

---

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

---

Property Address:	<b>1800 Columbia Road, NW</b>	Agenda
Landmark/District:	<b>Washington Heights Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>May 26, 2022</b>	<b>X</b> Alteration
H.P.A. Number	<b>16-388</b>	New Construction
		Demolition

---

Owner P.N. Hoffman seeks a two-year extension for a concept approval given by the HPRB for a project reviewed in January 2017. The project is for construction of a multistory residential and retail building at the intersection of Columbia Road and 18<sup>th</sup> Street NW.

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's project has been on hold since 2017 when the permit application was halted due to legal action regarding the project. When an injunction was lifted in 2021, the permitting process restarted in May, was delayed, and restarted again in 2022. When the permit application was submitted to HPO in April of this year, the staff advised the applicants to file for the renewal of the Board's previous approval.

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.*