



B= Board review at public hearing  
S= Staff administrative review  
N= No Staff or Board review

Later Residential Buildings (Built after 1931)

FRONT (street facing)	SIDE (non-street facing)	REAR (non-street facing)
<div><p><b><u>Demolition/Capsulation</u></b></p><p>Demolition of stoops, steps, or railings visible from the public right-of-way (B)</p><p>Demolition of chimneys or masonry flues visible from the public right-of-way (B)</p><p>Capsulation or removal of siding greater than or equal to 25 square feet in area (B)</p><p>Demolition of stoops, steps, or railings less than 25 square feet in area and not visible from the public right-of-way (N)</p><p>Demolition of chimneys or masonry flues less than 25 square feet in area and not visible from the public right-of-way (N)</p><p>Accessibility features (N)</p></div> <div><p><b><u>Site elements</u></b></p><p>Construction or modification of fences, gates, garden walls, and retaining walls (S)</p><p>Ground-mounted HVAC (S)</p><p>Decks/patios less than 2 feet above grade (N)</p><p>Freestanding (permanent) planters and retaining walls less than 2 feet in height (N)</p><p>Non-permanent yard features and art (N)</p><p>Paving (N)</p><p>Bollards (N)</p></div> <div><p><b><u>Exterior finishes</u></b></p><p>Painting, staining, or limewashing unpainted masonry (B)</p><p>Application of sealants, stucco, or other finishes to masonry (B)</p><p>Repointing (S)</p><p>Replacement of siding or trim greater than or equal to 25 square feet in area (S)</p><p>Painting masonry that is currently painted (N)</p><p>Paint color (N)</p></div> <div><p><b><u>Roofs</u></b></p><p>Dormers (B)</p><p>Installation or replacement of solar energy systems (B)</p><p>Rooftop decks (B)</p><p>New skylights (B)</p><p>Repair or replacement of roofing material greater than or equal to 25 square feet in area (S)</p><p>Visible rooftop HVAC screening (or waiver) if located at least 15 feet behind the front façade on flat or sloped roofs (S)</p><p>Construction or modification of chimneys/flues (S)</p><p>Replacement of existing skylights with flat-profile skylights (N)</p><p>Repair or replacement of roofing material less than 25 square feet in area (N)</p><p>Roof drainage elements, such as gutters and downspouts (N)</p></div> <div><p><b><u>Windows/shutters/doors</u></b></p><p><i>For windows/shutters, refer to the adopted Design Guidelines on our website.</i></p><p>Doors (N)</p></div> <div><p><b><u>Building features</u></b></p><p>Dish antennas over 2 feet in diameter (B)</p><p>Vents/fans greater than 1 square foot (B)</p><p>Installation of new awnings or canopies (B)</p><p>Vents/fans less than 1 square foot (S)</p><p>Utility meters (S)</p><p>Dish antennas under 2 feet in diameter (S)</p><p>Light fixtures (N)</p><p>Construction or modification of stoops, steps, and railings (N)</p></div> <div><p><b><u>New construction</u></b></p><p>Permanent planters attached to the building (B)</p><p>Decks and balconies (B)</p><p>Door hoods, porches or porticos (B)</p><p>Accessibility features (B)</p><p>Accessory structures under 50 square feet for corner lots (S)</p></div>	<div><p><b><u>Demolition/Capsulation</u></b></p><p>Demolition of stoops, steps, or railings visible from the public right-of-way (B)</p><p>Demolition of chimneys or masonry flues visible from the public right-of-way (B)</p><p>Capsulation or removal of siding greater than or equal to 25 square feet in area (B)</p><p>Demolition of stoops, steps, or railings less than 25 square feet in area and not visible from the public right-of-way (N)</p><p>Demolition of chimneys or masonry flues less than 25 square feet in area and not visible from the public right-of-way (N)</p><p>Accessibility features (N)</p></div> <div><p><b><u>Site elements</u></b></p><p>Construction or modification of fences, gates, garden walls, and retaining walls (S)</p><p>Ground-mounted HVAC (N)</p><p>Decks/patios less than 2 feet above grade (N)</p><p>Freestanding (permanent) planters and retaining walls less than 2 feet in height (N)</p><p>Non-permanent yard features and art (N)</p><p>Paving (N)</p><p>Bollards (N)</p></div> <div><p><b><u>Exterior finishes</u></b></p><p>Painting, staining, or limewashing unpainted masonry (B)</p><p>Application of sealants, stucco, or other finishes to masonry (B)</p><p>Repointing (S)</p><p>Replacement of siding or trim greater than or equal to 25 square feet in area (S)</p><p>Painting masonry that is currently painted (N)</p><p>Paint color (N)</p></div> <div><p><b><u>Roofs</u></b></p><p>Dormers (B)</p><p>Installation or replacement of solar energy systems (B)</p><p>New skylights greater than or equal to 10 square feet in area (B)</p><p>Repair or replacement of roofing material greater than or equal to 25 square feet in area (S)</p><p>New skylights less than 10 feet in area (S)</p><p>Visible rooftop HVAC screening (or waiver) (S)</p><p>Construction or modification of chimneys/flues (S)</p><p>Rooftop decks, provided they are located at least 15 feet behind the front façade on flat or sloped roofs (N)</p><p>Replacement of existing skylights with flat-profile skylights (N)</p><p>Repair or replacement of roofing material less than 25 square feet in area (N)</p><p>Roof drainage elements, such as gutters and downspouts (N)</p></div> <div><p><b><u>Windows/shutters/doors</u></b></p><p><i>For windows/shutters, refer to the adopted Design Guidelines on our website.</i></p><p>Doors (N)</p></div> <div><p><b><u>Building features</u></b></p><p>Installation of new non-retractable awnings or canopies (S)</p><p>Installation of new retractable awnings or canopies (N)</p><p>Light fixtures (N)</p><p>Vents/fans (N)</p><p>Dish antennas and all mast TV antennas (N)</p><p>Utility meters (N)</p><p>Construction or modification of stoops, steps, and railings (N)</p></div> <div><p><b><u>New construction</u></b></p><p>Door hoods, porches or porticos (S)</p><p>Permanent planters attached to the building (S)</p><p>Accessory structures under 50 square feet for corner lots (S)</p><p>Accessibility features (N)</p></div>	<div><p><b><u>Demolition/Capsulation</u></b></p><p>Demolition of stoops, steps, or railings visible from the public right-of-way (B)</p><p>Demolition of chimneys or masonry flues visible from the public right-of-way (B)</p><p>Capsulation or removal of siding greater than or equal to 25 square feet in area (B)</p><p>Demolition of stoops, steps, or railings less than 25 square feet in area and not visible from the public right-of-way (N)</p><p>Demolition of chimneys or masonry flues less than 25 square feet in area and not visible from the public right-of-way (N)</p><p>Demolition and capsulation of 250 or less of square feet of rear wall area, below the second-floor windowsills (N)</p><p>Demolition and capsulation of 100 gross square feet of building area (e.g. existing one-story additions) below the second-floor windowsills and accessory structures (N)</p><p>Accessibility features (N)</p></div> <div><p><b><u>Site elements</u></b></p><p>Construction or modification of fences, gates, garden walls, and retaining walls (S)</p><p>Ground-mounted HVAC (N)</p><p>Decks/patios less than 2 feet above grade (N)</p><p>Freestanding (permanent) planters and retaining walls less than 2 feet in height (N)</p><p>Non-permanent yard features and art (N)</p><p>Paving (N)</p><p>Bollards (N)</p></div> <div><p><b><u>Exterior finishes</u></b></p><p>Painting, staining, or limewashing unpainted masonry (B)</p><p>Application of sealants, stucco, or other finishes to masonry (B)</p><p>Repointing (S)</p><p>Replacement of siding or trim greater than or equal to 25 square feet in area (S)</p><p>Painting masonry that is currently painted (N)</p><p>Paint color (N)</p></div> <div><p><b><u>Roofs</u></b></p><p>Dormers (B)</p><p>Installation or replacement of solar energy systems (B)</p><p>New skylights greater than or equal to 10 square feet in area (B)</p><p>Repair or replacement of roofing material greater than or equal to 25 square feet in area (S)</p><p>New skylights less than 10 feet in area (S)</p><p>Visible rooftop HVAC screening (or waiver) (S)</p><p>Construction or modification of chimneys/flues (S)</p><p>Rooftop decks, provided they are located at least 15 feet behind the front façade on flat or sloped roofs (N)</p><p>Replacement of existing skylights with flat-profile skylights (N)</p><p>Repair or replacement of roofing material less than 25 square feet in area (N)</p><p>Roof drainage elements, such as gutters and downspouts (N)</p></div> <div><p><b><u>Windows/shutters/doors</u></b></p><p><i>For windows/shutters, refer to the adopted Design Guidelines on our website.</i></p><p>Doors (N)</p></div> <div><p><b><u>Building features</u></b></p><p>Installation of new non-retractable awnings or canopies (S)</p><p>Installation of new retractable awnings or canopies (N)</p><p>Light fixtures (N)</p><p>Vents/fans (N)</p><p>Dish antennas and all mast TV antennas (N)</p><p>Utility meters (N)</p><p>Construction or modification of stoops, steps, and railings (N)</p><p>Alterations below the second-floor windowsills (N)</p></div> <div><p><b><u>New construction</u></b></p><p>Permanent planters attached to the building (N)</p><p>Accessory structures no greater than one story, 256 gross square feet and 11.5 feet high (N)</p><p>One-story additions no more than 250 gross square feet of floor area and no taller than 2nd floor windowsills (N)</p><p>Decks/patios below the second-floor windowsills (N)</p><p>Door hoods, porches or porticos below second floor windowsill (N)</p><p>Accessibility features (N)</p></div>

1.

This guide is meant to be used as a reference only. Staff will make the final determination on what level of review is required for your project by referring to the adopted BAR Design Guidelines and policies. During the administrative review process, Staff may determine that a project requires Board approval.
2.

All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.
3.

Corner buildings have two street facing elevations (fronts) and two non-street facing elevations (sides).