HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District: Anacostia Historic District

Address: 1522 W Street SE

July 27, 2023 (x) Alteration
() New construction

() Agenda

Case Number: HPA 23-432 (x) Concept

Owner, Rosalynd Upton with plans prepared by architect Jack Becker seeks concept review for a two-story addition with free-standing pergola at the rear in the Anacostia Historic District.

Property Description

Meeting Date:

1522 W Street SE is a two-story detached Victorian style dwelling which was built in 1891 for H.A. Linger, the president of the Building Association. While gabled roof, framed building was constructed to match its neighbors, the character defining original porch and deck has been removed prior to 2004.



Proposal

The proposal calls for demolition of the rear ell. The new rear addition will be approximately 13' of depth from the main block. The addition will be clad with siding and roofed with asphalt shingles. The proposal calls for restoring the original porch with a standing seam metal roof and wood post. The rear addition flat roof will set lower the original gable roof and proposes to be non-visible from the front. The proposal calls for a deck at the rear on the first level and a balcony on the second level and a roof deck behind the gable roof on the second level roof. The rear yard proposes a free-standing pergola and car port.

Evaluation

The two-story rear addition is compatible with the character of the house, and the inset of the addition will provide some distinction between the original house and the addition along with the change in siding orientation. While the construction of this house predates the use of asphalt shingles – asphalt is a compatible replacement material that is widely used in the historic district. The siding and trim on the main block should be consistent with the Anacostia Historic District guidelines and match the neighboring property 1518. The restored porch post should be traditional wood turned columns. The free-standing pergola should not exceed 9' in height.

Recommendation

HPO recommends that the Board approve the project in concept, with a delegation to staff for further review.