

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

Property Address:	1201-1215 Good Hope RD SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	January 26, 2019	X	Concept Review
H.P.A. Number:	19-142	X	Alteration

Applicant MLK Gateway Partners LLC, with plans prepared Hickok Cole, returns to the Board seeking revision to an approved concept to permit structural alterations to the four contributing historic commercial buildings in the Anacostia Historic District for a proposed four-story infill project.

Property Description

1201-1215 Good Hope Road SE are four properties located on the corner of Good Hope Rd at Martin Luther King Jr. Avenue. The properties were built between 1891 and 1925 as retail buildings. These buildings represent typical contributing commercial buildings in the historic district. Each property is listed as contributing to the historic district and are in various states of fair to poor condition.

1203 is a one-story vacant commercial brick building built in 1916 by A.W. Brinels. The exterior storefront façade wall is clad with fiber cement siding and has a projecting storefront bay with a shed roof. It shares a party wall with 1205 and the west façade has an exterior masonry wall that has been parged and painted with a mural. Its roof and much of its structure have recently been reconstructed.

1205 is also a one-story vacant commercial brick building built in 1928 by Brinels. The exterior front façade is clad with brown brick with a flat storefront window and door.

1209 building is a one-story commercial brick building with a partial basement built in 1925 by Claude Norton. The exterior façade is clad in brown brick with masonry piers.

1213-15 is the most intact historic resource. It is a two-story commercial brick building built in 1891. The exterior façade is clad in brown brick with two-over-two windows with first floor storefronts and is capped by a flat roof.

Proposal

When previously presented in October 2017, the project called for façade restoration, construction of a four-story addition atop the one-story historic buildings set back from their façades and construction of a four-story building on the vacant corner of Good Hope Rd and MLK Ave. The Board approved the concept with recommendations for revisions to the height and design of the project. The revised proposal seeks to lower the overall height of the addition by removing the existing roof framing at 1205 and 1209 Good Hope Rd and reusing the framing in the construction of the project. The updates to the plan for each building includes:

- 1203 – Additional retention of a portion of the existing masonry wall.
- 1205 – Removal and lowering of historic roofing and roof framing.
- 1209 – Removal of historic roofing and roof framing, and removal of the existing masonry demising wall between 1205 and 1209.
- 1215 – Removal of existing interior structure.

In the initial concept proposal, the former architectural team proposed to retain a significant portion of the roof and the party walls of the contributing buildings and construct the addition over the roof framing. While the scope of removal was consistent with the Board's regulations regarding demolition, it resulted in an increase in height to the entire addition and awkwardly tall proportions. The current plan proposes to lower and reuse the original steel and wood framing to retain the historic fabric, allowing the height of the new building to be lowered by six feet.

Evaluation

While representing a somewhat unusual approach, the revised proposal for the retention and reuse of the roof framing on 1205 and 1209 achieves the goals established by the Board to retain as much of the physical fabric of the buildings as possible while also lowering the height of the addition to a more appropriate height for the historic district. While some additional clarification is necessary on the specifics of the retention and reuse, the revised concept is reasonable within the context of this project.

However, it is unclear why the original historic interior structure of 1215 is also proposed for removal. This building remains the most intact in the row and will not have additional construction above it. Unless it can be documented that this structure is significantly deteriorated, the floor and roof assemblies of this building should be retained. As well, a greater proportion of the demising wall between 1205 and 1209 should be retained as well to illustrate that these were historically two separate buildings.

Recommendation

The HPO recommends that the Board:

- 1) Approve the conceptual approach to retaining and reusing the wood and steel roof framing of 1205 and 1209 necessary to achieve the lowering of the addition, and that a specific retention plan documenting the framing elements be developed;
- 2) Approve the revised design of the new construction that lowers its height by six feet;
- 3) Require that the interior structure of 1213-1215 be retained;
- 4) Retain a greater portion of the demising wall between 1205 and 1209;
- 5) Reiterate that their conceptual approval for the project is premised on a scope of restoration work for the historic facades; and
- 6) Delegate final approval to staff.

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