
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	432 New Jersey Avenue, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 23, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	13-263	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Marc Teren, owner of 432 New Jersey Avenue, SE seeks a two-year extension for a concept approval given by the Board in April 2013. The project involves an addition atop and to the side of a two-story, semi-detached rowhouse in the Capitol Hill Historic District.

The Board's regulations stipulate that an approval of a conceptual design review application remains in effect for two years from the date of the Board's action. Upon expiration of this period, the applicant may return to the Board with a request for an extension of one additional period of two years for good cause. The Board is not required to reopen the review of the application, and shall not unreasonably withhold its approval of an extension (DCMR 10A, 332.1).

The applicant is in the process of preparing permit drawings, but additional time is necessary to address structural and engineering questions prior to the submission of a building permit application. The basis for the Board's finding that the project is consistent with the purposes of the preservation act and the property's historic context is unchanged. Accordingly, the HPO recommends that the HPRB not reopen the case and grant a two-year extension to the approved concept.

Recommendation

The HPO recommends that the Review Board not reopen the case and grant a two-year extension to the approved concept.