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

Landmark/District:	Anacostia Historic District	(x) Agenda
Address:	2247 Mount View Place SE	
Meeting Date:	November 17, 2016	(x) New construction
Case Number:	17-034	
Staff Reviewer:	Tim Dennée	(x) Concept

The applicant, property owner District Properties LLC, requests concept review for construction of a frame house on a vacant lot.

At two stories, gable-fronted, with a full-width porch, a typical depth and front-yard setback, the house is generally consistent with the character of the block.

The rear half of the house is a bit wider than is the front, but that is neither problematic in itself nor so unusual among historic houses in the neighborhood as to be incompatible. It does make the rear elevation a bit lopsided, but that will not be a conspicuous elevation.

The profile of the eaves and rake boards are not quite correct and would benefit from the study of examples in the field, as well as a detail in a final permit set.

The proposed roofing would be asphalt-composite shingles, and the proposed siding material is fiber-cement board in five-inch exposure, materials that the Board has generally approved on new construction. The siding could use a wider skirt board at bottom. The house's foundation would be poured concrete, but the notes do not specify that it is to be poured into a brick-textured mold, as at the applicant's other recent Anacostia projects. That should be specified.¹ The concrete foundation will be partly obscured by the full-width front porch, which would be supported by brick or brick-clad piers, with framed-wood-lattice apron between them.

Given the narrowness of the porch in front of the projecting bay, the entry stairs should be shifted from the center of the porch in order to front the entrance. The material of the steps has not been specified, but it is presumed that they would be concrete, matching the proposed slab.

The porch posts would be more compatible if turned, rather than square-section. Final permit drawings should contain a detail of the front porch balustrade (as well as of the porch roof drainage).

¹ The "brick" patterning has not been entirely successful at the applicant's other properties because of the use of a corner form that does not maintain the intended coursing, and should be resolved in the construction of this building.

The house would be more compatible and more visually interesting with some sort of variation in the siding of the gables, like the shingles that are common in nearby houses.

A location for an electric meter has been specified near the northeast corner of the house, but the fact that an alley runs behind this house suggests that the electrical feed can come from the rear, as it generally does on this square. So the meter should be farther back, to avoid running the electric line along the side of the house.

The availability of the alley presumably means that the applicant will seek a parking pad at rear to meet the off-street parking requirement, although the site plan does not depict one. There are also no new fences indicated, features this applicant has generally pursued at other projects in Anacostia.

The applicant may find impractical the pouring of such a deep patio slab at rear and opt instead for a couple of steps down from the rear door to a grade-level slab that would not require a railing.

Recommendation

HPO recommends that the Board approve in concept the overall size, footprint and massing, and delegate to staff further review, with the condition that the above recommendations are sufficiently addressed.