

Overview of Work in the Harlem Historic Districts

The following list outlines different types of work that would be performed to buildings in the historic districts and breaks them down into what requires a public hearing before the Historic Preservation Commission and what does not. Some work is permitted to be reviewed by Planning & Zoning staff and does not require review. Please note that a building permit may be required, depending on the work you are planning on doing, and a Certificate of Appropriateness does not take the place of the permit. It is highly recommended that you contact Planning & Zoning staff before beginning any work in the historic district to go over what you are planning on doing and to verify if it requires review. Planning & Zoning staff are also able to consult on proposed changes and to discuss the *Design Guidelines* with any potential applicant. For more information please contact the department at 706-556-0043.

Roofs (More information on page 14 of the *Residential Design Guidelines*)

COA Not Required	Replacement of roofing materials with like materials (ex. Shingles with shingles). Repair of chimneys, vents, and eave treatments. Addition of solar panels and skylights not visible from the public right of way.
COA Required	Change in material, symmetry, asymmetry, shape, pitch, and complexity. Addition of solar panels and skylights visible from the public right of way. Addition of dormers and/or attic ventilators.

Foundations (More information on page 15 of the *Residential Design Guidelines*)

COA Not Required	Repair and/or replace masonry foundations with like materials.
COA Required	Addition of infill between pier foundations. Application of stucco to concrete block or masonry.

Materials or Exterior Surfaces (More information on page 16 of the *Residential Design Guidelines*)

COA Not Required	Replacement of damaged sections with like materials. Must maintain the same reveal.
COA Required	Change in exterior materials to include synthetics (Hardiplank, cementitious fiber material, etc.) or otherwise.

Architectural Details (More information on page 17 of the *Residential Design Guidelines*)

COA Not Required	Maintenance of existing details. Change in
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	material only permitted if details remaining the same.
COA Required	Addition or removal of details.

Windows (More information on page 18 of the *Residential Design Guidelines*)

COA Not Required	Repair of existing windows, awnings, or shutters. Replacement of windows matching the originals in design, placement, and configuration. Staff will be responsible for threshold review of change in materials.
COA Required	New or removal of existing window openings. Change in window configuration. Significant change in materials

Entrances (Doors, sidelights, etc.) More information on page 19 of the *Residential Design Guidelines*

COA Not Required	Maintenance to doors and surrounds. Replacement of door and related elements with types of the same appearance and configuration as previously existing.
COA Required	New or removal of existing door openings. Change in appearance and configuration of the door and/or surrounds.

Porches (More information on page 20 of the *Residential Design Guidelines*)

COA Not Required	Maintenance to the support system (columns, balustrade, etc.), ornamental details (rafter tails, etc.), and roofing. Replacement materials shall match as closely as possible the original materials in composition and appearance.
COA Required	Addition, removal, reduction, or enclosing of porches. Significant change in composition and appearance in roofing, ornamental details, and support system.

Additions (More information on page 21 of the *Residential Design Guidelines*)

All additions require a COA.

New Construction (More information on pages 24-27 of the *Residential Design Guidelines*)

All new construction requires a COA.

Walls & Fences (More information on page 30 of the *Residential Design Guidelines*)

Staff Review (No HPC Hearing)	Fences and walls over 3' in height located in the side and rear yard. Fences less than 3' require no review.
COA Required	Fences and walls over 3' in height located in the front yard. Fences less than 3' require no review.

Walks (More information on page 31 of the *Residential Design Guidelines*)

COA Not Required	Replacement and repair of materials with like materials (ex. Bricks with bricks) matching the existing in material and texture.
COA Required	Establishment of new walks. Elimination of existing walks. Changes in material.

Drives & Parking (More information on page 32 of the *Residential Design Guidelines*)

COA Not Required	Replacement and repair of drives & parking areas with like materials (concrete with concrete, etc.)
COA Required	Establishment of drives & parking areas. Elimination of existing drives & parking areas. Change in materials of the drive or parking area.

Modern Features (Air conditioning units, pools, decks, satellite dishes, ramps, and patios) More information on page 33 of the *Residential Design Guidelines*

COA Not Required	Replacement of existing modern features. Wheelchair ramps to the rear or side. Wheelchair ramps for commercial uses must abide by ADA standards.
COA Required	Establishment of new or relocated modern features visible from the public right of way. Wheelchair ramps at the front of the building.

Outbuildings, Garages, Carriage Houses, Storage Sheds, Carports (More information on page 34 of the *Residential Design Guidelines*)

COA Not Required	Ordinary maintenance with similar materials.
COA Required	Establishment of new outbuildings, garages, carriage houses, storage sheds, and carports. Removal of historic outbuildings, garages, carriage houses, storage sheds, and carports.

Signs (More information on page 35 of the *Residential Design Guidelines*)

All signs or sign changes reviewed by Staff.

Demolition

All demolition requires a COA.