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

Landmark/District:	Anacostia Historic District	(x) Agenda
Address:	1446 W Street SE	
Meeting Date:	October 3, 2019	(x) New construction
Case Number:	19-551	(x) Permit

Jack Becker, architect and agent for District Properties, requests review of a permit application for construction of a two-story house on a vacant lot, to abut a nine-unit brick row to the west and a second proposed house on the east.

The Board approved the concept in March 2018, conditioned on the permit application coming before the Board, and encouraged the applicant to continue to correspond with the community about refinements to the project.

The design is consistent with last year's concept, but:

1. the rear parking has been reduced to a single space on a concrete slab, connected to the house by a paver walk;
2. the porch piers are now proposed to be faced with "thin" brick, rather than wholly of modular brick;
3. the front door has been changed to a one-light-over-one-panel, but its material is not specified;
4. the rear fenestration has changed; and
6. a skylight has been added.

The front porch decking has not been specified but is rendered like 1x6s. The through-wall vents are not depicted on the rear elevation. The electrical and mechanical are depicted on their own plans, but not on the elevations.

Evaluation

Because this abuts another new project by the same architect, the buildings are nearly mirror twins. Thus, the HPO comments on each are similar.

The difference between the front and rear siding is not an issue here, because the lap siding and the shingles cannot be seen at the same time.

The cornice should have a bigger frieze board.

The elevations show essentially no window casings at side and rear and should have something more substantial, even if they do not match the front casings.

It would be more practical to box the porch rafters. The square-section porch posts should at least be chamfered, to give them some refinement. The porch balustrade looks heavy; it is

acceptable to have balusters that are splats—wide in one dimension, but thin in the other—but the handrails should be narrower for gripping. The porch apron’s lattice panels should be framed with 1 x 4s. The decking should be narrow, tongue-and-groove boards—even if they are a decent composite product such as Aeratis—rather than gapped 1x6s. It is recommended that the roof of this wraparound porch be flat and not hipped, because its west edge is at a common property line, and the roof’s westward slope necessitates a gutter which, in turn, necessitates pulling in that edge far enough to accommodate it. The wood screen should also be removed from the east end of the porch, because the continuity of open porches is characteristic of this historic district.

The electrical plans show the meter on the front porch (Sheet E001). Because this house is to have no side yard, there may be no avoiding this. A single standard meter is not terribly large, suitable as long as the house remains a single unit.

Recommendation

HPO recommends that the Board find the project generally compatible with the character of the historic district and delegate further review to staff, with the condition that the applicant adequately address the above recommendations regarding the porch and the trim.