

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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1201-1215 Good Hope Road, SE	<input type="checkbox"/> Consent
Meeting Date:	October 26, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-662	<input checked="" type="checkbox"/> New Construction
Staff Contacts:	Imania Price, Steve Callcott	<input checked="" type="checkbox"/> Subdivision

Applicant MLK Gateway Partners LLC, with plans prepared by Cunningham Quill Architects, return for on-going conceptual design review for construction of a three-story infill commercial building as an addition to four contributing historic commercial buildings in the Anacostia Historic District. The project would require a subdivision to combine several lots.

Property Description

1201-1215 Good Hope Road SE are four properties located on the corner of Good Hope at Martin Luther King Jr. Avenue. The properties were built between 1891 and 1925 as retail buildings. Each property is listed as contributing to the historic district and are in various states of fair to poor condition. These buildings represent typical contributing commercial buildings in the historic district. The vacant site at the corner was once occupied by a one-story building but was demolished by the late 2000s and has since been used as a community space with an art structure.

Proposal

The case was reviewed by the Board at the September 27, 2017 meeting. At that time, the proposal called for façade restoration of the historic buildings, with some rear and roof demolition. A three-story addition was proposed on top of the rear portions of the one-story buildings; the first two floors would be set back 15’ from the historic buildings’ facades, with a further 10’ recess for the top fourth floor. The existing two-story building at 1213/15 was to be restored and connected internally without additional construction above. A three-story building was proposed for the vacant corner, with large plate glass storefront windows capped by transoms and separated by pillars. This corner element would be set back 5’ from the Good Hope Road property line and 2’ from the MLK Jr. Avenue property line. The materials included traditional red brick at 1201, a horizontal white masonry unit on the additional floors above the historic buildings and on the infill piece behind 1201, and metal panels on the recessed fourth floor. The windows on the 1201 corner element were shown as one-over-one double hung in a traditional proportion; the windows on the remaining new construction were proposed as a series of casements with a variety of heights and widths.

The Board approved the general concept, and recommended the following modifications and refinements:

- Additional clarification should be provided as to how the structure of the new construction will intersect with the historic buildings, and the extent of demolition reduced;
- The fourth floor should be eliminated or substantially reduced in size;
- Greater variety of setbacks and architectural expressions should be given to the added floors above the historic buildings to break up the long expanse that extends across multiple buildings;
- The windows on the added floors should be more compatibly spaced and sized, and the material colors more closely related to buildings in the historic district in order to balance and contextualize the less-than-optimal setbacks and the three-story height;
- the monumental scale of the two-story (20' high) storefront on MLK should be refined to a more human scale.

Evaluation

The proposal has been substantively revised to respond to the Board's concerns and direction. The extent of demolition has been clarified and reduced to an extent that does not result in substantial demolition as defined in the preservation regulations. The fourth floor has been removed floor and the mechanical penthouse set back more significantly both from Good Hope and in the rear. The two-story additions have been modified into two separate expressions with a change in façade plane and slight variations in brick patterning. The windows have been redesigned as punched double hung windows that are consistent within each portion of the addition, but with slight variety of size between each addition. The MLK Jr. Avenue elevation has been revised to remove the monumental projecting two story bay and redesigned to a more human scale that has a storefront window on the first floor and a slightly recessed brick façade on the upper two floors. The penthouse would be enclosed in a metal screen – the applicants' preferred option – but an alternative option has been developed where the screen would be clad in thin-brick as a more traditional option.

The revised height, massing, fenestration, detailing respond to the Board's concerns and are compatible with the character of the historic district.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the preservation act, and delegate final approval to staff.