

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

Property Address:	2100 16th Street SE	Agenda
Landmark/District:	Anacostia Historic District	X Consent Calendar
Meeting Date:	November 17, 2022	Concept Review
H.P.A. Number:	HP 22-232	X New Construction

Applicant Delories King, with drawings prepared by 2Plys LLC, returns with a revised concept for construction of a single-family home on the corner of 16th and V Streets SE in the Anacostia Historic District.

Project Description

The project on this vacant lot will bookend a row of two-story, single-family, framed, cottage-styled historic homes set on a high berm. The houses feature steps up from the sidewalk to full-length wooden porches which have low railings with post and spandrels. The revised concept proposes a two-story brick building with a wide gable roof. The revised proposal eliminates the centered window at the front façade and dormers along the side roof elevation for single punched one over one windows.

The revised V Street elevation divides the building into three sections – a main building, a second rear, and a third rear. The main building is 29’ in length, two stories, over a 9’ brick foundation wall and features punched single and double ganged windows. The second rear section is set in 6’ from the main building, extends 12’ in length and features a stepped, lowered sloped roof and double ganged windows. The third rear section is set in 6’ from the second section, extends 20’ in length, clad in cementitious paneling, with a flat roof, and single hung windows. The V Street elevation includes a small porch along the third section on the first floor. The terrace/patio rear yard shows undefined CMU is shown along the lead walk and at the terrace/patio rear yard.

Evaluation

The proposal follows the Boards directions to redesign the north elevation. The revised proposal successfully mitigates the large massing using setbacks and stepped rooflines. Moving the massing away from the property line and street creates a more compatible scale. Although the previous concept matched the roof pitch and height to the neighboring properties, the revised concept proposes to not follow the design of the neighboring properties and will be taller than the neighboring historic properties. New construction projects do not necessarily need to be the same height as its neighbors to be compatible.

The proposal still lacks clarity on the site context, HPO recommends the applicant show the site and property in line with the neighboring properties for determination on the height compatibility. HPO also recommends refinement of details around the fenestration, along the

roofline the corner board trim with material details should include stoneface/rockface concrete at any visible CMU.

Recommendation

The HPO recommends that the Review Board approve the general concept with the following recommendations as consistent with the character of the Anacostia Historic District and delegate final approval to staff.

Staff Contact: Imania Price