

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

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|--------------------|------------------------------------|----------|------------------|
| Property Address: | 1605-1607 Good Hope RD | X | Agenda |
| Landmark/District: | Anacostia Historic District | | Consent Calendar |
| Meeting Date: | May 25th, 2023 | X | Concept Review |
| H.P.A. Number: | HP 22-445 | X | New Construction |
| | | X | Subdivision |

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 16th Street and Fendall Street with a grade that gradually slopes down towards the west.

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. When presented in April 2023, the Board found façade massing appropriate, however still found the areaway and raised entrance steps incompatible with the historic district.

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 feature four four-story bays. 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.

The main block of the B element has been revised to feature two options. Option A retains the raised porch entrances above basement entrances but with a redesigned railing design that is also used on the balconies above. Option B revises the entrance to grade-level with an awning and removes the porch stoop. The revised elevation adds a 32" high fence at the property line and landscaping in front of the areaway.

Evaluation

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.

Porches are a character-defining feature of the historic district and including stoops provides a residential feature to an otherwise commercial façade. HPO finds both options to be compatible for a new construction project with the Anacostia Historic District.

Recommendation

HPO recommends that the Board find either Option A, or B, or both, to be compatible with the character of the Anacostia Historic District and delegate final approval to staff.

Staff Contact: Imania Price