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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2004 14th Street SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 22, 2021	<input type="checkbox"/> Alteration
Case Number:	HPA 21-316	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Architect Alex Sallah requests conceptual design review for construction of a two-story semi-detached house in the Anacostia Historic District. 2004 14th Street SE is a vacant lot located between a detached two-story frame house and a three-story brick church, both of which are contributing to the historic district.

Proposal

The project calls for constructing a two-story house that would span the full width of the lot. The building would be 18' wide, 54' deep and 23'2 high. The building will be clad in wood siding with wood trim and double ganged windows. The front elevation would have a full-width porch with a metal seamed roof, 4'' round posts, wood stairs and guardrails, and a concrete porch slab.

Evaluation

The proposed two-story building is compatible in height, materials and overall architectural character with the historic row and the Anacostia Historic District. HPO recommends the applicant continue to work with staff on the proportions of the fenestration, the cornice and bracket detailing, and the porch roof.

The adjacent property is a detached contributing building with a side gable roof and eaves that project over the side property line. In response to HPO's concerns to an earlier plan that called for chopping off the overhanging eave of that house, the proposal has been revised to include a small side court to provide space between the new construction and the adjacent building for its protection.

Recommendation

The HPO recommends the Board find the proposal for new construction is compatible in its height and form, with further design work to be coordinated with HPO and final review to designated to staff.

Staff contact: Imania Price