

**TRANSYLVANIA COUNTY  
JOINT HISTORIC PRESERVATION COMMISSION**

**MINOR WORKS DEFINED**

(Adopted March 13, 2007)

**AUTHORITY**

From the Ordinance establishing the Transylvania County Joint Historic Preservation Commission: “Minor works are defined as those exterior changes which do not involve substantial alterations, additions or removals that could impair the integrity of the property and / or district as a whole. “

**DEFINITION**

Minor works include projects in which the visual character of the structure or ground is not substantially changed including but not limited to:

1. Fences and walls: Fences or low walls of wood, stone, brick or cast iron, which comply with the Guidelines; *chain link* fences are permitted in side or rear yards if they cannot easily be seen from a street.
2. Removal of dead or diseased trees or trees where the roots or limbs are causing damage to a house.
3. New roof coverings: Replacement of asphalt or fiberglass shingle roof coverings; with new medium to dark color materials. Replacement of slate, metal or tile roof coverings where there is no change in materials.
4. Installation of mechanical and utility equipment including but not limited to heating and air conditioning units which cannot easily be seen from a street or are screened from view with shrubbery or appropriate fencing.
5. Foundation repairs: Repair or replacement of masonry foundations where the original foundation material is retained or where new material matches the original as closely as possible; installation of metal foundation vents (on sides and rear only) and replacement of wood access doors which cannot easily be seen from a street.
6. Masonry repairs: repointing and other masonry repairs when the color and composition of the mortar matches the original, and new brick or stone matches the original as closely as possible.
7. Exterior lighting fixtures: Lighting fixtures, which cannot easily be seen from a street or are similar to those existing in the District.
8. Small identification signs: Small signs made of wood and metal 9 square feet or smaller. Must comply with municipal or county sign regulations.

9. Removal of artificial siding: Total removal of asbestos, asphalt or other artificial siding when the original siding is to be repaired and repainted. If siding other than the *original* is to replace what has been removed, this falls under Major Work Projects.

10. Replacement of exterior stairs, landings and steps: Repair or replacement of exterior stairs or steps, which are made of masonry or painted wood (white or color of house trim) and are similar to styles found in the Historic District. Exterior stairs and decks (first floor only) which cannot easily be seen from a street, and are designed and painted to blend with the house.

11. Replacement of missing details: Replacement of missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrade or other architectural details, with new materials that are *identical* to the original details.

12. Addition of shutters and awnings with appropriate documentation.

13. Removal or demolition of deteriorated accessory buildings, which are not original to the site or otherwise historically significant, and cannot easily be seen from a street.

14. Construction or replacement of brick or stone retaining walls; construction of patios(which cannot easily be seen from a street); walks or driveways made of brick, stone, concrete or gravel.

15. New parking areas which are located to the rear of buildings, are not easily visible from a street and which are screened from adjoining properties with plant material.