

NORMAL MAINTENANCE

NORMAL MAINTENANCE does not require a Certificate of Appropriateness, since no irreversible or significant change is made in the building. Included under normal maintenance are the following items:

1. Painting; except for previously unpainted brick or stone (See Major Work); except in the business district;
2. Replacement of window glass; (as long as material replacement matches original);
3. Caulking and Weatherstripping;
4. Installation of window air conditioners, television antennas and other “temporary” mechanical equipment which cannot easily be seen from the street or are screened from view with shrubbery or appropriate fencing; if installed on the front façade, see Major Work;
5. Minor landscaping, including flower gardens, shrubbery, side and rear yard trees and side and rear yard vegetable gardens;
6. Pruning trees and shrubbery;
7. Repairs to walks, patios, fences and driveways as long as replacement materials match the original;
8. Replacement of small amounts of missing or deteriorated siding, trim, porch flooring, steps, etc. . . as long as replacement materials match the original (for siding and porch flooring, approximately twenty (20) square feet or less shall be considered normal maintenance, for trim, ten (10) linear feet or less);
9. Installation of storm windows and doors as long as trim color is white or matches house trim color and the storm door is “full view type”, except in the business district;
10. Installation of gutters and downspouts (as long as the color matches the house trim color), roof ventilators on rear slopes and chimney caps;
11. Temporary signs (real estate, political, etc.);
12. Installation of house numbers and mailboxes;
13. Removal of aluminum awnings;
14. Removal of cinderblock walk and steps;
15. Removal of aluminum storm doors and windows that feature panels or decorative work;
16. Removal of shiny aluminum storage buildings;
17. Erection, alteration, or removal of temporary features that are necessary to ease difficulties associated with a medical condition that do not permanently alter exterior features (i.e. handicap access ramps);
18. Installation of exterior lighting fixtures compatible with existing or original fixtures;

19. Repair of existing street or yard lighting;
20. Repair or replacement of fencing or walls of wood, cast iron, stone, brick, or concrete which comply with the Guidelines;
21. Repair or replacement of asphalt or fiberglass roof coverings with a material of similar color, texture and general appearance; repair or replacement of slate, tile or tin roof coverings where there is no change in materials;
22. Repointing and other masonry repairs when the color and composition of the mortar match the original and new brick or stone matches the original.