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

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

Meeting Date: **January 28, 2016** (x) New construction
Case Number: **13-578**

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

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.

In December, the Board unanimously approved the project in concept but asked that revisions return to the Board on the consent calendar. Specifically, the Board suggested:

- (1) the amount of glazing be reduced;
- (2) the blade sign at the residential entrance is unnecessary and that signage might be needed near the garage entrance; and
- (3) the metal mullions not be green or another dark color that will visually recede.

Revisions

The large residential blade sign has been removed from the drawings, replaced by a smaller horizontal sign mounted atop the entrance canopy on Maple View Place. The metal mullions are now depicted in beige. The amount of glazing has not been reduced; the corner windows are no longer interrupted by brick piers but appear to meet at relatively thin mullions.

The first floor on the Morris Road (south) elevation has been improved slightly in that one of the louvered vent covers has been swapped out for two windows in the same opening, although these are likely to be blanked out with film or other means.

Recommendation

The HPO recommends that the Board approve the revisions and delegate final approval to staff.
