

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

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Landmark/District: **Anacostia Historic District**  
Address: **2216 Chester Street SE**

(X) Agenda  
( ) Consent  
(X) Concept  
( ) Alteration  
(X) New Construction

Meeting Date: **March 1, 2018**  
Case Number: **18-105**

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### **Property Description**

Ram Design, on behalf of owner District Properties, requests concept review for construction of a two-story frame house with a cellar on a vacant lot.

### **Proposal**

The plans call for a house set on the lot with a 12' side yard on the west side and an 8' side on the east; the building frontage would be 33' and the depth 42'. The house would be sided with wood atop a brick foundation. The front elevation would have a bay projection and porch, and a wood cornice with dentils that wraps around the bay that continues as a plain cornice on the west and east elevations. The windows will be double hung wood with wood headers and sills, flanked by shutters. The porch will have wood posts supported by brick piers, a wood lattice panel below, a wood railing, and a concrete floor and stairs finished in slate. The rear elevation will have aluminum double hung windows with a deck along the second story and patio along the first story. The side elevations will have double hung windows and areaway parapet walls towards the rear.

### **Evaluation**

The general concept for a frame, detached, porch-fronted Italianate-styled house is compatible with Chester Street, which contains a variety of attached and detached, two-story, two- and three-bay-wide, porch-fronted houses. Although the house is somewhat wide relative to immediately surrounding houses, it is not incompatibly out of scale or rhythm with the block, and the use of the projecting bay and front porch are effective in relating the building to the streetscape.

As the design continues to be developed, the following refinements are recommended:

- With its sides visible from the street view, attention should be given to the design and composition of the side elevations;
- The window and door detailing should be developed in a manner consistent with a frame vocabulary, such as using window trim around all sides of the openings;
- The porch detailing should be developed with careful attention to the character of porches in the district. The details of commonly available porch posts are more suited to larger-scale new construction and to code-complaint rail heights, rather than to historic rail heights or a situation like this, where no balustrade is proposed. The posts should resemble more traditional turned posts, with a lower base and a wider section of turning;
- The pitch of the porch roof reduced so that it is not a prominently visible feature;
- Further development of the design and detailing of the cornice;
- The rooftop HVAC unit, which is not shown, should be placed so that it is not visible from the street.

### **Recommendation**

*The HPO recommends approval of the concept as compatible with the historic district, contingent on the design issues above being addressed, and delegation of final approval to staff.*

*Staff Contact: Imania Price*