

New Construction

Staff Letter - No Certificate Necessary:

Not Applicable. A Certificate of Appropriateness is required for any new construction.

Staff Level Certificate of Appropriateness:

1. Storage sheds in back yards not more than 144 square feet, less than seven (7) feet tall, free standing, constructed of wood, and appropriately painted.

Commission Level Certificate of Appropriateness:

1. Any primary structure.
2. Accessory structures such as large storage sheds, gazebos, and greenhouses.
3. One and two-car garages and carriage houses.
4. Open porches or decks with rails added to existing structures. (See "landscaping" for some exceptions involving patios and decks without railings.)
5. Any action deemed inappropriate by Staff.
6. Any structure other than the accessory structures, garages, and porches defined above.

Recommended:

1. The provisions in the "Visual Compatibility" chapter of the Preservation Commission's "Guidelines" are recommended as the guiding design principles for new construction.

NOTE 1: The Commission may require permanent indication of the date of new construction in the form of a durable marker such as one incorporated into the foundation.

NOTE 2: The Commission strongly advises burying all utilities underground on moderate to major rehabilitation projects and on all instances of new construction of primary structures.

NOTE 3: Construction related activities are subject to IRC (International Residential Code 2000) and UBC (Building Codes, 1997 Over 2 Family Dwellings).

NOTE 4: Hardboard siding may be considered when applied to a building of new construction provided that the installation conforms to the prevalent characteristics of the historic buildings within a district with respect to size, scale, and exposure or width between individual boards.