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

Landmark/District: **Anacostia Historic District** (X) Agenda
Address: **1254-1258 Talbert Street SE and
1309-1313 Morris Rd SE**
Meeting Date: **October 26, 2023** () Alteration
Case Number: **HPA 23-441** (X) New construction
(X) Concept

In September, the Board reviewed plans for construction of six multi-unit townhomes on vacant lots in the Anacostia Historic District. The proposed development would be comprised of three three-story multi-unit townhouses on Talbert Street and three four-story townhouses on Morris Road.

During the HPRB meeting, the applicant and architect, Ronnie McGhee, presented an updated site plan for the Talbert Street houses and discussed design aspects of the Morris Road townhomes. Although the Board refrained from voting on the matter, they suggested that the applicants reconsider the façade design on Morris Road and reduce the height of the fourth floor on both projects.

Evaluation

The revised submission for Morris Road features a flat front, with the projecting bay removed, and slightly enlarges the fourth-floor mansard-style dormer. On Talbert, the site plan has been adjusted to align the houses rather than stagger them, but the rooflines would step down the grade of the hill. A stone foundation has been added and the porch details have been refined. The heights of the roof parapets and top floors have been reduced on both rows.

The revisions have improved the overall compatibility and design aesthetics of the townhomes, particularly with the reduced heights of the top floors. The removal of the bays from the Morris Road row has contributed to a more simplified architectural style that is more in character with the district.

To address the Boards comments and community concerns on the compatibility of the proposal, HPO recommends the applicant include more comprehensive specifications concerning the siding and roofing materials, aligning them with the historical materials and architectural styles characteristic of the Anacostia Historic District. Additionally, the package should include clearly articulated grading details and landscaping plans for the exterior steps and lead walks.

Recommendations

HPO recommends that the Board vote to support the revised concept and that the project return with additional information on materials when ready.

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