

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

---

Property Address:	<b>2352 High Street SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>February 23<sup>rd</sup>, 2022</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>HP 23-099</b>	<b>X</b>	New Construction Subdivision

---

High Street LLC, with plans developed by Torti Gallas + Partners, returns to the Board with a revised concept design for construction of a 22-unit residential project on a vacant lot in the Anacostia Historic District.



*Subject site at top of street - current view*



*Subject site – pre-2014*

2352 High Street is located at the top corner of Maple View Place and High Street. The site had been occupied by an apartment complex until 2014 when it was demolished and has been vacant

since. The property is bordered by contributing single-family houses along each side with residential properties at the rear behind a public alley. The grade gradually slopes down towards the southwest to the alley.

When the Board reviewed the project in December, it found the general site plan of two rows of attached houses to be supportable but that further design work was needed for the project to achieve compatibility with the Anacostia Historic District. Areas for revision cited by the Board included exploring whether the two rows of houses could be detached or, if not, have the end units pulled further apart to align with the other houses in each row, converting the end units to frame rather than brick and restudying the tall south walls facing the parking area, incorporating porches, providing greater detailing and material richness, and showing where HVAC and trash storage will be located.

### **Project Description**

The plans have been revised in response to the Board's comments. As before, the site plan calls for construction of two rows of six, three-story townhouse style condominium buildings along High Street and at the rear of the alley on Bangor Street. Each row would be 24' deep and approximately 33' in height, and the end units facing the parking area have been aligned with the other houses in the rows.

The High Street and alley elevations have been revised to include front porches, and the designs revised to include mansard roofs with double-gang dormers. The first and second floor would have Italianate style 2/2 windows, brackets and dentils, porches, and be clad in fiber cement siding, including the end units that were previously to be clad in brick. The entrances would be set in from the façade to create an open vestibule.

### **Evaluation**

The proposal has been revised significantly since its submission in response to HPRB and community comments. The revised site plan with two aligned rows of houses is more compatible, and the use of porches and ornamentation and detailing relates more specifically to the character of the neighborhood. The mansard roof design is consistent with both historic and recently approved new construction in the historic district. The resulting project, with mansard roofs, a consistent use of frame atop brick bases, Italianate styled detailing, and which steps down to follow the site's topography relates well to the site and the Anacostia Historic District.

HPO recommends support of the revised concept. As the design continues to be refined, details such as the connection between the mansard roof and the cornice, how the roof is broken between the houses to provide a more between the rooflines, and whether the end unit on the alley elevation can be further stepped down should continue to be studied and developed. The plans should also show that mechanical units and electric meters will be placed unobtrusively on the property.

### **Recommendation**

*HPO recommends that the Board support the revised concept with further refinement and revision of the plans as outlined above and with final review delegated to staff.*

*Staff Contact: Imania Price*