

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

Property Address:	1600 U Street SE		Agenda
Landmark/District:	Anacostia Historic District	X	Consent Calendar
Meeting Date:	February 24th, 2021		Concept Review
H.P.A. Number:	HP 22-143	X	Alteration Subdivision

The applicant, with plans prepared by Becker Architects, requests the Board’s review of a conceptual proposal to construct a two-story frame house on a vacant lot on 1600 U Street SE.

Property Description

The vacant lot is located beside 1602 U Street SE, occupied by a two-story frame house built in 1910.

Proposal

The plans call for construction of a two-story wood framed single family house, extending 18’ in width, and 22’ in height. The house would be clad in wood siding with single hung punched windows. The proposal calls for a full-width front porch with wood post, railings, and exposed porch framing. A semi-detached rowhouse, the proposed property relates to similar, neighboring historic homes. The house would be capped by a flat roof and sit on a brick or parged masonry skirt. The rear elevation proposes large, punched windows beside side court with interior access to a spiral staircase.

Evaluation

The overall height and massing is compatible with the historic district, relates to the adjacent buildings on the block, and incorporates architectural details that are harmonious with the rowhouse typology. The exterior materials of wood siding with one over one wood windows are consistent with other new construction projects in the historic district. The design solution to create a traditional style rowhome with a front porch feature, and a cornice helps relate the project to the neighboring houses. As the plans continue to be refined, material selection and detailing should continue to be developed with HPO, and brick cladding rather than CMU should be used for any portion of the foundations that will be visible from street view.

Recommendation

HPO recommends that the Board approved in concept the overall size, footprint and massing, and delegate to staff further review.

Staff Contact: Imania Price