

DOES MY PROJECT NEED BAR APPROVAL?

Where is the property?

What type of work is involved?

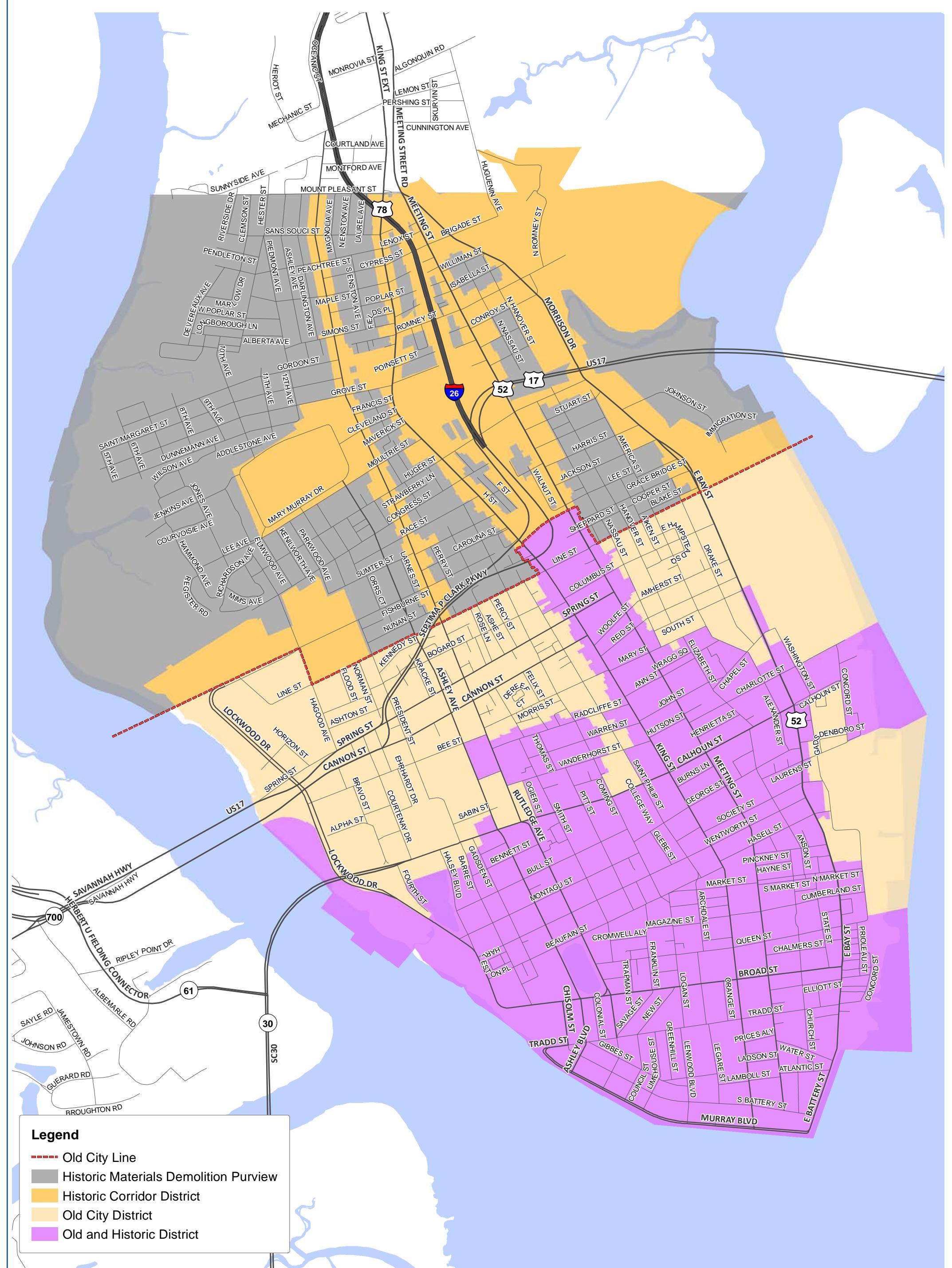
	Old and Historic District	Old City District	Historic Corridor District	Historic Materials Demolition Purview (North of Line Street/south of Mt. Pleasant Street)	Landmark Overlay
New Construction	Yes, if visible from a public right-of-way ⁷	Yes, if visible from a public right-of-way ⁸	Yes, if visible from a public right-of-way	No	Yes, whether visible from a public right-of-way or not
Exterior Repairs/Alterations	Yes, if visible from a public right-of-way ⁷	Only if the structure is at least 100 years old, or rated ⁵ , or previously reviewed by BAR, and visible from a public right-of-way ⁸	Only for commercial and 8+ unit multi-family residential properties and visible if from a public right-of-way	Only when removing a substantial portion of elements or features that define its historic architectural character, the loss of which would compromise the structure's architectural character ⁶ and visible from a public right-of-way	Yes, whether visible from a public right-of-way or not
Demolition - Whole Building	Yes, if visible from a public right-of-way	Only if the structure is at least 50 years old, or rated ⁵ , or previously reviewed by the BAR, and visible from a public right-of-way	Only if the structure is at least 50 years old or rated ⁵ and visible from a public right-of-way	Only if the structure is at least 50 years old and visible from a public right-of-way	Yes, whether visible from a public right-of-way or not
Demolition - Partial	Yes, if visible from a public right-of-way	Only if the structure is at least 50 years old, or rated ⁵ , or previously reviewed by the BAR, and visible from a public right-of-way	Only if the structure is at least 50 years old, or rated ⁵ , or previously reviewed by the BAR, and visible from a public right-of-way	Only if the structure is at least 50 years old, or previously reviewed by the BAR/DRB, and visible from a public right-of-way	Yes, whether visible from a public right-of-way or not
Signage	Yes, if visible from a public right-of-way	Only if the structure is at least 100 years old, or rated ⁵ , or previously reviewed by the BAR, and visible from a public right-of-way	Only for commercial and 8+ unit multi-family residential properties or previously reviewed by the BAR and visible from a public right-of-way	NA	NA

GENERAL NOTES:

1. See Zoning Ordinance Sections including but not limited to 54-230 thru 54-248, 54-305 thru 54-308, 54-350, 54-402, 54-226 and Appendix D for BAR purview and review standards.
2. Staff shall determine visibility from a public right-of-way.
3. Staff may review repairs and/or in-kind replacements, some signage, painting, awnings (except cat. 1 & 2 structures), storm windows (except cat. 1 & 2), mechanical units (except cat. 1 & 2), landscape elements (except cat. 1 & 2), rear additions and accessory not visible or minimally visible from a public right-of-way (except cat. 1 & 2), and demolitions not meeting the above criteria (except cat. 1 & 2). All other applications must be made to the Board including noted category 1 & 2 exceptions. Staff may refer any application to the Board. See BAR Policy Statements.
4. Staff reserves the right to make final determination of BAR purview.

FOOTNOTES:

5. Consult BAR staff for building rating (Architectural Inventory categories 1, 2, 3 & 4).
6. Consult BAR staff for determination per Section 54-231(d).
7. Non-conforming use extension requests requiring special exception approval by BZA-Z for exterior alterations to structures in the Old & Historic District must be approved by the BAR regardless of whether said alterations are visible from a public
8. In Old City Height Districts where additional height may be awarded on the basis of architectural merit and context, if the property is not subject to the jurisdiction of the BAR, the owner requesting the additional height must submit the plans to the BAR for review and approval. Section 54-306(14).



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Historic Districts Purview Map

0 0.125 0.25 0.5 Miles
Date: 1/9/2020

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