

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

Landmark/District:	<b>Anacostia Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1628 U Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 9, 2020</b>	
Case Number:	<b>HPA 20-313</b>	<input checked="" type="checkbox"/> New Construction

2 PLYS Architects requests the Board's review of a concept application to construct a two-story single-family house on a vacant lot at 1628 U Street SE. It would be adjacent to contributing historic single-family houses on each side.

**Proposal**

The new two-story wood frame house would be twenty-four feet wide and have a full-width front porch and be capped with a standing seam gable roof. The three-bay front elevation would have fenestration that matches the punched double-hung windows on the historic houses along the street. The entry door will be a half-lite door with a sidelight. The porch will have a wooden deck on piers with turned wood posts and handrails. The height of the handrails and piers are not noted.

**Evaluation**

The house will be about six feet wider than its immediate neighbors. While twenty-two to twenty-four feet homes are common in the area. Houses in the Anacostia Historic District historic homes are more typically built narrower than 20 feet, with skinny side yards. However, there are some examples that extend up to 22 or 24 feet, which is about the maximum width that this type of three-bay house can reach while maintaining vertical Victorian proportions. In this situation, the zoning regulations create an impediment to laying out a house the way they were done historically because they require either an eight-foot side yard (meaning new houses eight to sixteen feet wide) or no side yard at all. In this situation, the somewhat wider width of the new construction is not incompatible with the streetscape.

The design for the home is derived from historic prototypes nearby, such as 1634 U St SE. The wood siding will have a positive impact on the aesthetics of the property and the character of the row and is a more compatible choice than the hardie-plank siding found on some newer homes.

**Recommendation**

*HPO recommends the Board find the project compatible with the Anacostia Historic District and consistent with the Act and delegate final approval to staff.*

*Staff contact: Imania Price*