

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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2216 Chester Street SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	August 1, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	19-463	<input checked="" type="checkbox"/> Subdivision

Property Description

Architect Jack Becker, on behalf of owner District Properties, requests conceptual design review for a subdivision, construction of two two-story single-family dwellings, and two associated accessory dwellings on a vacant lot in the Anacostia Historic District.

Proposal

The proposal calls for subdividing the lot into two parcels. Matching two-story frame houses would be built on each lot. The houses would have flat roofs with exposed rafter cornices and dentils, and front porches. The houses would be built to the side property line with no side yards. The exterior façades will have 4” exposed wood siding combined with cedar shakes siding, wood bracketed windows, traditional casement door frames and surrounds, and a front porch with wood posts and metal seam roof. The rears will be clad in cedar shakes and the foundations will be of split-faced CMU. The houses would be connected by an exterior ground-level passageway to the rear accessory dwelling units.

The paired ADU’s would be two stories with wood siding and picture windows. The units will have the same exposed rafter cornices as the houses, and a parged concrete foundation. The doors will be slightly inset from the front façade. According to the applicant’s application, there is no zoning relief needed for the project.

Evaluation

The overall height and massing of the single-family houses and the ADU are 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 design solution to create a traditional style rowhome with a front porch feature helps relate the project to the neighboring houses. The exterior materials of wood siding with one over one wood windows are compatible with the district and consistent with other new construction projects.

Although the concept proposal places the porch roof at the same height as the neighboring house’s porch roof, the permit drawings should detail the height and any variation of height to the neighbor’s porch roof and the pitch of the porch roof reduced so that it is not a prominently visible feature. The connecting portion of the walkway clad in cedar shakes appears out of context; a smaller- or larger-scaled siding could provide a more subtle differentiation with the flanking houses. As the plans continue to be refined, material selection and detailing should

continue to be developed with HPO, and brick cladding rather than CMU should be used for any portion of the foundations that will be visible from street view. The HVAC unit, which is not shown, should be placed so that it is not visible from the street.

Recommendation

HPO recommends that the Board review the material selection, approved in concept the overall size, footprint and massing, and delegate to staff further review.