

## **319 EXPEDITED REVIEW UNDER DELEGATION TO HPO**

- 319.1 The Board may delegate to HPO its authority to review certain applications for work not likely to have a significant effect upon the historic character of designated properties. These applications shall not require individual referral to the Board.
- 319.2 The purpose of this delegation shall be to expedite the processing of applications for routine, minor, and compatible work so as to promote efficient administration of the Historic Protection Act in the general public interest.
- 319.3 Applicants shall qualify for expedited review only upon submission of sufficient information to support a determination that the proposed work is compatible with the character of the affected historic landmark or historic district. An applicant seeking expedited review shall submit all pertinent application materials required in §§ 304 through 310. HPO may reject for expedited consideration any application lacking proper documentation.
- 319.4 Applicants of a property subject to a conservation easement shall submit written consent of the easement holder when requesting HPO review.
- 319.5 HPO shall review applications by applying written criteria adopted by the Board. These criteria shall include the design and construction standards in Chapters 20 through 29, as well as any design guidelines or policies adopted by the Board in accordance with § 2003.
- 319.6 HPO shall ensure that the Board's standards and guidelines are posted on the HPO website and are readily available to the public.
- 319.7 HPO shall maintain a public record of all approvals granted under this delegation of authority, indicating the address and type of work approved. HPO may provide regular notice of the cases approved under delegated review, either by mail or electronic mail to the public mailing list described in Chapter 32.
- 319.8 HPO may decline to review any application under delegated authority as it deems appropriate.
- 319.9 HPO shall provide public notice and schedule a discussion of the delegation of authority on the HPRB agenda on an annual basis. After hearing public comment, the HPRB shall vote to reauthorize, revoke, or amend its delegation of authority.

## **320 CATEGORIES OF WORK DELEGATED TO HPO**

- 320.1 HPO is delegated authority to review permit applications for the following types of work when consistent with the Board's standards and guidelines:

- (a) In-kind or compatible repair or replacement of masonry, woodwork, metalwork, siding, trim, and other architectural features;
- (b) In-kind or compatible replacement of roofing, coping, gutters and downspouts;
- (c) In-kind or compatible masonry pointing, cleaning, and waterproofing, except by sandblasting or other damaging methods;
- (d) Window and door replacement;
- (e) Creation or closure of window or door openings;
- (f) Basement areaways and window wells;
- (g) Rear decks;
- (h) Roof decks and roof access stairs;
- (i) Skylights, solar installations, antennas, and satellite dishes;
- (j) Plumbing, heating, ventilating, air conditioning, and mechanical equipment and installations;
- (k) Utility meters;
- (l) Exterior lighting fixtures;
- (m) In-kind or compatible fences, retaining walls, steps, walkways, and garden features;
- (n) Patios, garden storage sheds, swimming pools, and similar private property features that do not affect historic character;
- (o) Awnings, canopies, signs, storefront renovations, and unenclosed sidewalk cafes;
- (p) Projection and public space permits, including occupation of public space for dumpsters, barricades, and other construction activities;
- (q) Building additions not exceeding 250 square feet in footprint or 500 square feet on two or more levels;
- (r) Construction of one story garages;
- (s) Removal or alteration of additions that do not contribute to historic character;

- (t) Work reviewed by the HPRB under the conceptual design review process and delegated to HPO;
- (u) Raze applications for buildings that the Board has determined do not contribute to the significance of a historic landmark or district, or that fall outside of a designation's defined period of significance;
- (v) Raze applications pursuant to an approval by the Board or Mayor's Agent;
- (w) Excavation, sheeting and shoring, underpinning, grading, blasting, and other ground disturbance;
- (x) Renewal, revision, supplemental, and temporary building or public space work permits, including temporary signs, scaffolding and other construction activities;
- (y) Other routine, minor, or compatible work consistent with the above.
- (z) Subdivisions, except in the case of historic landmarks or theoretical buildings sites as provided in the D.C. Zoning Regulations, including:
  - (1) Minor or insignificant lot changes compatible with the character of the property or its setting;
  - (2) Conversion of assessment and taxation lots to record lots; and
  - (3) Subdivisions required to implement a rehabilitation or construction project approved by the Board.