

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

Property Address:	1231 Good Hope Road	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	March 31, 2022		Concept Review
H.P.A. Number:	HP 22-149	X	Alteration Subdivision

Studios Architecture, on behalf of the Washington Area Community Investment Fund (WACIF), returns with revisions to a concept for interior renovation and construction of a two-story addition atop a one-story contributing commercial building in the Anacostia Historic District.

In its previous review, the Board found the general concept for a two-story roof addition to be supportable but that additional design work was needed. It was recommended that the front setback of the roof addition be increased and the height of the floors lowered to reduce the apparent size of the addition relative to the underlying building, and that the extent of glazing be increased and the materials and articulation of the addition continue to be studied to lighten the addition's visual weight and relate it more closely to the character of this building.

Property Description

1231 Good Hope Road was originally constructed as two one-story stores before it was combined and leased to the Woolworth company in the 1930s. The Moderne styled façade has large plate glass windows, recessed storefront entrances, and a façade clad in limestone panels and patterned brick culminating in a low stepped parapet roofline. The property was renovated in 2013 for the current use as an arts and retail venue. The renovation included new aluminum framed storefront windows to evoke the originals, new wood double doors and transoms, retaining the vestibule floor tiles, and repointing and repainting the exterior façade.

Revised Proposals

Two massing options have been developed in response to the Board's comments, both of which increase the front set back by an additional 2-3 feet and which reduce the height by 4 feet. Massing I proposes a stepped façade that steps back 16 to 20 feet from the street façade. Massing II proposes a "bent bar" - a prow-shaped form that cants back on each side from 12 to 20 feet. Each of the options is clad in a variegated brick, and several different glazing options are provided that show windows ranging in number and proportions. At the back of the building, the upper two-story addition would be set back 12 feet from the property line and is proposed to be clad in brick with punched windows. The rear portion of the roof of the historic building would be a green roof; the roof deck previously proposed has been removed in response to impacts on adjacent residential properties. The proposal shows the side elevations of an undefined material, with a courtyard carved out on the upper floors. The penthouse frontage along Good Hope has an increased set back of 13 feet and remains 12 feet tall.

Evaluation

The reduced height and increased setbacks in both massing options are successful in decreasing the mass and bulk of the addition. In eliminating the sharp corners, HPO finds the “bent bar” (massing II) provides the more compatible option as a simple, singular design that feels lighter in weight and results in a more horizontal orientation. While clearly contemporary in form, the shape is neither jarring or sharp in its contrast with the underlying building or the surrounding context.

HPO recommends further development of the fenestration along the lines of window option 2C, with nine punched windows across the bent bar, united by a continuous sill and cornice and with each window provided with a surround to provide depth and punctuation to the openings. This option reinforces the horizontality of the composition to relate to the underlying building while providing a compatible balance of solid to void.

While the Board recommended that the applicant explore a lighter material to reduce the heaviness of the addition, the desire for lightness has been effectively achieved by the changes in massing and fenestration. In addition to being the client’s preference, brick has also been the expressed preference by the community for new construction in many previous cases, and may provide the best solution here for achieving compatibility with the building and streetscape. As the material palette is further developed, HPO recommends that the color, texture and range of the brickwork be developed in a manner that complements but is differentiated from and lighter in color than the Moderne parapet roofline. It is also recommended that the brick wrap around at least a few feet on each side elevation and that the side elevation material be of a color and texture that is not sharply contrasting with the addition’s primary elevation.

Recommendation

HPO recommends that the Board find the revised concept for a two-story roof addition along the lines of the “bent bar” massing option II and with a fenestration pattern following the pattern suggested by study 2C to be compatible with the building and the historic district. It is recommended that final approval be delegated to staff on the understanding that HPO will share and coordinate development of final plans with the community.

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