

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

Property Address:	2102 16th Street SE	Agenda
Landmark/District:	Anacostia Historic District	X Consent Calendar
Meeting Date:	May 26th, 2022	X Concept Review
H.P.A. Number:	HP 22-225	Alteration Subdivision

The applicant, 2102 16TH St SE LLC, with drawings prepared by Alfredo Mamani seeks review of a new construction of a razed historic contributing building in the Anacostia Historic District.



Figure 1 Front Streetscape 2006

Property Description and Context

The property at 2102 16th Street SE was a contributing historic resource at the corner of V and 16th Street. It was built in 1905 as two-story, single-family, framed, cottage-styled home set on a berm at the end of a row of three identical properties. The building featured low grade steps up from the sidewalk up the berm to a full-length wooden porch. The porch had low railings with turned post and spandrels. The second-floor gable roof has a centered window at the front façade and dormers along the side roof elevation.

Proposal

The applicant’s concept proposes to rebuild the historic frame building and add a rear addition. The project calls for matching the gable roof pitch and height to the neighboring property at 2106, rebuilt on the existing foundations with the full width porch on brick piers. The two-story new construction project will be clad in ogee wood siding and wood windows along the front facing elevation. The rear elevation includes an addition with a gable roof offset from the main roof line and extending ten feet from the main block of the property.

Evaluation

The evolution of the property over the past decade involves the illegal removal of the gable roof, demolition by neglect, and then the ultimate razing of remaining framing. The applicant's design has been consciously developed to relate to back the historic contributing resource. The rear addition is enclosed in a manner that is consistent with other additions in the historic district. The proposed new construction is compatible with the cottage style of the original demolished house and compatible with the Anacostia Historic District.

Recommendation

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

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