

---

---

## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

---

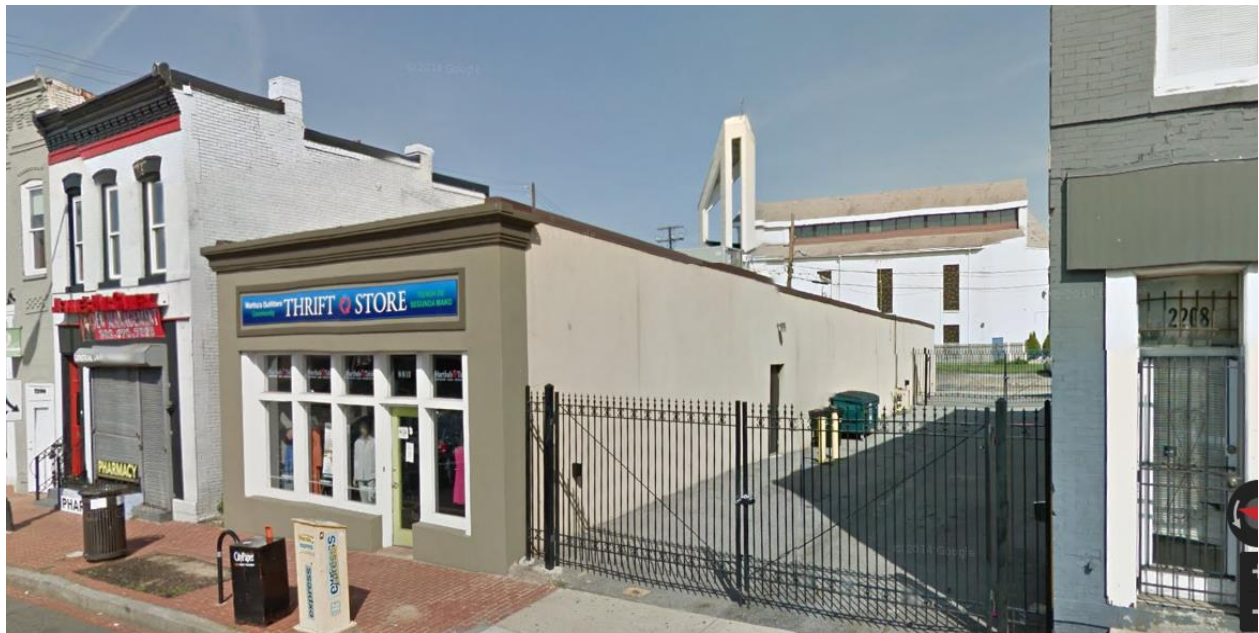
---

Landmark/District:	<b>Anacostia Historic District</b>	(x) Agenda
Address:	<b>2204-2206 Martin Luther King Jr. Avenue SE</b>	
Meeting Date:	<b>November 19, 2015</b>	(x) Addition
Case Number:	<b>15-463</b>	(x) New construction
Staff Reviewer:	<b>Tim Dennée</b>	(x) Revised concept

---

---

The applicant, Four Points LLC (Stan Voudrie), agent for property owner Curtis Homes of Maryland, Inc., seeks concept review for a three-story building that would connect to and extend atop an existing one-story building.



This is the Board's third review. In September, the Board supported the concept, including a one- or a two-story addition atop the former garage with the conditions that it be properly detailed and the materials revised. The Board stated its appreciation that the EIFS would be removed from the façade of the former garage, and asked for: 1) revisions or alternatives to the front balconies; and 2) that the brick of the three-story new building return along the sides; 3) that the cladding material on the addition be of a smaller module (with a sample of the material to be provided at a subsequent hearing; 4) that there be more masonry at the corners of the south side of the three-story new construction; 5) that the upper-story windows and the canopy over the store entrance be further refined and detailed; and 6) that the mechanical penthouse be designed and shown.

## **Evaluation**

The applicant has generally addressed the Board comments, but has not demonstrated exploration of alternatives to the third-floor balconies.

The drawings now specify the materials, but it would be useful for the Board to see samples of the brick, the metal panels, and perhaps the granite for the storefront base.

At about twenty feet back, the proposed addition is still problematic, because it is an intermediate location that neither fully incorporates the underlying building nor gives the impression it is standing behind it. Its two stories remain prominently visible but proportionally much taller than an attic or penthouse. The combination of height and depth creates an odd massing that overwhelms but doesn't really relate to the old. There is no opportunity to make a third story disappear no matter the setback, so the alternative to adding a single story would be to set the addition back far enough for the garage to read as a whole building. The Board has often cited forty feet as an appropriate minimum setback for additional floors, which is less than half the depth of the garage. But at twenty or forty feet back, the mass sticks up awkwardly in the midst of lower buildings. A more compatible solution would be a lightly framed single-story addition but with substantially less setback than shown. That would also address the issue of the scale of the present façade—a two-story frame around glazing—relative to the openings in the underlying and adjacent buildings.

The full details of the redesign of the garage building should probably await the removal of the EIFS. Then, the condition of the wall can be evaluated and a decision made as to whether the present storefront base remains. Light fixtures on the façade should be small and calculated to light eventual signage rather than to downlight and wash the corners of the building.

## **Recommendation**

*The HPO recommends that the Board approve the concept and delegate to staff further review with the condition that the roof addition be one story, set back at least five feet from the plane of the present front wall.*