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

Property Address:	2321 Shannon Place SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	September 29, 2022	X	Concept Review
H.P.A. Number:	HP 22- 442	X	New Construction
		X	Alteration
		X	Subdivision

The property owner, Rashad Muhammad with plans by Syphonia Bailey-Green seeks concept review for a three-story rear addition on a two-story contributing residential property and construction of a new three-story residential property on the neighboring lot, and a subdivision, in the Anacostia Historic District. 2321 Shannon Place was constructed in 1913 and sits perpendicular of Talbert Street SE on a non-conforming lot in the recently expanded portion of the Anacostia Historic District.

Residential development along Shannon Place and Talbert Street consists of single-family houses and row houses that are modest two-story, two-and-three bay wide structures with one-story porches and brick or stucco exteriors and gabled, flat, and shed roofs. The row houses and detached single-family houses all are similarly designed as simple rectangular two-story urban dwellings located on narrow lots. The three-story house at 2322 Shannon Place SE, located on the corner of Talbert Street SE, is a recent addition that does not conform to same size or scale of neighboring row houses.

Proposal

The applicant proposes a rear three-story addition to 2321 (lot 43). The addition proposes to be set back from the front façade 34' and 46' in depth. The third story will be 30' in depth with a roof deck set on the rear of the existing second floor of the house. The third story addition will be set completely on the new rear addition and off of the contributing building. The addition will create a side court on the east elevation. An areaway to a new basement entry would be located on the west elevation toward the rear. The front façade will remain intact with new windows and doors in existing openings and repairs made to the front porch.

A new three-story residential building would be constructed to the east on lot 44. The proposal calls for a three-bay structure, clad in brick veneer, with a one-story front porch and wood windows with composite trim. The building will be 33' in height. Two parking spaces would be provided in the rear yard accessed from and adjacent to the rear alley.

The applicant proposes to subdivide two non-conforming lots (42 and 43) into two buildable lots. Lot 42 includes a Pepco easement. The concept rear addition and new three-story building are proposed to be built on Lot 43 and 44.

Evaluation

Addition to 2321

The proposal for lot 43 retains the integrity of the contributing building and has been designed to reduce the amount of impact the third story rear addition has on the existing building. However, while the third story is set back considerably from the front façade and off of the existing building, it will be visible from street view on Shannon Place and Talbert Street.

Roof additions are uncommon for contributing residential buildings in the Anacostia Historic District. The Historic Preservation guidelines for additions to historic buildings state that where side or rear additions are possible, they should be subordinate to and compatible with, yet distinguished from, the main block. The rear addition would be compatible if its visibility from Shannon Place were reduced with a side setback.

New Construction

The front porch feature, punched windows, brick veneer, and simple cornice proposed for the new building compliments the neighboring contributing buildings. The Board's guidelines for new construction state that while a new building does not necessarily need to be exactly the same height as its neighbors to be compatible, it should be designed to respect existing building heights. With the exception of a new building constructed prior to the expansion of the historic district, this block is uniformly two-stories in height and its three-story height is noticeably different from the surrounding context. If the Board is inclined to allow a three-story building in this location, the compatibility of the new construction would be substantially improved if the design referenced the predominate two-story height of the block by establishing a cornice at the second floor and redesigning the third floor as a more subordinate roof form with dormer windows.

Recommendation

The HPO recommends that the Board support the subdivision, the general concept for the rear addition to 2321 on the condition that the visibility of the third floor be reduced, and the proposed new construction on the condition that the third floor be redesigned as a more subordinate roof form. The project should return to the Board when ready.

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