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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>526 8<sup>th</sup> Street, SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>June 28, 2018</b>	<input type="checkbox"/> Alteration
Case Number:	<b>18-433</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

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Owner MDP 526 8<sup>th</sup> Street LLC requests concept review for the combination of lots 809 and 810 into one lot, and construction of a three-story mixed-use building on a vacant lot within the Capitol Hill Historic District. The project requires zoning relief related to the maintained use of the existing loading berth and reduction of required parking spaces.

### **Property Description**

Currently lots 809 and 810 are currently paved with asphalt and used as an at-grade parking lot. There is an existing curb-cut along 8<sup>th</sup> Street paved with cobble-stone. The adjacent building at 524 is a two-story brick building built in 1917; 530 is two-story brick bay-front built in 1894.

### **Proposal**

The plans call for the construction of a three-story tall mixed-use building. The height of the first two floors would measure 30' 3" and include a solid 4' 0" parapet. The third floor would be set back from the street elevation 42' 0". Sliding doors at the third floor would lead to a front roof-deck; the deck and open metal railing would be set back 10' 0" from the front of the building. Mechanical units would be located at the rear roof and not seen from street view.

The building would be clad in brick and feature decorative brick soldier courses at the parapet and below the second-floor windows. The fenestration at the second floor would be alternating paired and single tilt-and-turn single-pane windows with fixed transoms topped by pre-cast lintels. The ground floor storefronts would each have a projecting bay window and the southernmost portion of the building would feature a two-story projecting bay. The set-back third floor and rear elevation would be clad in stucco.

The project also calls for a subdivision to combine the two lots into a single lot.

### **Evaluation**

Barrack's Row is a commercial strip characterized by historic buildings ranging in height from one to four stories. Typically, the historic buildings feature large spans of glass at their ground floors and smaller, residentially-scaled punched openings on the upper floors. Most of the buildings are

constructed of brick dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, although a few wood framed buildings of an earlier vintage remain.

The proposed two-story street wall height is compatible with the streetscape and immediately adjacent buildings; the solid parapet wall atop the second floor and the height and setback of the third floor will result in this top level and its outdoor terrace being not visible from street view. The brick façade with its simple brick articulation, cast-stone sills and decorative parapet is compatible with and similar to early 20<sup>th</sup> century commercial buildings within the historic district. The large panes of glass and projecting storefront windows will continue the rhythm of commercial storefronts within the streetscape.

**Recommendation**

*The HPO recommends that the Board approve the concept for new construction and subdivision as consistent with the purposes of the preservation act and delegate final approval to staff.*

*Staff Contact: Gabriela Gutowski*