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

Property Address:	65 I Street SW	Agenda
Landmark/District:	Randall School	X Consent Calendar
		X Concept Review
Meeting Date:	September 26, 2019	X Alteration
H.P.A. Number:	17-587	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architectural Historian Jonathan Mellon (Goulston & Storrs), representing the owners (Lowe Enterprises), seeks a two-year extension for a concept approval given by the Board for a project reviewed in September 2017. The project involves renovation and partial demolition of the landmark Randall School and adjacent new construction. The project underwent substantial review and obtained approval by the Board and Mayor’s Agent, as well as been approved by the Zoning Commission as a planned unit development.

Since the 2017 approval by the Board, revisions to the design required a return to the Zoning Commission. While the Commission approved those revisions in July 2018, the project was appealed to the DC Court of Appeals. The appeal was dismissed in early 2019 and the applicants have since been working to obtain financing and tax abatement legislation from the DC Council. The legislation was approved by the Council in June 2019 and a joint venture partnership was finalized in July to allow design and pre-construction work to begin.

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 basis for the Board’s finding that the project is consistent with the purposes of the preservation act and the property’s historic context are 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.