
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Anacostia Historic District	(x) Consent
Address:	2220 Martin Luther King Avenue SE	(x) Alteration
Meeting Date:	November 30 th , 2023	(X) New construction
Case Number:	<u>HPA 22-081</u>	(x) Concept

Applicant Bethel Christian Fellowship, Inc, with plans prepared by PGN Architects, return to the board with updated plans for construction of a five-story building on top and behind three one-story contributing commercial buildings in the Anacostia Historic District.

Property Description

The site includes three one-story retail buildings located on the corner of Martin Luther King Jr. Avenue and Pleasant Street. Each property was built between 1929 and 1936. They are listed as contributing to the historic district and are specifically mentioned in the original historic district nomination. They are representative of their era with Art Deco-inspired designs capped with prominent cornices or parapets with simple stone reliefs inset into the brick. These simple buildings are enlivened by their patterned brickwork and parapet gables.

The surrounding context includes adjacent historic contributing one- and two-story commercial buildings along MLK and contributing two-story framed houses at the rear. A Planned Unit Development is proposed for the parking lot across the street and the mixed-used five-story Maple View Flats development that was approved by the Mayor's Agent is located to the south.

When the Board last reviewed the project last July 2023, it approved the revised concept with suggestions that the top floor of the four-story element could be made further differentiated and lighter, and that additional refinement was needed on the detailed and materials and asked that the final design be forwarded back for Board review.

Proposal and Evaluation

The drawings have been revised with the infill construction differentiated in a light grey shingle siding over a metal cornice. The windows along the top floor infill have been adjusted to align with the lower levels. The proposal provides additional information on the new construction materials with a combination of brick detailing, metal cladding, and cementitious paneling. The building will have cast stone and a stone base.

The applicant will continue to work with HPO staff on the storefront restoration and repair and will ensure the material details including metal and cement finishing for the paneling and the material for the mechanical penthouse are addressed following HPO guidance.

Recommendation

HPO recommends that the Board find the revised concept to be compatible in height, massing, and overall design with the Anacostia Historic District, to follow HPO staff recommendations on materials details and design, and delegate final review to staff.

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