

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

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Property Address:	<b>1607-1609 Good Hope RD</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>January 26, 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 mixed-used building in the Anacostia Historic District.

1607-1609 Good Hope Road is 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 streetwall of the building should be relieved in some way, and expressed compatibility concerns about the areaways fronting Good Hope Road.

**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 would still be composed of four 36' wide facades, but now organized into an A-B-B-A 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 would be three stories in brick and the fourth floor in metal panel, would be set back 4' from the building line, and contain raised entrances with basement areaways underneath and small landscaped front yards. The fourth floor of the B units would also be set slightly lower in height than the flanking A elements to provide variety to the roofline. Each façade type would feature punched windows, inset balconies, detailed cornices, and large openings on the ground level for either retail or the basement areaways at the ground level. 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, providing both flush and setback elements, which helps

break down the size of the building and results in a more contextual design. While areaways 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 stairs and the landscape plans should be coordinated with staff.

The revised design successfully integrates the fourth floor and sets the fifth floor back so that it will not be prominently visible. 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, and the punched vertically-oriented windows also relates well to the patterns of fenestration in the historic district. The revisions are responsive to the Board's comments to reorganize the front façade to relate to the retail and residential elements along Good Hope Road.

**Recommendation**

*Historic Preservation Office 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*