

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

Property Address:	1223 Talbert Street SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	May 25, 2023	X	Concept Review
H.P.A. Number:	HP 23-289	X	New Construction Subdivision

Applicant Caser Layton, with plans developed by Square 134 Architects, returns to the Board with a revised concept for construction of a four-unit residential building above a cellar on a vacant lot in the Anacostia Historic District.

Property Location

Located to the east of Martin Luther King Jr. Avenue, the proposed building would be situated on a generous lot between an alley and a 2-story four square with cellar within a context of early 20th century house types.

Project Description

The applicant proposes to construct a four-unit building – two side-by-side stacked units – styled in an interpretation of a four-square house. From the cellar to the roof, the property will be approximately 30’6 in height. The project calls for a high-pitched hipped roof with an eave that overhangs the roof rafters. The roof features shed dormers at each elevation; the roof and dormers would be clad in asphalt shingle. The body of the house would be clad in siding above a brick foundation. The project will sit back from the street a similar distance to its neighbors and is accessed by a walkway and steps leading up to a covered front full-width porch. The two entry doors would be centered on the front façade; windows would consist of double grouped and single punched windows openings in a regular pattern on the facade. The plans do not provide information on the rear parking pad/garage.

Evaluation

The Board found the original hipped roof out of scale with the two-story frame and recommended the applicant study the roof for a lower height and reduced massing. The proposed roof revision reduces the height of the roof and removes the flat hipped roof for a more compatible roof line. The proposal also adjusted the dormers to improve the proportions and be set into the roof with multi-lite casement windows. Material and detailing information on the siding, trim and cornice, as well as the proposed rear yard garage should be coordinated with HPO.

Recommendation

The HPO recommends that the Board find the concept for new construction to be compatible with the character of the Anacostia Historic District on the condition that the applicant continue to work with HPO on construction detailing and materials selection, and that final approval be delegated to HPO.