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

Landmark/District:	Anacostia Historic District	(x) Agenda
Address:	1527, 1529 and 1531 U Street SE	(x) Revised concept
Meeting Date:	September 28, 2023	(x) Alteration
Case Number:	HPA 23-177	

The applicant and architect, Adam Carballo, seeks review of a revised concept for the renovation of an existing semi-detached single-family dwelling at 1531 U Street SE plus a subdivision to create two lots for the construction of two attached houses. The existing property is a two-story semidetached house built in 1879.

The proposal calls for repair of the front façade and to construct a rear addition on the existing building at 1531. The subdivision would divide the property into three lots of record of widths of 21.75, 17 and 17 feet. The narrower lots would be the site of new semidetached houses at 1527 and 1529 U. The historic house would be separated from the new construction by a five-foot side yard, not atypical of Anacostia properties.

In February, the Board previously expressed its support for the proposed subdivision and the general massing and scale of the new construction but asked the applicants to continue working with HPO on refining the proposal and its detailing.

The revised plans for the renovation of 1531 resizes the second-floor windows to historic measurements, repairs and restores the wood siding and porch, restores historic cornice and brackets to match neighbors. The new construction plans revise the front façade and incorporates traditional features found in the Anacostia Historic District such as a full porch and deck, and one over one punched windows on the second floor. The revised design is similar to 1517-1519 U Street. Applicant should continue to work with staff to define the porch details including the columns, siding materials, and fenestrations.

Recommendation

The HPO recommends that the Board find the concept for the subdivision, new construction and repairs to be compatible with the character of the historic district and delegate further review to staff.

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