

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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2242 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:	19-462	<input type="checkbox"/> Subdivision

Property Description

Architect Jack Becker, on behalf of owner District Properties, requests conceptual design review for construction of two-story single-family dwelling, and an associated accessory dwelling. The site is currently vacant.

Proposal

The proposal calls for a semi-detached two-story frame house capped by a flat roof with an exposed rafter cornice, and a front porch. The 5' side yard will access the rear two-story accessory dwelling unit. The semi-detached home will be 23' in width and approximately 64' in length. The exterior façade will have exposed wood siding combined with cedar shakes siding, wood bracketed windows, and a front porch with wood posts and metal seam roof to align with the neighboring attached home. The foundation will presumably be a type of cement foundation.

The proposed two-story ADU will be a two-story frame building, measuring 18' in width and 25' in length, with four identical intersecting gables that form eaves with exposed rafters. The vertical panel wall material is not specified.

Evaluation

The overall height and massing of the house is compatible with the historic district, relates to the adjacent buildings on the block, and incorporates architectural details that are harmonious with the rowhouse typology. Although slightly taller and wider than the neighboring homes on Chester Street, the proposal is compatible in its materials, proportions, fenestration and general detailing.

Large carriage houses, upon which the accessory dwelling unit's design is based, are not common in Anacostia. However, within the last few years the Board has approved several ADUs as reasonably compatible within the context of the historic district. The Anacostia Historic District guidelines state that ADUs should be compatible with the existing buildings and neither overwhelm nor detract from the character of the property.

While a two-story accessory building in this location could be compatible, the proposed size and design are overwhelming for the size of the lot and is out of scale with the small one-story sheds in the neighboring yards. While the applicant has stated the no relief will be necessary for the unit, the size of the unit will leave just a 17' rear yard in a historic district where open rear yards

and space are characteristic. Reducing the size of the dwelling and simplifying the roof line would improve the compatibility of the proposal.

Recommendation

HPO recommends that the Board approve the concept design for the proposed house, and the concept for a two-story ADU in the rear yard but that the size and design of the ADU be reduced and simplified. HPO defers to the Board as to whether the ADU should be delegated to staff or return for further review.