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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2004 14th Street SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 1st, 2021	<input type="checkbox"/> Alteration
Case Number:	HPA 21-316	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Architect Alex Sallah requests conceptual design review for construction of a two-story semi-detached house in the Anacostia Historic District. 2004 14th Street SE is a vacant lot located between a detached two-story frame house and a three-story brick church, both of which are contributing to the historic district.

Proposal

The project calls for constructing a two-story house that would span the full width of the lot. The building would be 18' wide, 54' deep and 23'2 high. The building will be clad in wood siding along the front elevation with wood trim and double ganged windows. The front elevation would have a full-width porch with a metal seamed roof, 4'' round posts, wood stairs and guardrails, and a concrete porch slab.

Evaluation

The proposed two-story building is compatible in height, materials and overall architectural character with the historic row and the Anacostia Historic District. HPO recommends the applicant continue to work with staff on the proportions of the fenestration, the cornice and bracket detailing, and the porch roof.

The adjacent property to the proposed building is a detached contributing building with a side gable roof and eaves that project over the side property line. The proposal calls for trimming the adjacent roof and overhanging eaves to attach the new construction. However, altering the roof line of a contributing historic property is not an appropriate alteration and does not follow the Historic Preservation guidelines. HPO seeks the Board's guidance on how to respond to and resolve this situation.

Recommendation

The HPO recommends the Board find the proposal for new construction is compatible in its height and form, with further design work to be coordinated with HPO, but seeks the Board's guidance on whether the proposal needs to be revised to retain the overhanging eave on the adjacent property or whether removal of the eave is permissible.

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