

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

Landmark/District:	Mount Vernon Triangle HD	<input type="checkbox"/> Agenda
Address:	901 5th Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 21, 2017	<input type="checkbox"/> Alteration
Case Number:	15-491	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The Peebles Corporation seeks renewal of a concept approval for construction of a mixed-use 12-story building with a roof deck and two levels below grade on a vacant site at the corner of 5th and I Streets in the Mount Vernon Triangle Historic District. After two reviews, the Board found the concept compatible with the historic district, contingent on several further design revisions and an archeological plan being developed and carried out in consultation with the HPO archaeologist, and delegated final construction approval to HPO in December 2015.

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 shown. 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 requesting the extension in order to finalize financing and to amend the LDDA with the District of Columbia.

Since the 2015 concept approval, the applicants met with HPO and less than a quorum of the Board to finalize the outstanding design issues, which is reflected in the enclosed plans. The archeological work plan has not yet been developed or carried out.

Recommendation

The HPO recommends that the Board not reopen the case and that it grant a two-year extension to the approved concept with the condition that an archeological work plan be developed and carried out in consultation with the DC State Archeologist, as per the recommendation from the September 2015 staff report.

HPO Staff Contact: Kim Elliott