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

Property Address:	1337 Good Hope Road, SE	X Agenda
Landmark/District:	Anacostia Historic District	Consent Calendar
Meeting Date:	May 26th, 2022	X Concept Review
H.P.A. Number:	21-500	Alteration
		X New Construction
		Demolition

Recovery Café DC, with plans prepared by Cunningham Quill Architects, returns to the Board for on-going concept review for construction of a four-story mixed-use building in the recently expanded boundaries of the Anacostia Historic District.

When last reviewed in April, the applicant had revised the project in response to the Board's earlier recommendations. However, the Board requested the applicant remove the fifth floor for a viable project.

The applicant has revised their proposal further to remove the fifth floor. The materials include additional brick cladding variations. The brick cladding on the corner continues onto the side elevation. The side elevation had been revised to be reduced from four pavilions to three and clad in cementitious panels with the reveals between them clad in brick. The fenestration includes double ganged windows along the front and side elevation with large glazing along the bottom storefront.

Evaluation

Removing the fifth floor and lowering the penthouse is a substantial improvement on the scale of the project along Good Hope Road and is successful in relating the building to the smaller-scaled historic buildings in the existing and expanded historic district. The revised wider corner element successfully breaks the large massing proportions. The fenestration and a higher proportion of glazing are appropriate and welcoming. The compatible masonry cladding along the front and side elevation relates to the historic brick along Good Hope Road.

Recommendation

HPO recommends that the Board find the revised concept to be compatible with the character of the Anacostia Historic District and to delegate final approval to staff.

HPO contacts: Steve Callcott and Imania Price