

R-7, University Residential - Level of Review for Changes to Existing Buildings

Section V-14.C. For new uses in existing buildings, no structural changes may be made to the exterior of the building. In addition, any undertaking that would qualify as a minor or major work according to Table XII-1 must be reviewed and approved by the Chair of the Historic Preservation Commission Chair and the Zoning Administrator to qualify as a reuse of an existing building.

Exempt Undertakings

Building ordinary maintenance made in kind and using like materials:

Architectural features, repair of existing
Painting previously painted surfaces, regardless of paint colors

Building changes and new construction, including:

Mailboxes
Storm doors and storm windows
Window screens

Site ordinary maintenance made in kind and using like materials:

Access Drives
Outdoor storage, replacement of existing
Steps (not attached to buildings)
Walkways

Minor Works

Building ordinary maintenance made in kind and using like materials:

Masonry repointing with compatible mortar
Roof cladding, with like materials
All other exterior building maintenance and repairs

Site changes and new construction, including:

Accessory buildings (less than 100 sq. ft. in area)
Landscape planting beds and gardens
Signs (temporary)
Doors (except storm doors)
Gutters and downspouts (integral and attached)
Painting of unpainted material, such as masonry, copper, and wood
Satellite dishes
Shutters
Siding, removal of non-original synthetic siding

Site ordinary maintenance made in kind and using like materials:

Structural landscape features
All other repairs of site improvements

Demolition, removal, and relocation of buildings and other structures:

Accessory structures (less than 100 sq. ft. in area)
Fences (non-historic)

Building changes and new construction, including:

Access ramps/lifts – erection, alteration, removal
Architectural features and details
Awnings

Major Works

Building changes and new construction, including:

Building additions
Construction of new buildings (other than accessory)
Decorative glass (colored, leaded, or beveled)
Porches, decks, and attached steps (including enclosing)
Roofs, including roof lines and materials
Siding (other)
Signs and interpretative displays (permanent)
Windows (except storm windows and window screens)
All other new construction and changes to buildings

Site changes and new construction, including:

Accessory buildings (greater than 100 sq. ft. in area)
Access drives
Parking lots
Signs (permanent)
All other site modifications

Demolition, removal, and relocation of buildings and other structures:

Accessory structures (greater than 100 sq. ft. in area)
Fences (historic)
All other demolition, removal, and relocation