

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

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Property Address:	<b>1605-1607 Good Hope RD</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>April 27<sup>th</sup>, 2023</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>HP 22-445</b>	<b>X</b>	New Construction
		<b>X</b>	Subdivision

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Helin Investment, with plans developed by Tess/Warren Architects, returns to the Board with a revised concept proposal for a subdivision to combine lots and for construction of a five-story affordable housing/mixed-used building in the Anacostia Historic District.

1605-1607 Good Hope Road is a vacant parking lot located between 16<sup>th</sup> Street and Fendall Street with a grade that gradually slopes down towards the west.

When presented in October 2022, the Board did not take a vote but expressed interest in seeing revised concepts that studied further integrating the fourth floor with the underlying buildings and treating the fifth floor as a penthouse with setbacks on all sides, evaluating whether the continuous street wall of the building should be relieved in some way, and expressed compatibility concerns about the areaways fronting Good Hope Road. The project returned in February 2023, the Board did not take an action but asked the applicants to consider how the façade of the building could be further broken down and made less flat and questioned the compatibility of the raised entrance steps.

**Project Description**

As before, the project will combine two lots into a single lot and calls for construction of a four-story building with a penthouse.

The front elevation has been reorganized into an A-B-C composition. The A elements would be four stories in brick, set flush with the building line, and contain ground level retail storefronts and the lobby entrance; the B elements has been revised to feature four four-story bays with walk out balconies with metal railings. The main block of the B element will be brick with raised entrances above basement entrances. The fourth floor will be clad in metal panel and set slightly lower in height than the flanking A elements to provide variety to the roofline. The C element is a slightly smaller composition at 30' in width with modern fenestration, balconies, and a simplified cornice.

Each façade type would feature varied windows sizes, railed balconies, detailed cornices, and large openings on the ground level for either retail or the basement areaways. The fifth floor has been pulled back 15' from the front property line and 8'4 from the side elevation; each setback will contain private roof decks. The mechanical penthouse setback is not noted.

## **Evaluation**

As requested, the applicants conducted an assessment of setbacks along Good Hope Road and Martin Luther King Jr. Avenue. The study illustrates a variety of historic and contemporary conditions, with a slightly more urban pattern of aligned front facades on MLK and a more varied context of buildings set both flush and set back from the front property line on Good Hope. The study informed the redesign, introducing projecting bays and additional setback elements, which helps break down the size of the building and results in a more contextual design.

While areaways, balconies, and window wells are not typical of Anacostia's commercial streets nor commonly found on primary elevations of larger mixed-use buildings, the proposed setback of these façade elements and the landscaped front yards can compatibly absorb these elements. As the design continues to be developed, further information on the design of the railing material, stairs, and the landscape plans should be coordinated with staff.

The revisions are responsive to the Board's comments to reorganize the B element to breakdown the composition and reduce the flatness along Good Hope Road. The revised design and sets the fifth floor back from the property line. The use of brick for the primary mass on Good Hope Road is consistent with the predominant building material found in the commercial area of the neighborhood.

## **Recommendation**

*HPO recommends that the Board find the revised design to be compatible with the character of the Anacostia Historic District and delegate final approval to staff.*

*Staff Contact: Imania Price*