

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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1238-1240 V Street SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 3, 2020	<input type="checkbox"/> Alteration
Case Number:	HPA 21-047	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Tenzin Jigme and Lochoe Dhoyonsang, with plans prepared by Adam Crain of 2Plys seeks concept review for construction of a two-unit two-story duplex on a vacant lot in the Anacostia Historic District.

Property Description

The project calls for construction of a double rowhouse in a modern interpretation of a typical brick rowhouse type. The building would be two stories with two mirrored projecting bays flanking a centered entrance. The building would be set back from the property line of the neighboring properties. The front entrance would be accessed by a double staircase up to a traditional-style porch with two separate entryways. The aluminum clad windows are shown as punched along the side elevations and above the entry; the bay fenestration shows larger plate glass windows flanked by double hung windows. The rear elevation shows a first-floor terrace with an areaway at the basement level. A parking pad for two cars would be located off the alley with four roll-up doors along the rear property line to be constructed behind a brick wall.

Evaluation

The Board’s guideline New Construction in Historic Districts states that “Compatibility does not mean exactly duplicating the existing buildings or environment. A new building should be seen as a product of its own time.” The guideline provides a set of design principles by which to evaluate the compatibility of such a project, as discussed below: The project is compatible in setback, orientation and height and sufficiently matches the character of typical buildings in the historic district, as well as the immediately adjacent properties, completing the streetscape on this block. Similarly, the scale and the massing are consistent with variety of height and width of the surrounding houses. As the plans continue to be developed, the material colors and landscape features should be coordinated with HPO to ensure compatibility with the character of the Anacostia Historic District.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the preservation act.

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