

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



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The Certificate of Appropriateness (COA) review process is designed to help preserve the distinct character of Greenville's designated Local Landmarks and the integrity of its historic neighborhoods. Property owners of Local Landmarks or properties within the historic district are required to obtain a COA **before beginning** any type of **exterior construction, alteration, or demolition**. A COA certifies that the proposed changes are consistent with the design guidelines and are appropriate within the historic district's context.

Major or Minor Works

A COA is required for both Minor and Major Works. Minor Works applications can be reviewed and approved by staff, and can be filed at any time. Staff will refer Minor Work projects to the Historic Preservation Commission for review if the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature. Major Works will be reviewed by the Commission at a public hearing. A COA is not required for routine maintenance, including repair or replacement where there is no change in the design, materials, or general appearance of a structure or grounds. Please consult with Community Development staff to determine whether your project constitutes routine maintenance, a Minor Work, or a Major Work.

The Historic Preservation Commission

Applications to be heard by the Commission require the owner or applicant to appear before the Commission on the scheduled meeting date to make his or her request for a Certificate of Appropriateness. Meetings are held on the fourth Tuesday of each month at 7:00 p.m. in the City of Greenville City Hall Council Chamber. Applications are due **20 business days** in advance of the HPC meeting by 5:00 p.m. on the deadline date in order to be placed on the agenda. Please be aware that failure to provide adequate information may result in a delay in the decision making process.

Design Review Committee

A Design Review Committee has been established to meet with persons involved in planned or pending applications to informally advise on the Commission's guidelines, the nature of the area where the proposed project will take place, and other relevant factors.

Please contact the Historic Preservation Planner at 252-329-4498 with questions about the application process, to obtain a copy of the design guidelines, or to schedule a meeting with the Design Review Committee or staff.

Where to Begin

- 1 – Contact the Community Development Department at 252-367-4498. The Community Development Department staff can answer questions and provide technical assistance in order to ensure proposed projects are sensitive to the historic character of the designated site or district. Applicants can make an appointment to meet with a staff member weekdays from 8:00 a.m. to 4:30 p.m. to discuss their projects or applications prior to commission review. It is highly recommended that applicants contact a staff member in the beginning stages of a project before any designs are finalized, and well in advance of an application deadline.
- 2 – Obtain a copy of the Secretary of the Interiors Standards and/or the Greenville design guidelines. These are available online at: <http://goo.gl/81SP1r>
- 3 – Complete all sections of the application which pertain to your proposed project and sign the application.

Hand Deliver or Mail Complete Applications to:

City of Greenville Community Development Department
Attn: Historic Preservation Commission
P.O. Box 7207
Greenville, North Carolina 27835-7207

Application Fees: **There is no fee for Minor works applications. Major works are \$20. After the Fact Applications (constructed without prior approval are \$75.**

Checks must be made payable to City of Greenville.

HPC Meeting Procedure

- 1 – Staff will introduce you and your application to the Commissioners (including: the location of your property, the proposed project, relevant photos of the property, the potential impact of the proposed work, and applicable zoning regulations).
- 2 – You will answer questions posed by the Commissioners about the application.
- 3 – Any person from the community will have 5 minutes to present concerns or support to the Commission (**not** to the applicant).
- 4 – The Commission will discuss your proposal and make a motion to approve or deny.

What Next

A COA will be issued after the HPC or its staff makes a determination. This Certificate is **not** a permit for work. The Certificate and approved plans must be taken to the Building Inspections office at 201 West 5th Street (252-329-4466) in order to obtain the proper permits for building, signage, demolition, etc.

CERTIFICATE OF APPROPRIATENESS WINDOW REPLACEMENT

REQUIRED DOCUMENTATION FOR PROPOSED WINDOW REPLACEMENT

Applicants are encouraged to repair and retain existing historic windows. In some cases, replacement windows may be justified. Before submitting an application for window replacement, review the Windows & Doors chapter in the *Design Guidelines* (page 27-36). In order to review replacement windows for conformance with the *Design Guidelines*, the following minimum documentation **must be provided**:

1. **Documentation of the reason for replacement:** photos and written description showing that windows are beyond repair, and/or explanation that existing windows are not historic. *
2. **Clear photographs of all types of existing windows, printed on regular 8.5x11 paper.** When windows are boarded over, remove boards from typical windows in order to take photographs.
3. **Drawings or measured photos** illustrating dimensions and profile of components of all types of existing windows, including the head, jamb, sill, and muntins (see figure 1)**
4. **Wall section drawings** illustrating the horizontal and vertical sections of all existing** and proposed replacement windows. These drawings should include proposed head, jamb, sill, and muntin section details, and relationship of the frame (if being replaced) to the wall (see figure 2 - 3).
5. **Manufacturer's specifications** for proposed replacement windows, including materials and any glass treatments, such as low emissivity ("Low-E") coating, levels of reflectivity, and visible light transmittance.

**When historic windows do not exist, photos of the existing windows and sections of proposed replacement windows should still be provided. For information about appropriate window design in this case, contact Historic Preservation Commission staff.*

***Wall sections illustrating existing windows are preferred, but labeled photos showing the same information as would be included in the wall section are acceptable.*

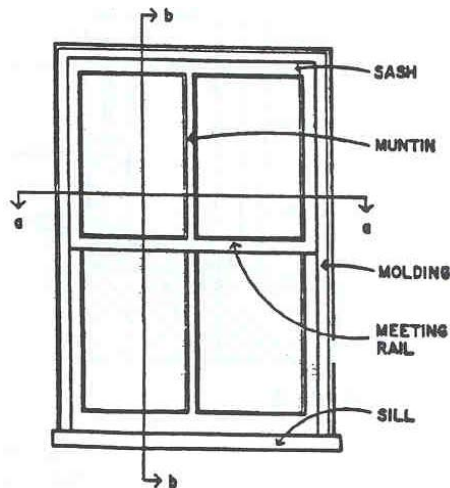


Figure 1

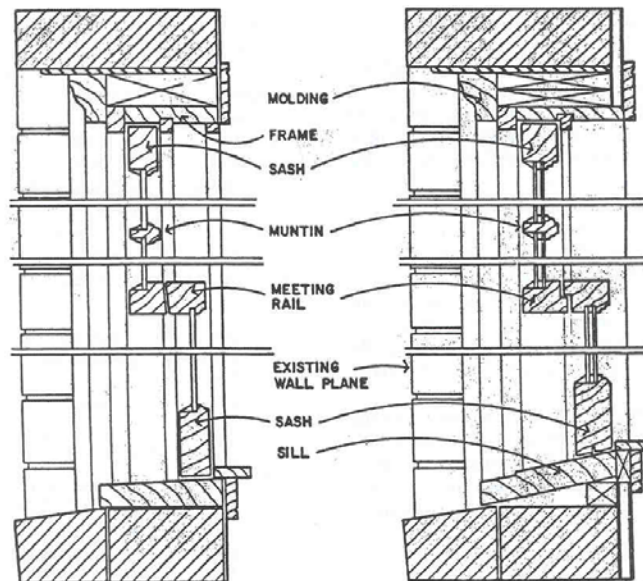


Figure 2

Figure 3

For additional information, contact Historic Preservation Commission staff at (252) 329-4498.

CERTIFICATE OF APPROPRIATENESS APPLICATION CHECKLIST



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Submit this checklist with the application and supporting documents.*

* Staff and/or the Commission may request additional documents to fully illustrate the proposal.

Intent

The purpose of documentation is to illustrate what the property looks like NOW, what work is proposed, and what the property would look like AFTER proposed work is completed. Please consult staff if you have questions about how to adequately document your proposed project.

Required Elements for Drawings

- ☐ 1. Scale
- ☐ 2. North arrow /directional reference (if a site plan)
- ☐ 3. Property lines (if a site plan)
- ☐ 4. Specification of materials
- ☐ 5. Dimensions

Minimum Required Documents

- ☐ **A. Scope of Work** – A written description of each proposed work item must be included on the application form itself. Additional pages may be attached if more detail is necessary.
- ☐ **B. Documentation of Existing Conditions** – Documentation of the appearance, condition and dimensions of any existing materials to be replaced or altered must be submitted.
 - ☐ 1. Clear photos of each work item, printed on regular 8.5x11 paper (no photo paper)
 - ☐ 2. Drawings or labeled photos with accurate dimensions and materials (no photo paper)
- ☐ **C. Site plans** for existing and proposed work as follows:
 - ☐ 1. Buildings (including garages)
 - ☐ 2. Fences or fence walls
 - ☐ 3. Sidewalks, driveways
 - ☐ 4. Landscape elements, including decks, sheds, etc.
- ☐ **D. Elevations, floor, and roof plans**, including existing and proposed features and elements:
 - ☐ 1. Exterior materials and architectural elements
 - ☐ 2. Doors, windows, awnings, light fixtures
 - ☐ 3. Porches, stoops, steps, ramps, railings
 - ☐ 4. Roof plan (ridgelines, chimneys, vents, gutters, etc.)
- ☐ **E. Construction methods and materials**
 - ☐ 1. Roof features, including chimneys, turbines, vents, gutters, etc.
 - ☐ 2. Brick/masonry color, size, and pattern
 - ☐ 3. Siding profile, dimensions, reveal
 - ☐ 4. Foundation material, dimensions, and features
- ☐ **F. Products**
 - ☐ 1. Cut sheet or brochure of any commercial product to be used, with dimensions, materials, and color
 - ☐ 2. Photos or drawings of custom products to be used, with dimensions, materials, and color
- ☐ **G. Additional documentation for New Construction or Additions**
 - ☐ 1. Floor height, with comparison to neighboring properties and primary structure (additions)
 - ☐ 2. Total height, with comparison to neighboring properties and primary structure (additions)
 - ☐ 3. Site plan with setbacks and siting of neighboring properties
 - ☐ 4. Topographical information for existing site and any proposed changes
- ☐ **H. Additional Documentation** – Documents as needed to fully define the project, such as illustrations, details, sections, product information, and samples.

Typical Project Requirements

- **Roof replacement**-A, B, C, E, and F
- **Siding replacement**-A, B, C, E, and F
- **Fence replacement**-A, B, C, E and F including height
- **Yard elements (sheds, decks, etc)**-A, B, C, D, E, and F
- **New Construction** – All
- **Additions** – All
- **Window replacement** -See Page 2

