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

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Property Address:	<b>2002 11<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>July 28, 2022</b>	<b>X</b> Concept Review
H.P.A. Number	<b>22-376</b>	Alteration
		<b>X</b> New Construction
		Demolition

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Owner Rock Creek Property Group seeks a two-year extension for a concept approval given by the HPRB in October 2015. The project is for demolition of a non-contributing building and construction of a 10-story residential building attached to the historic Industrial Bank on the corner of 11<sup>th</sup> and U Streets.

The Board's regulations stipulate that 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 an 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 10C, 332.1).

The applicant received a raze permit for the non-historic building in 2016 and was actively pursuing construction permits after that. However, general contractor issues, mediation and ultimate dissolution of the Joint Venture partnership, the untimely passing of project architect Phil Freelon, and the ongoing pandemic necessitated placing the project on hold.

The plans are unchanged as is the basis for the Board's finding that the project is consistent with the purposes of the preservation act and compatible with the historic context. 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.*

*Staff Contact: Anne Brockett*