

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

Property Address:	2221 14th Street SE	X	Agenda
Landmark/District:	Anacostia Historic District		Consent Calendar
Meeting Date:	November 18th, 2021	X	New Construction
H.P.A. Number:	HP 22-031	X	Concept Review Alteration Subdivision

Applicant Damon Ellis seeks concept review for construction of a two-story, frame, Italianate-style house on a vacant lot in the Anacostia Historic District.

Property Description

The lot is located beside 2219 14th Street SE, occupied by a two-story frame house built in 1910 and is across the street from Fredrick Douglass Historic Landmark Site.

Proposal

The plans call for construction of a two-story wood framed single family house, extending 15'5" in width, with a 5'5 side yard, and 24'6 in height, atop a concrete foundation. The house would be clad in lap siding with 1/1 punched windows on the second floor and a combination of 1/1 windows and full-height glass doors topped by transoms on the first floor. The front façade would have a full-width front porch, the side elevation would have a centered porch, and the rear elevation would have a two-story porch opening to the rear yard; all would be supported by square posts.

Evaluation

The basic form, materials and stylistic detailing for the house are generally compatible for new construction in the Anacostia Historic District. However, some revisions and refinements are needed for it to achieve compatibility and consistency with other projects approved by the Board:

1. The height of the front of the building should be raised by approximately 24" and the roof converted to a sloped roof, which should be expressed on the side elevation.
2. If transoms are desired over the first floor openings, they should be reduced in height to have a horizontal orientation.
3. On the front elevation, two of the three door openings should be converted to windows rather than expressed as a bank of three doors.
4. The porch roofs should be hipped, as is typical of the historic district.
5. Any portion of the foundation that will be visible from the street should be finished in brick rather than exposed concrete.
6. Porch column detailing should be developed in consultation with staff.

Recommendation

HPO recommends that the Board approve the general concept, contingent on the conditions outlined above being addressed, and that final construction plan approval be delegated to staff.

Staff Contact: Imania Price