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

Property Address:	1919 Connecticut Avenue, NW	Agenda
Landmark/District:	Hilton Hotel	X Consent Calendar
		X Concept Review
Meeting Date:	November 18, 2010	X Alteration
H.P.A. Number:	08-309	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architectural Historian Andi Adams (Goulston Storrs), representing the owners, seeks a two-year extension for a concept approval given by the HPRB in December 2008. The project involves construction of a new residential apartment tower.

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 10-C, 332.1).

Like many projects over the past two years, this project has been put on hold due to the depreciation in real estate values, increasingly stringent lending requirements for residential projects, and general economic downturn. The applicants have recently submitted construction plans and a permit application to HPO for approval, however, the plans are insufficiently detailed and involve changes that require that the project return to the HPRB for additional review. As it is unclear whether the project will be ready to return to the Board prior to the "expiration" of the two-year period next month, the applicants are seeking this extension.

The basis for the Board's finding that the concept is consistent with the purposes of the preservation act and the property's 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; the revised project will be scheduled for the Board's consideration when submission materials are received.