

BAR Review Levels

These levels are applicable in most cases. Please note that during the administrative review process, Staff may determine that a project requires Board review. Contact Staff at 703.746.3833 to confirm which level of review is required for your project. Also, contact Code Administration at 703.746.4200 to confirm building permit requirements.

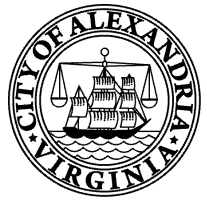
NO BAR REVIEW	ADMINISTRATIVE (STAFF) REVIEW	BOARD REVIEW
Construction of dormers requiring less than 25 square feet of roof demolition area and not visible from the public right-of-way	Replacement of dormer roofing or sidewall material	Construction or demolition of dormers visible from the public right-of-way

Introduction

Dormers are windows projecting from the slope of the roof that provide light and ventilation to the top floor of a building. Dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited. If an unacceptable loss of existing historic fabric will result because of the installation of dormers, such installation is not appropriate.



These photos show examples of different types of dormers in the historic districts. The photo on the left shows gabled dormers, and the photo on the right shows flat dormers.



Guidelines

- o The style and scale of the dormer should be appropriate to the architectural style of the building.
- o Dormers should not be taller than the existing ridgeline of the roof.
- o Dormer sashes should be compatible with the other window sashes and trim on the structure.
- o New dormers should be centered on or between the existing windows below.
- o New dormers should match existing dormers in style and proportion.
- o Dormer sidewalls may be covered to match the existing roof material if it is wood, slate, or metal.

Additional Information

- o For guidelines on roofing, refer to chapter on roofing.
- o For guidelines on windows, refer to chapter on windows.
- o The capsulation or removal of 25 square feet or more of window or wall area requires a BAR Permit to Demolish.
- o Dormer windows, roofs, and sidewalls should comply with the guidelines in the windows + shutters, roofing, and siding + trim chapters.