

MAJOR WORK

MAJOR WORK must be approved by the Spencer Historic Preservation Commission. In general, these are items that involve a change in the appearance of a building or landscape, and are more substantial in nature than Minor Work items. They include the following:

1. Painting of previously unpainted surfaces such as brick and stone;
2. Front yard fences and walls;
3. New construction or additions to buildings, including carports and garages;
4. Demolition of any part of a structure;
5. Moving of structures;
6. Advertising signs;
7. New accessory buildings, including carports;
8. Parking lots;
9. Construction of driveways, new streets, sidewalks, or utilities;
10. Tree removal; 8 inches and larger in diameter;
11. Replacement of architectural details when there will be a change in design or materials from the original;
12. Resurfacing buildings with new materials;
13. Replacement of window sashes and doors;
14. Minor Work items not approved by the Request Review Committee;
15. Exterior modifications not listed under Normal Maintenance or Minor Work;
16. Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the Certificate was approved initially. Requests shall be submitted in writing and include explanation of and reasons for expiration of the previously issued approval.