

Staff Comments on Appendix G Draft – Civic League Proposed Revisions

Number	Section	Comment(s)
(2)	Accessory Structures or Buildings	(i) CCZO Appendix A – Building, Accessory is defined (ii) CCZO Section 4.1 (E) – clearly states square footage requirements (iii) The state building code dictates the accessory structure/building size that requires a permit
(2) b)	Accessory Structures or Buildings: Minor Work – Repair/Replace when changing material	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Example: Metal or Slate roof changing to architectural shingles; this would be a noticeable difference. (iii) Repairing and Replacing are two different projects (iv) DRAFT CCZO Section 8.16 (C) lists change of material as Major Work
(3)	Architectural Details	Definition should relate to the CCHDODG definition of Architectural Style
(3) b)	Architectural Details: Minor Work - Repair/Replace when changing material	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Changing material results in a loss of irreplaceable architectural and cultural significance. (iii) Ex. a wood window is not the same as a vinyl window. (iv) Repairing and Replacing are two different projects (v) DRAFT CCZO Section 8.16 (C) lists change of material as Major Work
(10) b)	Doors (Exterior): Minor Work - Repair/Replace when changing material	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Repairing and Replacing are two different projects (iii) DRAFT CCZO Section 8.16 (C) lists change of material as Major Work
(13) b)	Features not specifically listed: Minor Work - Repair/Replace when changing material	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Repairing and Replacing are two different projects (iii) DRAFT CCZO Section 8.16 (C) lists change of material as Major Work

(19) b)	Handrails / Stair Rails / Porch Rails: Minor Work - Repair/Replace when changing material	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Repairing and Replacing are two different projects (iii) DRAFT CCZO Section 8.16 (C) lists change of material as Major Work
(21)	Masonry	All items need to be at least Minor Work, as just repairs quickly become removal
(22)	Outdoor Features	A notation stating not exempt from Zoning and Building Review
25) b)	Porches: Minor Work - Repair/Replace	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Repairing and Replacing are two different projects (iii) DRAFT CCZO 8.16 (C) lists change of material as Major Work
(26)	Primary Building	(i) CCZO Appendix A - Building, Main is defined (this definition should be used for consistency)
(26) b)	Primary Building: Minor Work - Repair/Replace	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Repairing and Replacing are two different projects (iii) DRAFT CCZO 8.16 (C) lists change of material as Major Work
27)	Roof Forms & Covering	(i) This needs to be broken down into Repair Section of Roof, Replace Roof with the same material, and Replace Roof with a different material. (ii) The roof is a defining feature of a building. (iii) Repairing and replacing are two different projects (iv) A building permit is required for some repairs on a roof and for a roof replacement.
29)	Screening	Additional clarification will be given when needed.
31) b)	Shutters: Minor Work - Repair/Replace	(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance. (ii) Repairing and Replacing are two different projects (iii) DRAFT CCZO 8.16 (C) lists change of material as Major Work

32) b)	Siding: Minor Work - Repair/Replace	<p>(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance.</p> <p>(ii) Repairing and Replacing are two different projects</p> <p>(iii) DRAFT CCZO 8.16 (C) lists change of material as Major Work</p> <p>(iv) Hardie or similar is not the same as vinyl nor does it have the same look.</p>
33)	Significant Features Alteration/Removal	This should be consistent with CCHDODG 3.1 Architectural Character Defining Features
36) b)	Stairs and Steps (Exterior) Street View	<p>(i) Repairing and Replacing are two different projects</p> <p>(ii) DRAFT CCZO 8.16 (C) lists change of material as Major Work</p> <p>(iii) Brick steps are not equivalent to vinyl or composite steps</p>
37) b)	Stairs and Steps (Exterior) Non-street View	<p>(i) Repairing and Replacing are two different projects</p> <p>(ii) DRAFT CCZO 8.16 (C) lists change of material as Major Work</p> <p>(iii) Brick steps are not equivalent to vinyl or composite steps</p>
38)	Surfaces (Exterior) not specifically listed	This is for all items not specifically mentioned. I do not think it needs to be explained.
45) b)	Walkways: Minor Work - Repair/Replace	<p>(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible in order to maintain its historic appearance.</p> <p>(ii) Repairing and Replacing are two different projects</p> <p>(iii) DRAFT CCZO 8.16 (C) lists change of material as Major Work</p> <p>(iv) Brick and Stone do not have the same look.</p>
47) b)	Windows: Routine Maintenance	<p>(i) Replacing a window is not consistent with routine maintenance. This should be Major to be consistent with the DRAFT CCZO 8.16.</p> <p>(ii) Replacing a wood window with a vinyl window is not equivalent.</p> <p>(iii) There are many features of a window to consider.</p>
47) c)	Windows: Minor Work - Repair/Replace	<p>(i) Per CCHDODG 3.1: The architectural character of a building includes features, qualities, or materials/elements that give the building its visual character and which should be retained to the maximum extent possible to maintain its historic appearance.</p> <p>(ii) Repairing and Replacing are two different projects</p> <p>(iii) DRAFT CCZO 8.16 (C) lists change of material as Major Work</p> <p>(iv) Wood windows and Vinyl window are not equivalent</p>