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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	400 - 418 D Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 22, 2018	<input type="checkbox"/> Alteration
Case Number:	17-488	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Evergreen Urban, in partnership with Ebenezer Methodist Church (as Ebenezer Flats, LLC), seeks on-going conceptual design review for the construction of parking structures. Plans have been prepared by R. McGhee and Associates.

At the September 2017 meeting, the Board approved concept plans for subdividing the lots and constructing five brick rowhouses. The Board deferred taking action on the proposed parking structures and asked the applicant to return with more detailed information.

Subsequently, on February 1, 2018, the applicant presented a concept proposal for two brick parking structures enclosing mechanical parking structures. The Board did not come to a majority decision on whether the proposal was compatible or not, and the Chair recommended that the applicants either revise the proposal or provide more information as to how the mechanical parking and loading within the inner block would operate to address concerns raised.

Revised Proposal

The revised plans eliminate the brick parking structures and mechanical parking lifts. Surface parking spaces for 16 cars will be provided, accessed by the proposed curb-cut on 5th Street.

Evaluation

The square features two large churches, Capitol Hill United Methodist at the northeast corner, and Ebenezer United Methodist at the southwest corner. There is currently a large at-grade parking lot associated with United Methodist at the square's northern border. An at-grade, inner-block parking area at the southern end of the block adjacent to the Ebenezer Methodist Church would essentially book-end the square and not result in an anomalous or incompatible condition. The addition of landscaping, especially around the borders of the parking area where it abuts neighboring properties, would help to mitigate the impact of the at-grading parking on the greenspace within the square.

New curb cuts are unusual for the Capitol Hill Historic District, and have consistently been found incompatible by the Board when resulting in the creation of parking spaces within public space front yards. However, the Board has sometimes found curb cuts to be acceptable within

the context of a particular development project; examples on Capitol Hill include the new apartment building at 1230 Pennsylvania Avenue SE, the Frager's redevelopment in the 1100 block of Pennsylvania Avenue, and at the Hine School redevelopment. In this particular project, the proposed location of the curb-cut is in character with where an alley entrance would be found within the district and it will not result in parking in public space, while providing an opportunity for accommodating parking for the five new houses and the church. Given the location of the proposed curb cut, and the overall context of the project, the proposal is compatible for the character of the historic district.

Recommendation

The HPO recommends that the Board approve the revised concept as consistent with the purposes of the preservation act.

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