

# Early Residential Buildings

## Built before 1932

FRONT (street facing)	SIDE (non-street facing)	REAR (non-street facing)
<p><b><u>Demolition/Capsulation</u></b>  Demolition of 19th century fences/walls (B)  Demolition of chain link and non-historic fences (S)  Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>  Fences, except hollow vinyl fences, and those located in the right-of-way (S)  Ground mounted HVAC (S)  Decks/patios less than 2 ft. above grade (N)  Freestanding (permanent) planters and retaining walls less than 2 ft. high. (N)  Non-permanent yard features and art (N)  Paving (N)  Bollards (N)</p> <p><b><u>Exterior finishes</u></b>  Painting of, or stucco applied to, unpainted masonry (B)  Wood siding, including synthetic trim in limited locations (S)  Paint color (N)</p> <p><b><u>Roofs</u></b>  Dormers (B)  Skylights (B)  Rooftop decks (B)  Replacement roofing (S)  Solar panels (S)  Chimneys/flues (S)  Visible rooftop HVAC screening (or waiver) if located at least 15' behind the front façade on flat or sloped roofs (S)</p> <p><b><u>Replacement windows/doors</u></b>  Replacement SDL wood windows (if no historic windows exist or cannot be preserved), without tinted or reflective glass (S)  Doors and garage doors (S)  Security bars (S)  Storm doors (N)</p> <p><b><u>Building features</u></b>  Vents/fans greater than 1 sq. ft. (B)  Dish antennas over 2 feet in diameter (B)  Vents/fans less than 1 sq. ft. (S)  Shutters (S)  Drainage features (S)  Dish antennas under 2 feet in diameter (S)  Utility meters (S)  Awnings (S)  Stoops/steps/guard &amp; handrails (S)  Light fixtures (N)  Window boxes (N)</p> <p><b><u>New construction</u></b>  Permanent planters attached to the building (B)  Door hoods, porches or porticos (B)  Decks and balconies (B)  Accessibility features (B)  Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p><b><u>Demolition/Capsulation</u></b>  Demolition of 19th century fences/walls (B)  Demolition of chain link and non-historic fences (N)  Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>  Fences, except hollow vinyl (S)  Ground mounted HVAC (N)  Decks/patios less than 2 ft. above grade (N)  Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)  Non-permanent yard features and art (N)  Paving (N)  Bollards (N)</p> <p><b><u>Exterior finishes</u></b>  Painting of, or stucco applied to, unpainted masonry (B)  Siding, including fiber cement siding and synthetic trim (S)  Paint color (N)</p> <p><b><u>Roofs</u></b>  Dormers (B)  Skylights (S)  Replacement roofing (S)  Visible rooftop HVAC screening (or waiver) (S)  Solar panels (N)  Chimneys/flues (N)  Rooftop decks, provided they are located at least 15' behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>  Replacement windows of any material but vinyl, without tinted or reflective glass (S)  All doors (N)  Security Bars (N)</p> <p><b><u>Building features</u></b>  Light fixtures (N)  Vents/fans (N)  Dish antennas and all mast TV antennas (N)  Shutters (N)  Drainage features (N)  Utility meters (N)  Window boxes (N)  Awnings (N)  Stoops/steps/guard &amp; handrails (N)</p> <p><b><u>New construction</u></b>  Permanent planters attached to the building (S)  Door hoods, porches or porticos (S)  Accessory structures under 50 sq. ft. for corner lots (S)  Accessibility features (N)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>B = BAR review required at public hearing  S= Staff administrative review only  N=No BAR or Staff review</p> </div>	<p><b><u>Demolition/Capsulation</u></b>  Demolition of 19th century fences/walls (B)  Demolition of chain link and non-historic fences (N)  Demolition and capsulation of 250 or less square feet of rear wall area, below second floor window sills (N)  Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below second floor window sills and accessory structures (N)  Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>  Fences, except hollow vinyl (S)  Ground mounted HVAC (N)  Decks/patios less than 2 ft. above grade (N)  Freestanding (permanent) planters and retaining walls less than 2 ft. in high (N)  Non-permanent yard features and art (N)  Paving (N)  Bollards (N)</p> <p><b><u>Exterior finishes</u></b>  Painting of, or stucco applied to, unpainted masonry (B)  Siding, including fiber cement siding and synthetic trim (S)  Paint color (N)</p> <p><b><u>Roofs</u></b>  Dormers (B)  Skylights (S)  Replacement roofing (S)  Visible rooftop HVAC screening (or waiver) (S)  Solar panels (N)  Chimneys/flues (N)  Rooftop decks, provided they are located at least 15' behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>  Replacement windows of any material but vinyl, without tinted or reflective glass (S)  All doors (N)  Security bars (N)</p> <p><b><u>Building features</u></b>  Light fixtures (N)  Vents/fans (N)  Dish antennas and all mast TV antennas (N)  Shutters (N)  Drainage features (N)  Utility meters (N)  Window boxes (N)  Awnings (N)  Stoops/steps/guard &amp; handrails (N)  Alterations below the second floor window sills (N)</p> <p><b><u>New construction</u></b>  Permanent planters attached to the building (N)  Accessory structures no greater than one story, 256 gross sq. ft. and 11.5 feet high (N)  One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N)  Decks/patios below the second floor window sills (N)  Door hoods, porches or porticos below second floor window sill (N)  Accessibility features (N)</p>

1. Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capsulation.
2. All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.
3. All work approved by Staff through the administrative approval process must still be consistent with all BAR Design Guidelines, as amended, and policies.
4. Corner buildings have two street facing elevations (fronts) and two non-street facing elevations (sides).
5. **The BAR considers the height of a structure to be the vertical distance measured from average finished grade to the highest point of the building, including all architectural features such as parapet walls. This policy applies regardless of what is written in §2-154 of the zoning ordinance.**

# Later Residential Buildings Built after 1931

**B= BAR review at hearing.**  
**S= Staff administrative review only**  
**N=No BAR or Staff review required**

FRONT	SIDE	REAR
<p><b><u>Demolition/Capsulation</u></b>                      Demolition of all fences (N)                      Accessibility features, when no longer needed (N)</p> <p><b><u>Site elements</u></b>                      Fences, except hollow vinyl fences, and those located in the right-of-way (S)                      Ground mounted HVAC (S)                      Decks/patios less than 2 ft. above grade (N)                      Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)                      Non-permanent yard features and art (N)                      Paving (N)                      Bollards (N)</p> <p><b><u>Exterior finishes</u></b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Wood siding, including fiber cement siding and synthetic trim (S)                      Paint color (N)</p> <p><b><u>Roofs</u></b>                      Dormers (B)                      Rooftop decks (B)                      Skylights (B)                      Replacement roofing (S)                      Visible rooftop HVAC screening (or waiver) if located at least 15’ behind the front façade on flat or sloped roofs (S)                      Solar panels (S)                      Chimneys/flues (S)</p> <p><b><u>Replacement windows/doors</u></b>                      Security bars (S)                      Replacement windows:                      If located 15’ or more from the front property line they may be any material, operation or configuration, without tinted or reflective glass(N); and,                      If located less than 15’ from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light muntins. They may not be hollow vinyl, have sandwich muntins, or have tinted or reflective glass(S).                      Doors (N)</p> <p><b><u>Building features</u></b>                      Dish antennas over 2 feet in diameter (B)                      Vents/fans greater than 1 sq. ft. (B)                      Drainage features (S)                      Vents/fans less than 1 sq. ft. (S)                      Utility meters (S)                      Dish antennas under 2 feet in diameter (S)                      Light fixtures (N)                      Shutters (N)                      Window boxes (N)                      Awnings (N)                      Stoops/steps/guard &amp; handrails (N)</p> <p><b><u>New construction</u></b>                      Permanent planters attached to the building (B)                      Decks and balconies (B)                      Door hoods, porches or porticos (B)                      Accessibility features (B)                      Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p><b><u>Demolition/Capsulation</u></b>                      Demolition of all fences (N)                      Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>                      Fences, except hollow vinyl fences (S)                      Ground mounted HVAC (N)                      Decks/patios less than 2 ft. above grade (N)                      Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)                      Non-permanent yard features and art (N)                      Paving (N)                      Bollards (N)</p> <p><b><u>Exterior finishes</u></b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Siding, including fiber cement siding and synthetic trim (S)                      Paint color (N)</p> <p><b><u>Roofs</u></b>                      Dormers (B)                      Replacement roofing (S)                      Skylights (S)                      Visible rooftop HVAC screening (or waiver) (S)                      Solar panels (N)                      Chimneys/flues (N)                      Rooftop decks, provided they are located at least 15’ behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>                      Replacement windows of any material, without tinted or reflective glass (N)                      Doors (N)                      Security bars (N)</p> <p><b><u>Building features</u></b>                      Light fixtures (N)                      Vents/fans (N)                      Dish antennas and all mast TV antennas (N)                      Shutters (N)                      Drainage features (N)                      Utility meters (N)                      Window boxes (N)                      Awnings (N)                      Stoops/steps/guard &amp; handrails (N)</p> <p><b><u>New construction</u></b>                      Door hoods, porches or porticos (S)                      Permanent planters attached to the building (S)                      Accessory structures under 50 sq. ft. for corner lots (S)                      Accessibility features (N)</p>	<p><b><u>Demolition/Capsulation</u></b>                      Demolition and capsulation of 250 or less of square feet of rear wall area, below the second floor window sills (N)                      Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below the second floor window sills and accessory structures (N)                      Demolition of all fences (N)                      Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>                      Fences, except hollow vinyl fences (S)                      Ground mounted HVAC (N)                      Decks/patios less than 2 ft. above grade (N)                      Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)                      Non-permanent yard features and art (N)                      Paving (N)                      Bollards (N)</p> <p><b><u>Exterior finishes</u></b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Siding, including fiber cement siding and synthetic trim (S)                      Paint color (N)</p> <p><b><u>Roofs</u></b>                      Dormers (B)                      Replacement roofing (S)                      Skylights (S)                      Visible rooftop HVAC screening (or waiver) (S)                      Solar panels (N)                      Chimneys/flues (N)                      Rooftop decks, provided they are located at least 15’ behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>                      Replacement windows of any material, without tinted or reflective glass (N)                      Doors (N)                      Security bars (N)</p> <p><b><u>Building features</u></b>                      Light fixtures (N)                      Vents/fans (N)                      Dish antennas and all mast TV antennas (N)                      Shutters (N)                      Drainage features (N)                      Utility meters (N)                      Window boxes (N)                      Awnings (N)                      Stoops/steps/guard &amp; handrails (N)                      Alterations below the second floor window sills (N)</p> <p><b><u>New construction</u></b>                      Permanent planters attached to the building (N)                      Accessory structures no greater than one story, 256 gross sq ft .and 11.5 feet high (N)                      One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N)                      Decks/patios below the second floor window sills (N)                      Door hoods, porches or porticos below second floor window sill (N)                      Accessibility features (N)</p>

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