

BHPC Exemptions, BHPC-C

VILLAGE OF BELLPORT HISTORIC PRESERVATION PROGRAM

CRITERIA for EXEMPTION or EXPEDITED REVIEW

**Bellport Historic Preservation Commission
Incorporated Village of Bellport
29 Bellport Lane
Bellport, New York 11713
(631) 286-0327**

Adopted August 2001

Criteria Regarding Work that is Exempt or is Subject to Expedited Review

This checklist will let you know the types of construction projects that are exempt from review by the Bellport Historic Preservation Commission and those that are eligible for expedited review.

- Exempt projects (as described below) do not require the submission of a Certificate of Appropriateness Application Form to the Commission.
- Certain projects are subject to Expedited Review. Although the submission of a Certificate of Appropriateness Application Form to the Commission is required, Expedited Review is intended to allow for the fast track approval of projects by the Chairman or the Vice Chairman of the Commission.
- All other construction projects not listed in the Exempt or Expedited Review categories given below require a full public hearing of the Commission. Submission of a Certificate of Appropriateness Application Form to the Commission begins such full review process.

A. EXEMPT

The following work does not require a Certificate of Appropriateness from the Bellport Historic Preservation Commission:

1. Ordinary maintenance is always exempt from review and may proceed without notifying the Historic District Commission. Ordinary maintenance is any work to maintain an exterior feature that does not change the character, appearance or material; or any minor repair where the purpose of the repair is to correct deterioration of a feature and to restore that feature to its original condition (*i.e.*, replacement in kind). Painting or staining without a change in color is maintenance. Replacing a few broken pickets in a fence is maintenance.
2. Plantings that create a low border along the street.
3. Hedges along the street that do not exceed the height (3 to 4 feet) of the traditional white picket fence that they abut on the street.
4. Landscape plantings at other than street locations, unless such plantings are a condition of approval of any new construction.
5. Light fixtures including doorway and porch lanterns, sited to prevent glare or reflection onto adjacent properties or streets, and fixtures that do not cast a harsh light toward the street.
6. Sidewalks, fences, steps, and paving not visible from the street.
7. Replacement of existing unpainted western red cedar wall shingles with new shingles of the same material, texture, and coursing.
8. Replacement of painted clapboard wall siding with new clapboard siding of the same material, texture, color and coursing.
9. Resurfacing of an existing flat roof.
10. Replacement in kind of wooden porch steps, porch flooring, and railings to porch steps that match the material, color and details of the existing porch components.

11. Work involving operable existing shutters, or new operable shutters to match existing shutters in material, color, and detail.

B. EXPEDITED REVIEW

The following work, when it is a small discrete project and not part of a larger overall project, is eligible for expedited review.

1. Installation of a new dark-colored, dimensional fiberglass, asphalt, or wood roofing shingles on roofs that were not previously slate or tile.
2. Replacement of a door and doorway assembly visible from the street, with replacement in kind to match the existing doorway, frame and components.
3. Any work affecting a side or rear door.
4. Installation of a storm/screen door at any doorway.
5. Replacement of window trim in kind.
6. Installation of storm sashes and window screens.
7. Work affecting a window on a rear wall.
8. An application is eligible for consideration for Expedited Review, if the proposed work is not visible from the street, or if the work will have no effect on the setting of a historic building or on the character of the district.

C. ALL CONSTRUCTION PROJECTS THAT DO NOT FALL WITHIN THE ABOVE DESCRIPTIONS FOR EXEMPT OR EXPEDITED REVIEW SHALL HAVE A FULL REVIEW OF SUCH WORK BY THE BELLPORT HISTORIC PRESERVATION COMMISSION.