

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

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Property Address:	<b>2100 16<sup>th</sup> Street SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>May 26, 2022</b>		Concept Review
H.P.A. Number:	<b>HP 22-232</b>	<b>X</b>	New Construction

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Applicant Delories King, with drawings prepared by 2Plys LLC, seeks review for construction of a single-family home on the corner of 16<sup>th</sup> and V Streets SE in the Anacostia Historic District.

**Property Description and Context**

The project on this vacant lot will complete a row of two-story, single-family, framed, cottage-styled home set on a high berm. The houses feature steps up from the sidewalk to full-length wooden porches which have low railings with turned post and spandrels. The second-floor gable roofs have a centered window at the front façade and dormers along the side roof elevation.

**Proposal**

The applicant’s concept proposes to follow the design of the neighboring properties with a large projecting side bay that separates the property into two large sections. The project calls for matching the gable roof pitch and height to the neighboring properties, clad in an undefined siding, and with double hung windows. The gable roof will have two dormers separated by the roof of the projected bay. The bay would be set in the middle of the side elevation, twenty-two feet from the front, and 16ft wide with three rows of single punched windows. The rear elevation continues the simple cottage elevations with windows in the gable and a patio door.

**Evaluation**

The design has been consciously developed to relate to its context. While extending 65 feet in depth, the projecting bay attempts to divide the massing into three sections. While the design relates to the neighboring cottage-style, the proposal lacks clarity on the site context and the siding material, and the modern projecting bay appears somewhat discordant with the historic-style design. HPO recommends the applicant show the site and property in line with the neighboring properties, the bay fenestration and roof line be redesigned, and the foundation and elevation show the pedestrian view.

**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*