
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2216 Martin Luther King Ave SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 22, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	HPA 21-672	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, SUGIL LLC, and property owner, Johnathan Campbell, request concept review for construction of a third story rooftop addition and a three-story rear addition. Built in 1906 by A.L. Fuss, the brick storefront at 2216 Martin Luther King Avenue SE is a two story, three bay wide, flat front, brick commercial building.

Proposal

This project proposes to construct a third story addition and a rear addition. The third story roof addition which would be set back 17'7" from the front façade. The roof addition proposes cement board cladding at the front and brick cladding on the side elevations. The front of the rooftop addition would have three bays with double-hung windows and no fenestration on the sides. The applicants plans to retain the first-floor features of the three bays, with the central large storefront window and two side storefront entry doors typical of the Anacostia commercial corridor. The cabinet box signage and one over one double hung windows are also planned to be retained on the front facade. The applicant proposes to demolish the side dogleg wall and entire roof framing.

Evaluation

A third-story addition is not incompatible with this commercial historic building along MLK Avenue. The historic district commercial corridor features taller historic buildings neighboring to both the north and south of Martin Luther King Ave. The context of the block, with varied height, massing, building types, and a mix of contributing and non-contributing structures, also allows for moderate amounts of additional height without adversely affecting the character of the historic district.

However, the proposed building's context balances between a two-story commercial and domestic setting and the compatibility of the roof addition would be improved if was additionally set back at least 5' behind the neighboring 2214 property's parapet. This additional set back would allow both 2214 and 2216 to remain the prominent masses.

Perhaps more problematic are the design features of the addition, which has a 4' cornice parapet, awkwardly sized windows, and fiber cement siding along the front façade. The cornice should be

lowered, which would reduce the height of the addition, and the fenestration made larger and wider to give the sense of commercial roof top addition and lighter presence. A compatible solution for the roof material on the addition could be achieved by using a lighter material.

Recommendation

The HPO recommends that the applicant revise the plans to set the third-floor addition further back, to lower its height by reducing its parapet and cornice, and to redesign its fenestration and materials. The design of the storefront window, signage, and demolition should follow historic preservation guidelines. The project should return to the Board for final approval when ready.