to the original.
10. Renewal of an expired certificate of appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved.

11. Replacement, repair, or installation of storm or screen doors which are wooden and which are stained in natural wood color or painted in a color to match the house or trim.
12. Erection, alteration, or removal of temporary features that are necessary to ease difficulties associated with a medical condition but which do not permanently alter exterior features.
13. Placement of a house identification sign which (a) contains the name of the house and/or year built, (b) is compatible in color, material, and location to the house, (c) does not exceed three square feet in area, and (d) is in compliance with the city sign ordinance.
14. Re-roofing a house with similar materials.