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

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Landmark/District: **Anacostia Historic District** (x) Agenda  
Address: **2100 Martin Luther King Jr. Avenue**  
**(1221 V Street) SE<sup>1</sup>** (x) Concept

Meeting Date: **September 28, 2023**  
Case Number: **HPA 23-442** (x) New construction

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The applicant, Legacy Real Estate Development, agent for property owners 2100 Martin Luther King Associates LP, requests review of a concept to construct senior apartments at the rear of the four-story 1990s office building at 2100 Martin Luther King Jr. Avenue.

A version of the proposal was approved by the Board in 2017. The concept has since been modified to eliminate the east-wing two-story structures on the small lots and reduces the above ground construction to assessment and taxation lot 844, with landscaping on the green roof covering the underground garage.

### **Proposal**

The proposal calls for the construction of a three-story multifamily building above a reconstructed underground garage. The proposed building has repeating shallow bays and pavilions, the center of which serves as the main entrance. The walls are to be faced in brick, with precast concrete lintels in a limestone color. There is an approximately six-foot-deep front yard bounded by a low iron fence. Some previously proposed paving was removed.

### **Evaluation**

The building has improved in terms of its compatibility with surrounding buildings. While still reading as a distinct building type, it better relates to the two-story houses on V Street and the three-story height mediates between them and the taller 2100 MLK. However, in further refinement, the visual prominence of the rooftop mechanical and screening should be minimized. The drawings indicate that the size and locations depicted are what will likely be seen and notes a roof deck shown without railings. All rooftop appurtenances should be as low as possible; the screening could conceivably be slightly lower than the mechanical units themselves (and it sometimes worse that the view of the equipment because of its extra volume).

The brick color is only suggested by the renderings, and the window units are not yet detailed. These should continue to be coordinated with staff. Even if the windows are aluminum or aluminum clad, they should have traditional profiles. The double-ganged windows should have a

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<sup>1</sup> The building address will be changed to 1221 V Street, but the property will remain connected to 2100 Martin Luther King Jr. Avenue through a shared driveway and underground parking garage.

mullion between them to provide some depth. The present drawing convention suggests instead that they are large, fixed single units.

**Recommendation**

*HPO recommends that the Board approve the concept as consistent with the purposes of the law and delegate to staff further review of the project, on the condition that the application revise to address adequately the comments above.*

*Staff contact: Imania Price*