

---

---

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

---

---

Landmark/District:	<b>Saint Elizabeths Hospital Historic District</b>	(x) Consent
Address:	<b>1110 Oak Drive SE</b>	
Meeting Date:	<b>April 22, 2021</b>	(x) New construction
Case Number:	<b>21-268</b>	(x) Concept

---

---

The applicant, lessee STE 15 LLC (with Adjaye Associates architects), requests the Board’s review of a conceptual application to construct a two-level retail and event space and a greenhouse atop a parking lot on Parcel 15. The structure is to stand pending the mixed-use redevelopment of that area of the campus. While tied into the ground, it will not have true foundations.

It is community-focused use and a structure containing its own sustainability features, such as stormwater detention and rooftop solar. It is demountable and can be relocated and used elsewhere. Its roof height relates to the eave height of nearby historic buildings. Clearly contemporary and distinctive, it is also a temporary structure, sufficiently compatible for the context and a marked improvement over a parking lot.

As a project on District government land, it is also subject to, and undergoing, design review by the U.S. Commission of Fine Arts.

**Recommendation**

*HPO recommends that the Board approve the concept and delegate to staff further review.*