

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

Property Address:	1607-1609 Good Hope RD	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	October 27th, 2022	X	Concept Review
H.P.A. Number:	HP	X	New Construction
		X	Subdivision

The applicant, Helin Investment, with plans developed by Tess/Warren Architects seek concept review 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 16th Street and Fendall Street. The site is bordered by commercial properties on each side with residential properties at the rear behind the public alley. The block context includes a vacant non-contributing laundromat, a one-story non-profit building, and two- and three-story residential apartments. The grade gradually slopes down towards the west.

Project Description

The project calls for combining the two properties into a single lot and constructing a four-story building with a penthouse the full 144' length of the lot. The face of the building would be set back 2'8" from the front property line and would include inset areaways for basement level units and landscaping and fencing along the sidewalk at the building's western end. The residential and retail entrances will be located at the east end and distinguished by awnings over each entrance.

The front elevation would be expressed as four distinct three-story façades with widths of 36' each. Each façade features punched windows, inset balconies, detailed cornices, and large openings for either retail or the basement areaways at the ground level. The fourth is set back 4'6" from the façade and the fifth floor set back 12' from the fourth floor; each setback will contain private roof decks. The mechanical penthouse setback is not noted. The materials include various colors of brick, with metal cornice, aluminum clad windows, and metal panels on the fifth floor.

The side elevations would have light courts and the rear elevation proposes a traditional apartment design with double ganged windows and balconies. The rear yard includes parking spaces and loading/delivery access from the alley.

Evaluation

The breaking down of the mass into smaller component elements helps relate the building to the smaller-scaled historic buildings in the historic district. 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.

However, it is recommended that additional study be given to the fourth and fifth floor setbacks. As the floors will be visible from the street, the setbacks create an awkward break to the scale of the building, resulting in a complicated massing that is suggestive of historic buildings that have had visible roof additions added to them. Integrating the fourth floors more convincingly into the mass and architectural character of the underlying facades and setting the fifth floor back on the sides (as would be typical of a penthouse level) should be considered to simplify the roofline and massing. HPO also seeks the Board's guidance on the proposed areaways and windows wells, which are not typical of the commercial areas nor commonly found on primary elevations of larger, mixed-use buildings along Good Hope Road.

Recommendation

Historic Preservation Office recommends that the Board support the general mass and design, with the need for additional study of the fourth and fifth story setbacks and the primary façade areaways and return to the Board for further review.

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