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

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| Landmark/District: | Saint Elizabeths Hospital Historic District | (x) Consent |
| Address: | 801 through 1199 Sycamore Drive SE¹ | (x) New construction |
| Meeting Date: | September 24, 2020 | (x) Subdivision |
| Case Number: | 20-346 | (x) Design development |

The applicant, Redbrick LMD, long-term lessee of the subject parcels, submits design-development drawings to construct an 88-unit townhouse project. The Board reviewed the project in June and July.

At the July 30 hearing, the Board approved the concept for subdivision and construction, with the following conditions:

- that there be more consistency and less contrast of colors and elements across the project, with the quoins to be the same color of the body brick;
- that the brick return around the sides/ends of each building;
- that the belt courses be consistent and not project;
- that siding on the rears of buildings be of fiber-cement board and not vinyl;
- that the windows on fronts and sides visible from the streets not be vinyl but be compatible with the design guidelines for windows;
- that the arrangement/ganging of windows be consistent within at least each unit;
- that the applicant make the gables symmetrical and center the gable windows; and
- that the landscape be developed further, especially along Alabama Avenue.

The Board asked that design development return on the consent calendar. Most of the Board's concerns have been addressed.

The side gables are now symmetrical, lowering the slope of the front roofs.

The front and side windows visible from the streets are to be aluminum-clad wood. The rear windows and the front and side windows that face the alley will be vinyl.

The requested changes to the masonry have been made. Consistency of the water tables with the brick above would be preferable, but the applicant has its own preferences. If feasible, it would be better to have the side windows spaced farther from the front corners/quoins.

The fenestration within each building has been regularized. It would be better to have all the front doors align beneath the windows above, but the current arrangement makes room for the

¹ South side. Street addresses have not yet been assigned, as the property has not been subdivided. The two subject parcels (10 and 14) are presently designated as three assessment and taxation lots—811, 812 and 823—in Square 5868S.

proposed entry canopies, and the bilateral symmetry of the buildings mitigates these localized offsets. The heights of the dormer windows have been reduced.

The canopies over the main entrances should be lightened/thinned as much as feasible.

The details of the end bays must be further developed.

The plans show a considerable amount of planting on the Alabama Avenue side of the property and elsewhere. It is hoped that there is also a robust maintenance plan to follow. Given that the grass verge is very narrow in some places, it is worth considering eliminating it in favor of other planting in those spots. The piers of the masonry screen walls need not extend much above the height of the rest of the walls.

Recommendation

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