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

Property Address: **1301 11th Street NW** (X) Consent Calendar
Landmark/District: **Shaw Historic District** (X) Concept renewal

Meeting Date: **September 28, 2023**
H.P.A. Number: **23-513** (X) New Construction

The property owner, Trustees of New Bethany Baptist Church, together with the applicant, Shaw Ventures LLC, seeks renewal of a concept for a new four-story multi-family residential building. The site is currently a surface parking lot. Plans were prepared by Eric Colbert and Associates. The Board approved this concept in June 2021 (HPA 21-221) and delegated final review to staff.

Proposal

The applicant proposes no changes to the concept approved in 2021.

Evaluation

By regulation, concept designs approved by the Board and delegated to staff expire after two years if a building permit application has not been cleared.¹ The applicant must return to the Board for consideration if they wish to extend their approval for another two-year period.

The purpose of the renewal procedure is to make sure that approved concepts and delegations remain consistent with historic contexts, regulations, and design guidelines adopted by the Board. Although rare and infrequent, historic contexts might change due to loss of historic buildings, or the Board might adopt new guidelines that change the standards that were used to approve the expired concept. But the regulations (10C DCMR § 332.1) state that “The Board is not required to reopen the review of the application, and shall not unreasonably withhold its approval of an extension.”

In this case, there have been no relevant changes to the context or the concept itself, and it remains the same and is still compatible with the character of the Shaw Historic District

Recommendation

HPO recommends that the Review Board approve the renewal of the concept as consistent with the purposes of the law and delegate further review to staff.

¹ 10C DCMR § 332.2: “The Board’s delegation of final review authority to the staff at the conclusion of conceptual review shall also remain in effect for a period of two years from the date of the Board’s action. After the delegation has expired, the applicant shall be required to return to the Board to request an additional two years on the basis of good cause shown. The Board shall not unreasonably withhold its approval of an extension. Upon expiration of this extension, or if the extension is denied, the staff shall return the application to the Board for final review.”