



Note: Any adopted Parker-Gray design guidelines chapters posted on the Preservation website take precedence over the language in this document.

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

Early Residential Buildings (Built before 1932)

FRONT (street facing)

SIDE (non-street facing)

REAR (non-street facing)

Demolition/Capsulation

Demolition of masonry, stoops, steps, and railings greater than or equal to 25 square feet in area (B)
Demolition of masonry chimneys/flues
Capsulation or removal of siding greater than or equal to 25 square feet (B)
Demolition of masonry, stoops, steps, and railings less than 25 square feet in area (N)
Accessibility features (N)

Site elements

Construction or modification of fences, gates, garden walls, and retaining walls (S)
Ground-mounted HVAC (S)
Decks/patios less than 2 feet above grade (N)
Freestanding (permanent) planters and retaining walls less than 2 feet in height (N)
Non-permanent yard features and art (N)
Paving (N)
Bollards (N)

Exterior finishes

Painting, staining, or limewashing unpainted masonry (B)
Application of sealants, stucco, or other finishes to masonry (B)
Repointing (S)
Repair or replacement of siding or trim greater than or equal to 25 square feet (S)
Painting masonry that is currently painted (N)
Paint color (N)

Roofs

Dormers (B)
New skylights (B)
Rooftop decks (B)
Repair or replacement of roofing material greater than or equal to 100 square feet (S)
New solar panels (S)
Construction or modification of chimneys/flues (S)
Visible rooftop HVAC screening (or waiver) if located at least 15 feet behind the front façade on flat or sloped roofs (S)
In-kind replacement of existing flat-profile skylights (N)
Roof drainage elements, such as gutters and downspouts (N)

Windows/doors

Changing window size, material, location, or operation (B)
Repair or replacement of windows (S)
Doors and garage doors (S)
Storm windows/doors (N)

Building features

Vents/fans greater than 1 square foot (B)
Dish antennas over 2 feet in diameter (B)
Vents/fans less than 1 square foot (S)
Installation or replacement of shutters (S)
Dish antennas under 2 feet in diameter (S)
Utility meters (S)
Awnings (S)
Construction or modification of stoops, steps, and railings (S)
Light fixtures (N)
Removal of shutters (N)

New construction

Permanent planters attached to the building (B)
Door hoods, porches or porticos (B)
Decks and balconies (B)
Accessibility features (B)
Accessory structures under 50 square feet for corner lots (S)

Demolition/Capsulation

Demolition of masonry, stoops, steps, and railings greater than or equal to 25 square feet in area (B)
Demolition of masonry chimneys/flues
Capsulation or removal of siding greater than or equal to 25 square feet (B)
Demolition of masonry, stoops, steps, and railings less than 25 square feet in area (N)
Accessibility features (N)

Site elements

Construction or modification of fences, gates, garden walls, and retaining walls (S)
Ground-mounted HVAC (N)
Decks/patios less than 2 feet above grade (N)
Freestanding (permanent) planters and retaining walls less than 2 feet in height (N)
Non-permanent yard features and art (N)
Paving (N)
Bollards (N)

Exterior finishes

Painting, staining, or limewashing unpainted masonry (B)
Application of sealants, stucco, or other finishes to masonry (B)
Repointing (S)
Repair or replacement of siding or trim greater than or equal to 25 square feet (S)
Painting masonry that is currently painted (N)
Paint color (N)

Roofs

Dormers (B)
New skylights (S)
Repair or replacement of roofing material greater than or equal to 100 square feet (S)
Visible rooftop HVAC screening (or waiver) (S)
New solar panels (N)
Construction or modification of chimneys/flues (N)
Rooftop decks, provided they are located at least 15 feet behind the front façade on flat or sloped roofs (N)
In-kind replacement of existing flat-profile skylights (N)
Roof drainage elements, such as gutters and downspouts (N)

Windows/doors

Changing window size, location, operation, or light configuration (B)
Repair or replacement of windows (S)
Storm windows (N)
Doors (N)

Building features

Installation or replacement of shutters (S)
Light fixtures (N)
Vents/fans (N)
Dish antennas and all mast TV antennas (N)
Utility meters (N)
Awnings (N)
Construction or modification of stoops, steps, and railings (N)
Removal of shutters (N)

New construction

Permanent planters attached to the building (S)
Door hoods, porches or porticos (S)
Accessory structures under 50 square feet for corner lots (S)
Accessibility features (N)

Demolition/Capsulation

Demolition of masonry, stoops, steps, and railings greater than or equal to 25 square feet in area (B)
Demolition of masonry chimneys/flues
Demolition of masonry, stoops, steps, and railings less than 25 square feet in area (N)
Demolition and capsulation of 250 or less square feet of rear wall area, below second floor windowsills (N)
Demolition and capsulation of 100 gross square feet of building area (e.g. existing one-story additions) below second floor windowsills and accessory structures (N)
Accessibility features (N)

Site elements

Construction or modification of fences, gates, garden walls, and retaining walls (S)
Ground-mounted HVAC (N)
Decks/patios less than 2 feet above grade (N)
Freestanding (permanent) planters and retaining walls less than 2 feet in height (N)
Non-permanent yard features and art (N)
Paving (N)
Bollards (N)

Exterior finishes

Painting, staining, or limewashing unpainted masonry (B)
Application of sealants, stucco, or other finishes to masonry (B)
Repointing (S)
Repair or replacement of siding or trim greater than or equal to 25 square feet (S)
Painting masonry that is currently painted (N)
Paint color (N)

Roofs

Dormers (B)
New skylights (S)
Repair or replacement of roofing material greater than or equal to 100 square feet (S)
Visible rooftop HVAC screening (or waiver) (S)
New solar panels (N)
Construction or modification of chimneys/flues (N)
Rooftop decks, provided they are located at least 15 feet behind the front façade on flat or sloped roofs (N)
In-kind replacement of existing flat-profile skylights (N)
Roof drainage elements, such as gutters and downspouts (N)

Windows/doors

Changing window size, location, operation, or light configuration (B)
Repair or replacement of windows (S)
Storm windows (N)
Doors (N)

Building features

Installation or replacement of shutters (S)
Light fixtures (N)
Vents/fans (N)
Dish antennas and all mast TV antennas (N)
Utility meters (N)
Awnings (N)
Construction or modification of stoops, steps, and railings (N)
Alterations below the second-floor windowsills (N)
Removal of shutters (N)

New construction

Permanent planters attached to the building (N)
Accessory structures no greater than one story, 256 gross square feet, and 11.5 feet high (N)
One-story additions no more than 250 gross square feet of floor area and no taller than 2nd floor windowsills (N)
Decks/patios below the second-floor windowsills (N)
Door hoods, porches or porticos below second floor windowsill (N)
Accessibility features (N)

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Later Residential Buildings (Built after 1931)

FRONT (street facing)	SIDE (non-street facing)	REAR (non-street facing)
<p><u>Demolition/Capsulation</u> Demolition of masonry, stoops, steps, and railings greater than or equal to 25 square feet in area (B) Demolition of masonry chimneys/flues Capsulation or removal of siding greater than or equal to 25 square feet (B) Demolition of masonry, stoops, steps, and railings less than 25 square feet in area (N) Accessibility features (N)</p> <p><u>Site elements</u> Construction or modification of fences, gates, garden walls, and retaining walls (S) Ground-mounted HVAC (S) Decks/patios less than 2 feet above grade (N) Freestanding (permanent) planters and retaining walls less than 2 feet in height (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting, staining, or limewashing unpainted masonry (B) Application of sealants, stucco, or other finishes to masonry (B) Repointing (S) Repair or replacement of siding or trim greater than or equal to 25 square feet (S) Painting masonry that is currently painted (N) Paint color (N)</p> <p><u>Roofs</u> Dormers (B) Rooftop decks (B) New skylights (B) Repair or replacement of roofing material greater than or equal to 100 square feet (S) Visible rooftop HVAC screening (or waiver) if located at least 15 feet behind the front façade on flat or sloped roofs (S) New solar panels (S) Construction or modification of chimneys/flues (S) In-kind replacement of existing flat-profile skylights (N) Roof drainage elements, such as gutters and downspouts (N)</p> <p><u>Windows/doors</u> Changing size, location, or operation of windows less than 15 feet from the front property line (B) Replacement of windows less than 15 feet from the front property line (S) Replacement of windows 15 feet or more from the front property line, without tinted or reflective glass (N) Storm windows (N) Doors (N)</p> <p><u>Building features</u> Dish antennas over 2 feet in diameter (B) Vents/fans greater than 1 square foot (B) Vents/fans less than 1 square foot (S) Utility meters (S) Dish antennas under 2 feet in diameter (S) Installation or replacement of shutters (S) Light fixtures (N) Removal of shutters (N) Awnings (N) Construction or modification of stoops, steps, and railings (N)</p> <p><u>New construction</u> Permanent planters attached to the building (B) Decks and balconies (B) Door hoods, porches or porticos (B) Accessibility features (B) Accessory structures under 50 square feet for corner lots (S)</p>	<p><u>Demolition/Capsulation</u> Demolition of masonry, stoops, steps, and railings greater than or equal to 25 square feet in area (B) Demolition of masonry chimneys/flues Capsulation or removal of siding greater than or equal to 25 square feet (B) Demolition of masonry, stoops, steps, and railings less than 25 square feet in area (N) Accessibility features (N)</p> <p><u>Site elements</u> Construction or modification of fences, gates, garden walls, and retaining walls (S) Ground-mounted HVAC (N) Decks/patios less than 2 feet above grade (N) Freestanding (permanent) planters and retaining walls less than 2 feet in height (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting, staining, or limewashing unpainted masonry (B) Application of sealants, stucco, or other finishes to masonry (B) Repointing (S) Repair or replacement of siding or trim greater than or equal to 25 square feet (S) Painting masonry that is currently painted (N) Paint color (N)</p> <p><u>Roofs</u> Dormers (B) Repair or replacement of roofing material greater than or equal to 100 square feet (S) New skylights (S) Visible rooftop HVAC screening (or waiver) (S) New solar panels (N) Construction or modification of chimneys/flues (N) Rooftop decks, provided they are located at least 15 feet behind the front façade on flat or sloped roofs (N) In-kind replacement of existing flat-profile skylights (N) Roof drainage elements, such as gutters and downspouts (N)</p> <p><u>Windows/doors</u> Replacement windows without tinted or reflective glass (N) Storm windows (N) Doors (N)</p> <p><u>Building features</u> Installation or replacement of shutters (S) Light fixtures (N) Vents/fans (N) Dish antennas and all mast TV antennas (N) Utility meters (N) Awnings (N) Removal of shutters (N) Construction or modification of stoops, steps, and railings (N)</p> <p><u>New construction</u> Door hoods, porches or porticos (S) Permanent planters attached to the building (S) Accessory structures under 50 square feet for corner lots (S) Accessibility features (N)</p>	<p><u>Demolition/Capsulation</u> Demolition of masonry, stoops, steps, and railings greater than or equal to 25 square feet in area (B) Demolition of masonry chimneys/flues Demolition of masonry, stoops, steps, and railings less than 25 square feet in area (N) Demolition and capsulation of 250 or less of square feet of rear wall area, below the second-floor windowsills (N) 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) Accessibility features (N)</p> <p><u>Site elements</u> Construction or modification of fences, gates, garden walls, and retaining walls (S) Ground-mounted HVAC (N) Decks/patios less than 2 feet above grade (N) Freestanding (permanent) planters and retaining walls less than 2 feet in height (N) Non-permanent yard features and art (N) Paving (N) Bollards (N)</p> <p><u>Exterior finishes</u> Painting, staining, or limewashing unpainted masonry (B) Application of sealants, stucco, or other finishes to masonry (B) Repointing (S) Repair or replacement of siding or trim greater than or equal to 25 square feet (S) Painting masonry that is currently painted (N) Paint color (N)</p> <p><u>Roofs</u> Dormers (B) Repair or replacement of roofing material greater than or equal to 100 square feet (S) New skylights (S) Visible rooftop HVAC screening (or waiver) (S) New solar panels (N) Construction or modification of chimneys/flues (N) Rooftop decks, provided they are located at least 15 feet behind the front façade on flat or sloped roofs (N) In-kind replacement of existing flat-profile skylights (N) Roof drainage elements, such as gutters and downspouts (N)</p> <p><u>Windows/doors</u> Replacement windows without tinted or reflective glass (N) Storm windows (N) Doors (N)</p> <p><u>Building features</u> Installation or replacement of shutters (S) Light fixtures (N) Vents/fans (N) Dish antennas and all mast TV antennas (N) Utility meters (N) Awnings (N) Removal of shutters (N) Construction or modification of stoops, steps, and railings (N) Alterations below the second-floor windowsills (N)</p> <p><u>New construction</u> Permanent planters attached to the building (N) Accessory structures no greater than one story, 256 gross square feet and 11.5 feet high (N) One-story additions no more than 250 gross square feet of floor area and no taller than 2nd floor windowsills (N) Decks/patios below the second-floor windowsills (N) Door hoods, porches or porticos below second floor windowsill (N) Accessibility features (N)</p>

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).