

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

Property Address:	2352 High Street SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	March 23rd, 2023	X	Concept Review
H.P.A. Number:	HP 23-099	X	New Construction Subdivision

High Street LLC, with plans developed by Torti Gallas + Partners, returns to the Board with a revised concept design for construction of a 22-unit residential project on a vacant lot in the Anacostia Historic District.

Property Description

2352 High Street is located at the top corner of Maple View Place and High Street. The site was occupied by an apartment complex until 2014 when it was demolished and has been vacant since. The property is bordered by contributing single-family houses along each side with residential properties at the rear behind a public alley. The grade gradually slopes down towards the southwest to the alley.

Previous Review

When the Board reviewed the project in December, it found the general site plan of two rows of attached houses to be supportable but that further design work was needed for the project to achieve compatibility with the Anacostia Historic District. Areas for revision cited by the Board included:

- exploring whether the two rows of houses could be detached or, if not, have the end units pulled further apart to align with the other houses in each row,
- converting the end units to frame rather than brick,
- restudying the tall south walls facing the parking area,
- incorporating porches,
- providing greater detailing and material richness, and
- showing where HVAC and trash storage will be located.

Revised Project

As before, the site plan calls for construction of two rows of six, three-story townhouse style condominium buildings along High Street and at the rear of the alley on Bangor Street. Each row would be 24' deep and approximately 33' in height. The end units facing the parking area have been aligned with the other houses in the rows.

The High Street and alley elevations have been revised to include front porches on all but three of the front facades; the porches are not included on the three houses on High Street due to the root zone of a retained heritage tree. The designs have been further revised to include mansard roofs with double-gang dormers. The first and second floors would have Italianate style 2/2 windows, brackets and dentils, porches, and be clad in fiber cement siding, including the end units that were

previously to be clad in brick. The entrances would be set in from the façade to create an open vestibule. The plans also note proposed solar panels on the roofs to be set back and not visible from the street.

Evaluation

The proposal has been revised significantly since its submission in response to HPRB and community comments. The revised site plan with two aligned rows of houses is more compatible, and the use of porches and ornamentation and detailing relates more specifically to the character of the neighborhood. The mansard roof design is consistent with both historic and recently approved new construction in the historic district. The end units facing the parking area has also been more compatibility redesigned and stepped down in height. The resulting project, with mansard roofs, a consistent use of frame atop brick bases, Italianate styled detailing, and which steps down to follow the site's topography relates well to the site and the Anacostia Historic District.

As the design continues to be refined, details such as the connection between the mansard roof and the cornice and how the roof is broken between the houses to provide distinction between the rooflines, should continue to be refined. The absence of porches on the end three front façades along High Street creates an unbalanced elevation that might warrant using a different first floor window pattern or other design intervention to balance the overall composition of this row. The plans should also show that mechanical units and electric meters will be placed unobtrusively on the property.

Recommendation

HPO recommends that the Board approve the revised concept with further refinement as outlined above and to delegate final review to staff.

Staff Contact: Imania Price



Subject site at top of street - current view