

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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1600-1602 V Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 26, 2017	<input type="checkbox"/> Alteration
Case Number:	17-665	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Property Description

Applicant Alex Sallah seeks conceptual design review for construction of two two-story frame rowhouses on vacant lots in the Anacostia Historic District.

Proposal

The properties are adjacent to a row of detached single family dwellings that have deep lots and vary in style and character. The proposed new houses would be identical in design, each with a gable-fronted roof and full-width front porch. The houses would occupy the full 18' width of each lot, with front facades aligned with the existing houses on the block and extending 40 feet in depth with a parking pad at the rear. The houses would be two-stories, have wood siding, wood windows and door trim, brackets, asphalt roofing shingles and concrete slab foundations clad with flagstone.

Evaluation

The massing, scale, orientation, height, materials, and general level of detailing is consistent and compatible with the character of the block. As the plans continue to be refined and developed, the following is recommended:

- The details of the eaves and rake boards along the corners and roof of the houses should be developed and drawn;
- The wood siding should be specified with a four-inch exposure;
- A wider skirt board should be included at the bottom of the side elevations;
- The foundation should be supported by brick or brick-clad piers, with framed-wood-lattice apron between them;
- The front porch balustrade and post should be designed with a simple pattern that is not overly historicist;
- The details of how the houses will meet at porches, siding, cornices, and roofs should be developed;
- The windows should be narrowed slightly to accentuate their vertical proportions, and changed to one-over-one double hungs.

Recommendation

HPO recommends that the Board find the general concept for new construction to be compatible with the character of the historic district and delegate final review to staff, with the condition that the above recommendations are sufficiently addressed.