

“The Cheat Sheet”

DC Historic Preservation Guidelines for New Construction in Historic Districts

This Cliff Notes-version courtesy of Advisory Neighborhood Commission (ANC) 4B's Community Design Review Committee

Projects in historic districts must get approval from the DC Historic Preservation Review Board

- First, HPRB gets input from the community through the ANC. Communities have a chance to weigh in on the ANC's decisions through the ANC 4B Community Design Review Committee (CDRC) or at ANC meetings.
- Second, HPRB approves the design of new buildings in historic districts at a public hearing. HPRB can make significant changes. For example, it can reduce the building's height or increase the setback from the maximum/minimum permitted by zoning *IF* it determines its Guidelines aren't being met.

What should YOU look for when commenting on proposed construction in historic districts?

The DC Historic Preservation Guidelines* detail how new buildings should achieve compatibility with neighboring historic buildings. The Guidelines say a new building should:

- Enhance the character of the historic district and respect its surroundings rather than be an exact clone
- Include contemporary interpretations of historic details to differentiate it from a historic building
- Also...Carefully consider the size, texture, surface finish and other defining characteristics of exterior materials because they are as important as the type of material itself
- To achieve compatibility, HPRB specifically looks at (*and you should too*) the following specific elements:

Setback,

Height,

Orientation,

Materials,

Scale,

Color,

Proportion,

Roof Shape,

Rhythm,

Details & Ornamentation,

Massing,

Landscape Features