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

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Landmark/District: **Anacostia Historic District** (x) Agenda  
Address: **2226-2252 Martin Luther King Jr. Avenue SE**

Meeting Date: **December 17, 2015** (x) New construction  
Case Number: **13-578**

Staff Reviewer: **Tim Dennée** (x) Revised concept

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The applicant, Chapman Development (with Grimm and Parker Architects), requests the Board’s further review of design development of a five-story residential and retail building. The project includes consolidating all five lots on the avenue frontage of the square, relocating two contributing buildings to another site within the historic district (which the Board last reviewed in November), demolishing the noncontributing 1950 shack at the used-car lot at 2226 Martin Luther King, and demolishing the former “Big K” liquor store, which stands outside the boundary of the historic district.

At the Board’s last review, the members unanimously gave general support to the project but expressed a concern that the building was not yet sufficiently contextual. Specifically, the Board expressed concerns that the building was too tall (having grown at least eight feet since the Mayor’s Agent hearing); that the storefronts needed to be further developed; that the expanses of glazing were too large; that the building did not yet relate sufficiently well to the modest homes on Maple View Place; and that the building did not permit enough room for expected pedestrian traffic on Morris Road and Maple View Place.

**Revisions**

The height has been reduced to 59 feet, which is a fairly modest for a five-story building with a retail ground floor. The reduction improves the relationship to the homes on Maple View Place and reduces the building’s overall scale. The building has also been pulled back three feet from the property lines on both Maple View and Morris Road, allowing for some widening of the sidewalks.

The storefronts are improved in scale and detailing. They can be varied somewhat but probably should be consistent within each wing and generally respect the traditional tripartite division of base, display windows, and clerestory. Where the doors appear, or how wide they are, can depend upon the tenants’ needs. Awnings should be hung within the storefront openings. Canopies, such as that at the building’s northwest corner, should be installed above the door and below the clerestory so as to be of use against the weather and represent a comfortable scale relative to the pedestrian.

Other revisions include the removal of the canopy from the fifth floor at the north end of the building, a reduction in the size of the residential-entrance sign, and a reduction in the amount of fiber-cement siding. Some wraparound corner windows have been removed although not quite as the staff had suggested.

The side elevations are not as friendly as they might be at the street level because of the garage vents, which should continue to be evaluated as the design continues to be developed.

The applicant is bringing to the hearing samples of the exterior materials.

**Recommendation**

*The HPO recommends that the Board approve the project in concept.*