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

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Property Address:	<b>2631-2641 Connecticut Avenue, NW</b>	Agenda
Landmark/District:	<b>Woodley Park Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>September 22, 2022</b>	<b>X</b> Alteration
H.P.A. Number	<b>22-441</b>	New Construction
		Demolition

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Applicant MDP 2631 CT Ave LLC seeks a two-year extension for a concept approval given by the HPRB in July 2020 (HPA 20-396). The project would expand the existing mechanical penthouse into habitable third floor commercial on a non-contributing building within the Woodley Park Historic District.

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).

Since the time of concept approval in July 2020, the Applicant has pursued the construction of the project. However, the ongoing Covid pandemic has affected the demand for commercial office space and, therefore, the project's financing and schedule.

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*