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

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Property Address:	<b>2321 Shannon Place SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>October 27<sup>th</sup>, 2022</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>22- 442</b>	<b>X</b>	New Construction
		<b>X</b>	Alteration
		<b>X</b>	Subdivision

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Property owner Rashad Muhammad, with plans by Syphonia Bailey-Green, returns with revisions to a concept design for a three-story rear addition on a two-story contributing house and construction of a new three-story residential property on the neighboring lot, and a subdivision, in the Anacostia Historic District.

When reviewed in September, the Board did not take a vote but expressed its support for the subdivision, the concept for a two-story rear addition to 2321 but expressed concerns about the visibility of the third story roof addition, and found the idea of a new three story building potentially compatible on the condition that the third story be designed as a more subordinate roof form rather than as a full third story.

**Proposal**

The applicant proposes a rear three-story addition to 2321 (lot 43). The addition proposes to be set back from the front façade 34’ and 46’ in depth. The revised plans propose to set the third story in from the west wall by 8’ and proposes to read as a mansard roof with no fenestration to blend with the new construction third-story towards the east. The third story will be 30’ in depth with a roof deck set on the rear of the existing second floor of the house. The third story addition will be set completely on the new rear addition and off of the contributing building. The addition will create a 4’ side court on the east elevation. An areaway to a new basement entry would be located on the west elevation toward the rear. The front façade will remain intact with new windows and doors in existing openings and repairs made to the front porch.

A new three-story residential building would be constructed to the east on lot 44. The proposal calls for a three-bay structure, clad in brick, with a one-story front porch and wood windows with composite trim. The applicant revised the height to be reduced to 28’ from 33’ in height. The third -story has been redesigned as a mansard roof with two dormer windows on the front façade.

The applicant proposes to subdivide two non-conforming lots (42 and 43) into two buildable lots. Lot 42 includes a Pepco easement. The rear addition and new three-story building are proposed to be built on Lot 43 and 44.

**Evaluation***Addition to 2321*

The proposal for lot 43 retains the integrity of the contributing building and has been revised to reduce the amount of impact the third story rear addition has on the existing building from Talbert St by setting the third story off the west elevation. Relating the addition to the roof of the new construction next door helps reduce the impact the addition has on existing building to be minimally visible from the street. A flag test will be required to confirm at the third story will have minimum visibility.

*New Construction*

The revised concept follows the Boards direction to reduce the height of the building and redesigning the third floor as a mansard roof with dormer windows. The building aligns the first and second floor with the existing building and the mansard roof has been reduced to be only one-half a story above the neighbor. The front porch feature, punched windows, brick veneer, and simple cornice proposed for the new building is consistent with the neighboring contributing buildings.

**Recommendation**

*The HPO recommends that the Board support the subdivision, the general concept for the rear addition to 2321 on the condition that the visibility of the third floor is verified with a flag test, the revised concept for the new construction, and that final approval be delegated to staff.*

*Staff contact: Imania Price*