

FREQUENTLY ASKED QUESTIONS

Tilsenbilt Homes Historic District Community Meeting July 18

I see that each Tilsenbilt home is listed in one of three categories in the designation study. What is the difference between these categories?

- **Contributing properties** are those properties that are part of a historic district and help communicate the significance of that historic district. Contributing properties were nominated as part of the historic district and have had relatively few changes to their exteriors. Each contributing property is recommended for designation as part of the historic district.
- **Noncontributing properties** are those properties that are part of a historic district, but due to alterations to the property, do not communicate the significance of the district. Noncontributing properties were nominated as part of the historic district but have had relatively major changes to their exteriors. If work is done to restore the historic character of a noncontributing property, it may become contributing. Each noncontributing property is recommended for designation as part of the historic district.
- **Not nominated properties** are those Tilsenbilt homes that were not nominated as part of the historic district. These properties were studied as part of the designation study but are not being considered for designation.

What types of reviews will be required when I make alterations to my contributing property?

Any time alterations are made to the exterior of a designated property, either a Certificate of No Change (CNC) or a Certificate of Appropriateness (COA) will be required. A CNC application is reviewed administratively and has no additional fees. A COA requires a hearing before the Heritage Preservation Commission (HPC) and does have an application fee. CNCs are used for minor alterations to a property that meet the design guidelines, for example, a reroof, window replacement, siding replacement, etc. COAs are used for larger alterations or smaller alterations that are asking for an exception from the design guidelines, for example, a rear addition, changes to window sizes, etc.

What will be required when I make alterations to my noncontributing property?

Any time alterations are made to the exterior of a designated property, a CNC or COA will be required. Changes to noncontributing properties are only required to be compatible with the character of the district as new construction following the rehab guidelines of the Secretary of the Interior's Standards for the Treatment of Historic Properties. If work is completed to restore the historic character of a noncontributing property, it could become contributing. If demolition were proposed for a noncontributing property, it would be reviewed by the HPC.

What about Tilsenbilt homes that are not nominated?

The homes that are not nominated are not being considered for designation at this time. These homes will not be part of the historic district and will not be subject to design guidelines or HPC review. If demolition were proposed for a Tilsenbilt home that was not nominated, HPC review might be required. Properties may be nominated for inclusion in the district by the Mayor, City Council, HPC, Planning Director, or property owner.

What if I want to make changes to the interior of my designated property?

The interiors of the Tilsenbilt Homes are not proposed for designation. No review beyond what would normally be required for a building permit is required for interior changes and design guidelines do not cover interiors. Projects that include both interior and exterior alterations will still need a CNC or COA, however only the exterior work will be reviewed as part of the CNC or COA.

Am I required to do any work to my property because it is designated?

No. No work or improvements are required of a property owner just because a property is designated. Existing alterations that do not meet the design guidelines are not required to be changed. However, any changes being made to your property in the future must meet the design guidelines.

Do the design guidelines allow me to replace my windows?

Yes. The design guidelines allow the replacement of deteriorated or damaged windows. Replacement windows may be made of any material, so long as it generally looks like the original windows. Replacement windows facing the street need to be the same size and type of window as originals. Windows that do not face the street may be of a different size or type than originals, if approved by the HPC.

What about a bay window?

Since none of the homes were built with bay windows, the design guidelines do not allow bay windows facing the street. A bay window could be approved by the HPC if it does not face the street.

What if my replacement siding is a type not permitted by the design guidelines? Can I still maintain it?

Yes. If replacement siding has been installed on your home that is of a design not permitted by the design guidelines, you may still maintain and repair it. However, if complete siding replacement is proposed, you will need to replace it with a type permitted by the guidelines.

What changes can I make to my garage or shed? Can I tear down my garage and replace it?

Yes, you may make alterations to garages, sheds, and other accessory structures. You can tear down existing garages, and construct new ones. Changes to garages, sheds, and other accessory structures will require a CNC. However, design guidelines for these structures do not include any limitations beyond regular zoning requirements.

Are there any restrictions to the use of my designated property?

No. Designation does not carry with it any restrictions on the use of your property. Any use that is allowed by the zoning code is still permitted. This includes accessory dwelling units and home-based businesses that meet zoning standards.

Can I add an addition to my home?

Yes, but there are restrictions. Additions must be located to the rear of the home, cannot exceed the height of the home original house, and must be reviewed by the HPC as a COA. In general, single-story rear additions that meet zoning code standards are allowed. Rear additions could include but would not be limited to: additional bedrooms or bathrooms, an attached garage, or a 4-season porch. Two-story additions or additions to the front of the home are not permitted.

What about a front porch or deck?

Existing front steps and stoops can be repaired and replaced, but the guidelines do not allow the addition of front porches, decks, or vestibules. Rear porches and decks are permitted, however.

Can I add solar panels to my property?

Yes, but there are some restrictions. The design guidelines encourage that solar panels be placed on garages rather than the homes themselves. The guidelines do allow solar panels to be placed on the homes, but they must be set back at least 12' from any street-facing roof edge and not project more than 8" above the surface of the roof.

Are exceptions to the design guidelines ever authorized?

Yes. Exceptions to the design guidelines can be approved by the HPC through the COA process.
