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

Landmark/District:	Anacostia Historic District	<input type="checkbox"/> Agenda
Address:	2100 Martin Luther King Jr. Ave SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 27, 2023	<input type="checkbox"/> New construction
Case Number:	HPA 23-442	<input checked="" type="checkbox"/> Concept

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

Background

The Board first reviewed this project in January 2016. At that time, it was proposed at five stories tall. The building was then narrower, limited by a boundary between the avenue's commercial/multi-use zoning and the residential neighborhood's low-density zoning. The new building was to be linked to the existing office building by means of an above-grade connector across the alley space behind the existing office building. A three-story rear wing of the building was to extend onto the vacant lot behind at 1222 W Street and an existing vehicle ramp for access to the office building was to be reconfigured within the eastern half of the lot, the portion zoned for single-family homes. The Board unanimously recommended that the building be given a front yard; that its five-story height be reduced at least one story; that its massing and the application of materials be revised; that its fenestration and other elements provide a more vertical emphasis; and that the visual effect of the ramp be de-emphasized by better screening.

When next reviewed in November 2016, with a new applicant, the building was four stories tall (at 41 feet), with some of the units relocated to an eastern wing. The above-ground connection to 2100 Martin Luther King had been eliminated, allowing the ramp to the existing subterranean garage to be relocated to a less conspicuous spot. Shallow yards were provided in front of the building.

The Board found that concept not yet compatible within the context of the V Street houses. The Board did not object to the footprint of the building but generally supported instead a three-story building (with one member suggesting a four-story main block and a lower east wing). The Board requested more development of and information on the landscape (including fencing) and on the materials of the building.

In a final review in July 2017, the main block has been reduced to three stories, with an expressed attic story, and the east wing has been lowered to two-stories. The building has repeating shallow bays and pavilions, the center one of which, on the main block, serves as the main entrance. On

its façade, the east wing has four entrances to individual units. The Board approved the concept and delegated to staff further review of the project, to address the comments raised in the staff report, as well as the Board's additional comments regarding: 1) the relationship in character between the porch and the entrance canopy; 2) the size of the second-floor window openings; 3) the window openings in the northwest re-entrant corner; 3) the reduction in the use of precast concrete at the window openings, in favor of a brick flat arch; and 4) the minimization of the prominence of rooftop features.



Final Approved Concept 2017

Present proposal

The main block remains three stories, with an expressed attic story. The proposal eliminates the two-story east wing. The building has repeating shallow bays and pavilions, the center one of which, on the main block, 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 yard in front of the main block with a green lawn in front of the building, and some of the 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 rooftop mechanical and its screening should be minimized. The drawings indicate that the size and locations depicted are what will likely be seen and notes a roof deck without railings shown. Screening should be as low as possible; its extra volume often increases the visual impact of rooftop mechanical.

The brick color is 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 apparently double-hung windows should have a mullion

between them; the present drawing convention suggests instead that they are large, fixed single units.

Recommendation

The HPO recommends that the Board approve the concept and delegate to staff further review of the project, to address the comments above.

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