## PRIMARY FACADES

### Adding Solar Panels
- **No C of A:** To install solar panels.

### Rooftop Equipment (Not visible)
- **No C of A:** If rooftop equipment is not visible from a public right-of-way within the district and is installed in a manner that may be easily removed in the future without disturbing any historic fabric.

### Window Repair & Replacement
- **No C of A:** To repair or correct deterioration, decay, or damage to existing windows.

### Skylights
- **No C of A:** Proposed skylights (not including second floor interior open patio), shall only occur on the flat portion of the roof, have a low profile, are mounted flush with the roof, and are set back from the perimeter walls of the building. Skylight frames shall have a powder-coated or painted finish and the glazing shall be non-reflective.

### Roof Replacement
- **No C of A:** Provided that the proposed work does not change the roof materials, character, form or structure.

### Repair Historic Ornament
- **No C of A:** To repair existing historic ornament (including, but not limited to porticos, porches, cornices, plaster work, tympanum, roofline, and eaves) regardless of visibility from the public right-of-way.

### Garage Door Replacement
- **No C of A:** To replace a non-historic garage door provided that the new garage door is compatible in terms of material, pattern and fenestration with the historic door to minimize its visual impacts on the character-defining features of the existing building and district.

### Seismic Work
- **No C of A:** For seismic work that complies with Section 1005 of the Planning Code. Seismic upgrades that minimize the alteration of character-defining features of a structure are encouraged.

### Ordinary Maintenance and Repair
- **No C of A:** If the sole purpose and effect is to correct deterioration, decay, and / or damage to existing material, including repair of damage caused by fire or other disaster.

### Exploratory Work
- **Admin C of A:** For the removal of a limited amount of non-historic material to conduct exploratory investigation regarding structural systems and/or to determine the existence of concealed historic material. This work will be limited to no more than 20% of the surface area (excluding window openings) as a primary façade.

### Historic Garage Doors
- **Admin C of A:** For replacement of historic garage doors, new door shall be compatible in terms of pattern and fenestration with the historic door to minimize its visual impacts on the character-defining features of the existing building and district.

### Accessory Dwelling Unit (ADU) (Planning Revision)
- **Admin C of A:** For the addition of an Accessory Dwelling Unit. An ADU is typically added to the ground floor of a single family home.
Levels of Review: Rear Facades (Visible and Not Visible)

<table>
<thead>
<tr>
<th>Rear Facades: VISIBLE*</th>
<th>Rear Facades: NOT VISIBLE*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>No C of A:</strong></td>
<td><strong>No C of A:</strong></td>
</tr>
<tr>
<td>For the removal at the rear or secondary façades of non-historic material for exploratory purposes (up to the maximum 20% as detailed for primary façades) regardless of visibility.</td>
<td>For installation or replacement of metal security doors, window grilles, or security gates on rear façades regardless of visibility from the public right-of-way.</td>
</tr>
<tr>
<td><strong>No C of A:</strong></td>
<td><strong>No C of A:</strong></td>
</tr>
<tr>
<td>For window replacement on non-visible rear façades within the existing openings.</td>
<td>For window replacement on visible rear façades provided that the replacement windows are compatible in terms of material and configuration.</td>
</tr>
<tr>
<td><strong>No C of A:</strong></td>
<td><strong>No C of A:</strong></td>
</tr>
<tr>
<td>For the alteration of existing window or door openings, or the insertion of new window or door openings, at rear façades that are not visible from public rights-of-way.</td>
<td>For the modification of existing window or door openings provided that such openings are not enlarged more than 50% of the existing opening’s size.</td>
</tr>
<tr>
<td><strong>No C of A:</strong></td>
<td><strong>No C of A:</strong></td>
</tr>
<tr>
<td>For the replacement or new construction of rear yard decks and stairways that are visible from public rights-of-way.</td>
<td>For replacement or new construction of rear yard decks and stairways that are visible from public rights-of-way.</td>
</tr>
</tbody>
</table>

**Cladding (Community Revision)**
No C of A: For replacement of cladding on rear façades visible from the public right-of-way provided cladding is compatible with documented historic cladding (extant or not) found on the building or within the District.

**Window Replacement**
No C of A: For window replacement on visible rear façades provided that the replacement windows are compatible in terms of material and configuration.

**Enlargement of Window or Door Openings (Community Revision)**
No C of A: For the modification of existing window or door openings provided that such openings are not enlarged more than 50% of the existing opening’s size.

**New Window or Door Openings (Community Revision)**
No C of A: Provided new window openings are compatible in terms of the building's fenestration pattern, material and configuration.

**Deck, Stairs, Railings (Community Revision)**
No C of A: For the replacement or new construction of rear yard decks and stairways that are visible from public rights-of-way.

**Exterior Alterations / Visible Additions**
C of A: For exterior alterations requiring a building permit, with the exception of identified scopes of work that qualify for “No C of A” or an “Admin C of A.” Examples of alterations that require a C of A include visible horizontal or vertical additions.

**Security Measures**
No C of A: For installation or replacement of metal security doors, window grilles, or security gates on rear façades regardless of visibility from the public right-of-way.

**Definition of Visibility:**
A building, feature, or alteration is considered “visible” when it can be seen from a public right-of-way within the District. Visibility from Kirkham Street and Lawson Street is limited to the highly visible façades of the first three buildings adjacent to Kirkham Street and Lawson Street.

**Additions and Penthouses: Not visible**
Admin C of A: For the construction penthouses or horizontal or vertical additions provided that the new construction is not visible from a public right-of-way.

**Door Replacement or Openings**
No C of A: For door replacement on secondary façades regardless of material or visibility from the public right-of-way.

**Rear Yard Decks, Stairs, Railings**
No C of A: For the repair, replacement, or new construction of rear yard decks and stairways (and associated structural work) that are not visible from public rights-of-way.

**Ancillary Structures**
No C of A: For the removal of any non-historic rear yard ancillary structure or the construction of any structure within the rear yard that is no more than eight feet in height above grade and covers no more than 100 square feet of land regardless of visibility from public rights-of-way.

**Fences**
No C of A: For the construction or replacement of rear or side yard fences provided that the fence is not directly adjacent to a public right-of-way.

* Definition of Visibility:
A building, feature, or alteration is considered “visible” when it can be seen from a public right–of–way within the District. Visibility from Kirkham Street and Lawton Street is limited to the highly visible façades of the first three buildings adjacent to Kirkham Street and Lawson Street.

**Properties with visible rear facades are shaded.**