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

Property Address:	1600 I Street NW	Agenda
Landmark/District:	Sixteenth Street	Consent Calendar
Meeting Date:	June 22, 2017	X Concept Review
H.P.A. Number:	15-575	X Alteration
Staff Reviewer:	Michael Robb	New Construction
		Demolition
		Subdivision

1600 I Street Corporation and contract property purchaser MPTCC 888 Property LLC requests extension of two years for the concept approval of HPA 15-575. This proposal was approved in October, 2015.

1600 I is a Brutalist, eight story office building constructed in 1969 and designed by Vlastimil Koubek that stands one block from Lafayette Square. It is a non-contributing building in the Sixteenth Street Historic District. The project involved recladding the existing façade with limestone and metal panels, a new rooftop terrace at the penthouse level, and new storefront glazing at the first two floors.

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 has been seeking a buyer for a portion of the building over the past several years, with the building renovated per the approved concept from October, 2015 as part of the purchase consideration. The owner has only recently entered into contract as of May 31st, 2017, and requests additional time beyond the November 2017 expiration of the original approval to develop final construction plans consistent with the Board's approval.

Recommendation

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