

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

Landmark/District:	Anacostia Historic District	<input type="checkbox"/> Agenda
Address:	1528 W Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 26, 2017	<input type="checkbox"/> Alteration
Case Number:	17-599	<input checked="" type="checkbox"/> New Construction
Staff Contact:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The Department of Housing and Community Development seeks conceptual design review for construction of a two story, detached single family home on a vacant, non-conforming lot on W Street in the Anacostia Historic District.

Property Description

The property is a corner lot that is adjacent to 16th Street on the east and a detached two-story Queen Anne/Victorian home on the west. The property will join a row of detached frame houses on 15th Street that were built between 1890-91 by builder J.L. Poston. The new construction will face a row of larger detached historic contributing buildings. According to Sanborn maps, there is record of a house occupying this lot with a similar building plan as the Poston-built properties.

Proposal

The proposal calls for a two-story detached frame house with a front porch and wrap around rear porch. The façade will replicate the gable roof with wooden fish scale shingles which are typical of the block. The second story has an inset Juliette balcony along the west side of the front façade with two double hung one over one windows. The first story of the front façade has a traditional wooden porch with columns and a concrete foundation. The east side elevation is divided by the side gable at the center of the building with punched windows and a two-story porch on the back side rear. The west elevation faces the adjacent house with a 5' wide side court. The rear elevation has punched windows and no rear patio or deck. The building will be clad in fiber cement siding, with aluminum clad one over one windows. The roof will have asphalt shingles and a solar panels option on the rear east and west elevations.

Evaluation

The overall height and massing of the new construction is compatible with the historic district, relates to the adjacent buildings on the block, and incorporates architectural details that are harmonious with the rowhouse typology. The exterior materials of fiber cement with two over two aluminum clad wood windows are consistent with other new construction projects in the historic district. The design solution to create a gable roof, front porch feature with a balcony helps relate the new construction to the neighboring homes as a modern Queen Anne style home.

While the overall footprint and concept is appropriate for this lot, a few additional refinements would further improve the compatibility of the design, such as providing additional depth and

detailing for the porch, the cornices and the Juliette balcony; and ensuring the design of the porch roof eaves return into the cornice.

Recommendation

HPO recommends that the Board approved in concept the overall size, footprint and massing, and delegate to staff further review, with the condition that the above recommendations are sufficiently addressed.