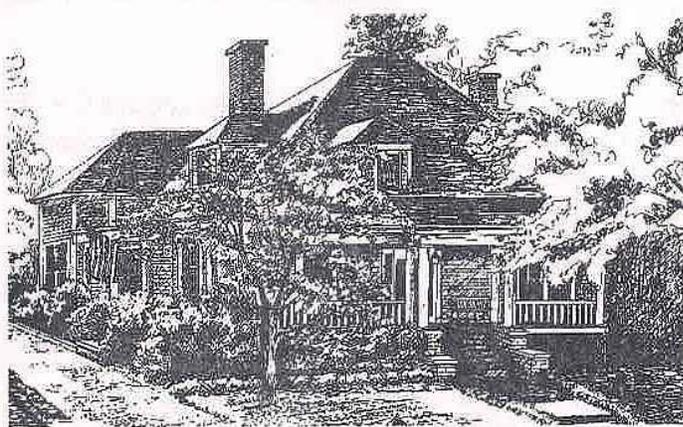


Chapter 4: LOCAL STANDARDS and GENERAL POLICIES



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Local Standards and General Policies are statements based on the Commissioner's past actions and experiences in administering Historic requirements.

1. **Artificial siding:** The

Commission views each of Concord's Historic Districts as a whole and thus more than the sum of its individual parts. For this reason, all buildings within the Districts are deemed to be of architectural significance, unless otherwise expressed by the Commission.

Because artificial siding is not considered an authentic, historical material, it is prohibited from being used on structures defined by the Commission as Pivotal and Contributing to the Historic Districts.

Artificial siding would be considered on structures defined by the Commission as Non-Contributing, Intrusive or Fill properties if the following conditions are met:

- The facility is considered not to have existing wood damage or other forms of structural damage that would be concealed by vinyl siding.
- That the structure must have been built during a time and consistent in style with a time during which vinyl siding was commonly used in new construction.
- The application of the vinyl siding nor the vinyl siding itself shall not alter even in the smallest detail historical features that may exist and are considered by the Concord Historic Preservation Commission as important in defining the historic character of the structure.

Where artificial siding is considered, the Commission will require a sample of the siding be submitted at the time of the hearing or during the on-site inspection of the Design Review Committee, that a representative of the Commission certify that existing wood damage or other forms of structural damage are not evident, and that the installation contractor be present at the Commission hearing.

Approval of the application for artificial siding to any building in the Historic Districts does not automatically permit or prohibit the issuance of a Certificate of Appropriateness for other projects which involve the application of artificial siding to existing structures in the Districts.

- 2. Synthetic Stucco:** Because synthetic stucco is not considered an authentic, historical material, it is prohibited from being used on structures defined by the Commission as Pivotal and Contributing to the Historic Districts.

Synthetic stucco would be considered on structures defined by the Commission as Non-Contributing, Intrusive, or Fill properties if the following conditions are met:

- Its use as a building material shall be limited to a maximum of ten percent (10%) on any one exterior building elevation.
 - It shall not be used in any condition from 0' to 8' above grade.
 - Its use should be limited to detailed areas on masonry buildings such as cornices and window / door headers and not used in large expanses of wall area. The use of this material in the construction of architectural columns is inappropriate.
 - If used it shall be detailed with appropriate reveals and other details to simulate the use of cut stone.
 - Its use is prohibited on any existing structure with regard to additions, renovations, or infill wall areas.
- 3. Alterations:** Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.
 - 4. Staff Referral of Proposed Projects:** The Zoning Administrator shall have the option of referring any item that could be approved by the Planning and Community Development Department to the Historic Preservation Commission for approval.

5. **Projects Within Right-of-Ways:** Any utilities or other public improvement projects to be constructed within a street or utility right-of-way which have the potential of damaging root systems of trees shall require Commission approval.
6. **Tree Removal:** When the Commission or Planning Department permits the removal of a tree and if the stump is in public view, it must be removed below the ground. If the tree removed was within 15' of the edge of the street pavement, a new tree shall be planted nearby in a manner that will best restore the tree canopy. The Commission may require the stump removal and planting of a new tree in any other appropriate cases.
7. **Use of The Secretary of the Interior's Standards:** The Commission officially adopts The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (Appendix C), as part of this document in order to provide guidance for rehabilitation and to assist in administration of its duties. Recommendations that are not found in the Historic Handbook may be found in Appendix C.
8. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, site or environment, or to use the property for its originally intended purpose.
9. Original qualities or character of a building, structure, site or environment shall not be destroyed. The removal, alteration or destruction of any historic material or distinctive feature shall be avoided.
10. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
11. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
12. Distinctive stylistic features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.
13. Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials is discouraged, although each case will be judged individually.
14. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

- 15.** Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- 16.** New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.
- 17.** Historically, all structures within the districts and in older neighborhoods throughout the City were “site built,” and the use of prefabricated building materials is a fairly recent development. As a result, prefabricated metal utility buildings and carports are inappropriate throughout the districts, however, their use will be considered by the Commission on a case by case basis.
- 18.** The presence of lead based paint can lead to serious health problems for some individuals. Many historic homes have lead paint somewhere on the premises. If deteriorating lead paint is detected, removal and abatement should be undertaken with the utmost care by experienced professionals.