

Minor Works

1. Repair or replacement of missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrades, or architectural details, with materials that are identical to the original.
2. Repainting of a structure.
3. Re-roofing a house with like materials.
4. Repair and replacement of flat roofs.
5. Repointing with mortar of compatible strength, color, and texture contingent upon approval of mortar. Applicant may also be required to show sample of finished joint prior to completion of character defining area.
6. Installation of storm windows and doors.
7. Installation of security bars or doors.
8. Installation of roof ventilators on the back roof slopes.
9. Installation of foundation ventilators on side and rear elevations. Affect on structural integrity will be considered and applications may be recommended for further review.
10. Installation of window air conditioning units (not central units).
11. Installation of gutters and downspouts of appropriate natural finish or painted color, as long as no significant architectural features are damaged or removed.
12. Installation of mechanical equipment units on a side of the structure not facing a public street, which cannot be seen from the street or are screened from view with shrubbery or appropriate fencing.
13. Installation, alteration, or removal of temporary features which are constructed of wood that are necessary to ease difficulties associated with a medical condition but which do not permanently alter exterior features.
14. Installation of a house identification sign which (a) contains the name of the house and/or year built, (b) is compatible in color, material, and location to the house, (c) does not exceed three square feet in area, and (d) is in compliance with the city sign ordinance.
15. Installation of a satellite dishes less than 24" in diameter and other normal size television and radio antennas (does not include C.B. and ham radio equipment). Must be located in side or rear yard out of public view whenever possible.
16. Installation of decks, rear yard only.
17. Removal of artificial siding.
18. Removal of non-historic storm windows and doors.
19. Removal of accessory structures which are not architecturally or historically significant according to the National Register nomination form (To obtain a copy of the National Register nomination contact the City of Greenville Planning Staff, Historic Preservation Commission Liaison, or see <http://www.hpo.ncdcr.gov/nr/PT0617.pdf>).
20. Removal of a dead, diseased, or dangerous tree as determined during consultation with a certified arborist.
21. Installation of exterior residential light fixtures.
22. Installation of rain barrels screened from view with shrubbery or appropriate fencing.
23. Repair or replacement of an existing driveway, provided materials, location, and dimensions remain the same.
24. Installation and repair of sidewalks and patios constructed of common stone or red brick, and bricked in areas on the side or rear of the structure at ground level and not abutting a right-of-way, when the height does not exceed six inches above adjacent ground level.
25. 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 initially approved.

Enforcement

In any action granting or denying a certificate of appropriateness, an appeal may be taken to the Board of Adjustment, except for an action involving the State of North Carolina, in which case the appeal is heard by the North Carolina Historical Commission. Notice of intent to appeal must be given to the HPC either orally at the meeting or in writing postmarked within twenty days following the decision. An application for appeal to the Board of Adjustment must then be filed within sixty days following the commission's decision. Appeals are in the nature of certiorari. Any person or corporation who violates the provisions of the historic district regulations is subject to the same criminal misdemeanor and/or civil penalties as apply in any other violation of the city zoning code. These include a zoning violation citation issued by the Inspections Department, which has a \$50 civil penalty that must be paid within forty-eight hours. Following written notice from the Inspections Department, continuing violations will result in a civil penalty of \$50 for each day of the continuing violation.