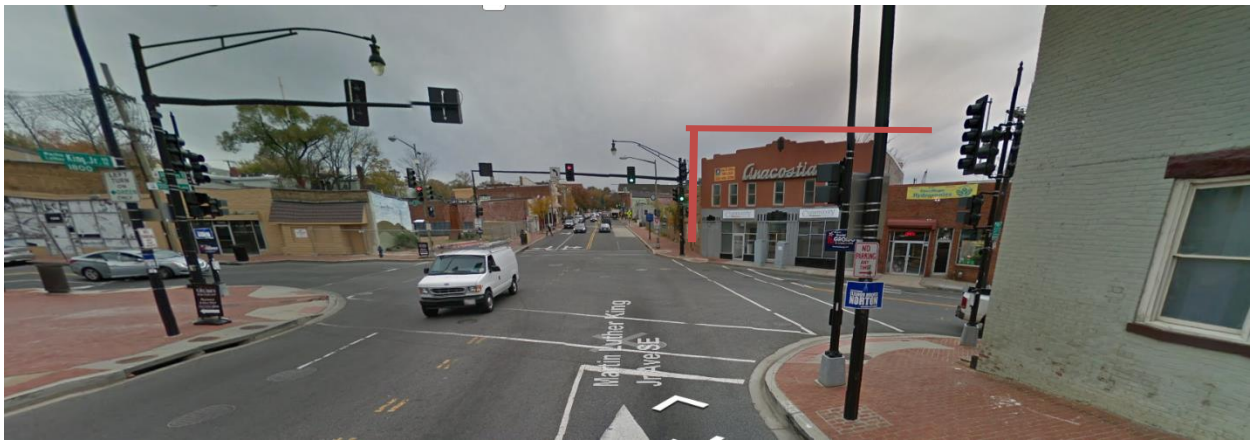

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

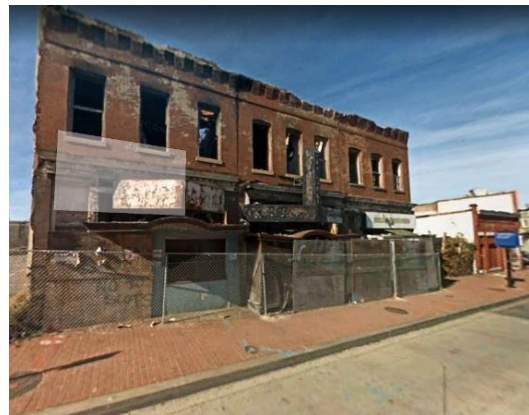
Property Address:	1909 Martin Luther King Jr Avenue	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	September 28th, 2017	X	Concept Review
H.P.A. Number:	17-592		Alteration
Staff Reviewer	Imania Price	X	New Construction



On behalf of MLK Gateway Partners LLC, Cunningham Quill Architects, seeks conceptual design review for construction of a three-story infill commercial building in the Anacostia Historic District. The site is located at the intersection of Good Hope Road and Martin Luther King Jr. Avenue at the base of the 11th Street bridge; the site serves as the gateway into the Anacostia District.

Property Description

The vacant lot was previously occupied by a three, two-story commercial buildings that were constructed around 1911. The original buildings each had projecting bays with storefront openings at the ground floor with punched windows along the second story capped with a decorative corbelled cornice and flat roof. The buildings had been proposed for demolition in the past. After the Board recommended denial of a total raze and of a façade project alternative in 1998, the Mayor’s Agent approved demolition contingent upon the erection of a proposed one- to two-story,



office/retail, “special merit” project on the lots and the adjoining one at #1901. Following partial

collapse during a snowstorm, the remaining façade of the historic contributing buildings were demolished in 2015.

Proposal

The proposal calls for construction of a three-story mixed-use commercial building with a brick façade rising to a height of 40 feet to the parapet roof. The elevation would be organized vertically into three sections on the upper floors, separated by brick columns that slightly project from the facade and are set on the cornice line of the second floor. These upper levels would have two-over-two punched windows with stone sills and brick soldier course headers, separated on each floor by recessed brick panels with soldier course surrounds. The first floor would have a storefront façade with a centered recessed entry and large storefront windows flanked by secondary entry doors on each side. The upper levels are separated from the ground level by transom windows and a projecting awning. The side elevation will be Brick -Pattern CMU with the front façade cornices continuing around the side. The HVAC system will be located on the roof with a setback of 18'. The rear will have a deck on the second level.

Evaluation

The four corners of MLK and Good Hope Road provide prominent focal points in the neighborhood. Special design considerations should be considered to ensure development of an historic commercial corridor that is rich in character and consistent with the historic Anacostia district. The original historic buildings on Martin Luther King Ave represented early purpose-built commercial buildings in Anacostia at a prominent location into the district. While the community and HPO tried to save the buildings, they ultimately collapsed due to neglect.

The proposal does not intend to reconstruct the former building, as that approach is inconsistent with the Secretary of Interior Standards that states reconstruction may be considered as a treatment when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction. Nevertheless, the new project seeks to evoke the spirit of the lost buildings through a similar three-part façade composition, prominent storefronts, patterned brickwork, similar fenestration and detailed cornices. The three-story building is within the scale of new construction projects in the historic district, and will not overwhelm the character of smaller one to two story historic building across the street.

Recommendation

The HPO recommends that the Review Board find the concept to be compatible with the character of the historic district, and delegate final approval to staff.