

47-24.11

PROVIDED BY
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PH-5
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C. *Certificate of appropriateness.*

1. *When permit is required.*

a. No person may undertake any of the following actions affecting a designated landmark, a designated landmark site, or a property in a designated historic district without first obtaining a certificate of appropriateness from the historic preservation board:

i. Alteration of an archeological site, or

ii. New construction, or

iii. Demolition, or

iv. Relocation.

v. Alteration of the exterior part of a building or a structure or designated interior or portion thereof of a building or structure; however, ordinary repairs and maintenance that are otherwise permitted by law may be undertaken without a certificate of appropriateness, provided this work on a designated landmark, a designated landmark site, or a property in a designated historic district does not alter the exterior appearance of the building, structure or archeological site, or alter elements significant to its architectural or historic integrity.

vi. When located within a designated historic district, uses of land such as those including but not limited to, furniture placed outdoors, pushcarts, mobile or non-mobile vending machines and trolley cars placed on private property.

b. Whenever any alteration, new construction, demolition or relocation is undertaken on a property in a designated historic district without a certificate of appropriateness, the building official shall issue a stop work order.

c. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. Whenever any alteration, new construction, demolition or relocation is undertaken on a designated landmark, a designated landmark site, or buildings or structures within a district without a certificate of appropriateness, the building director shall issue a stop work order.

d. A certificate of appropriateness shall be a prerequisite and in addition to any other permits required by law. The issuance of a certificate of appropriateness by the board shall not relieve the property owner of the duty to comply with other state and local laws and regulations.

2. *Applicant.* An owner of property historically designated who wishes to carry out the activities described in subsection C.1.a.

