

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

Property Address:	1226 Pleasant St SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	March 28, 2019	X	Concept Review
H.P.A. Number:	18-615	X	Alteration Subdivision

Property Description

The applicant, architect Harry Ross Jr. AIA, requests the Board’s review of a revision to a concept to construct a freestanding two-story accessory structure to accommodate an accessory apartment and garage. The structure would stand at the rear of the lot, on what is now a concrete slab. The building would have a flat metal roof, wood siding on the second floor, and sided with brick-faced CMU on the ground level.

When reviewed in 2018, the heard testimony from the applicant, ANC, and HAPS. As the plans for the accessory dwelling did not meet design standards for the Anacostia historic district, the Board did not take a vote but asked that the project return with a redesigned accessory dwelling and no roof deck on the primary house.

Proposal

The applicant has simplified the design and materials to style that is more compatible with the historic district. The irregular-shaped gable roof, which was found to be atypical for historic carriage houses or garages, has been changed to a flat metal roof. The current proposal to set the second story in for a roof deck also reduces the massing of the dwelling. As the historic house at 1226 is approximately 21 ft tall, the height of the accessory structure has been reduced to 16ft to keep the scale of the dwelling smaller than the house. The materials have also been simplified to brick and wood siding.

Evaluation

The project has been redesigned to be consistent with the Anacostia Historic District guidelines. It is compatible with and secondary to the existing house, using a form and materials that neither overwhelm nor detract from the character of the property.

Recommendation

The HPO recommends that the Board find the accessory dwelling unit and the rear porch addition compatible.

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