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

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Landmark/District:	<b>Saint Elizabeths Hospital Historic District</b>	(x) Consent calendar
Address:	<b>2730 Martin Luther King Jr. Avenue SE</b>	
Meeting Date:	<b>February 27, 2020</b>	(x) Raze
Case Number:	<b>20-177</b>	(x) Concept/Permit <sup>1</sup>

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The applicant, the Office of the Deputy Mayor for Planning and Economic Development (DMPED), agent for the owner, the District of Columbia government, requests the Board's review of a proposed raze of Building 99 on the East Campus of Saint Elizabeths.

Building 99 is also known as Staff Residence No. 6, one of a half dozen two-story detached frame foursquares erected in 1924 to house physicians employed at the hospital. This house, long vacant, caught fire in autumn. Therefore, DMPED proposes its removal.

In the Board's 2005 designation of Saint Elizabeths, Building 99 was counted among the buildings contributing to the character of the historic district. According to the regulations (10C DCMR §305.3), "The filing of an application for a demolition permit shall be considered to incorporate a request for determination whether the property contributes to the character of a historic landmark or district..."

### **Evaluation**

As the recent photographs indicate, the fire has destroyed the building. The roof is gone, the interior partitions are ruined, and the outer walls are charred. "Saving" the building would require its reconstruction. Therefore, it cannot be said to contribute any longer to the character of the campus, because of the extensive loss of physical and historic integrity.

This incident provides a cautionary lesson. As the attached 2011 photographs attest, and as staff pointed out at the time of the Board's review of the surrounding parking lot in November 2018, the building had been neglected for years. Intruders were likely the proximate cause of the fire, and greater care is warranted to protect the remaining buildings from both manmade and natural threats.

### **Recommendation**

*HPO recommends that the Board 1) find Building 99 no longer contributing to the character of the historic district, 2) approve the concept of the raze as consistent with the purposes of the preservation law, and 3) delegate to staff clearance of a raze permit application.*

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<sup>1</sup> The HPRB application states that this is a permit application, but no raze permit application has been opened with the Department of Consumer and Regulatory Affairs.