

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

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|--------------------|------------------------------------|----------------------|
| Landmark/District: | Anacostia Historic District | (X) Agenda |
| Address: | 1446 W Street, SE | () Consent |
| | | (X) Concept |
| Meeting Date: | January 25, 2018 | () Alteration |
| Case Number: | 18-109 | (X) New Construction |
| | | () Demolition |
| | | () Subdivision |

The Chughtai Family Properties seeks conceptual design review for construction of a two story, detached single family home on a vacant lot on W Street in the Anacostia Historic District.

Property Description

The new construction will be located on W Street, directly across from the Frederick Douglass National Historic Site with a non-contributing, detached two-story brick house on the east and a vacant lot and a row of nine contributing brick rowhouses adjacent on the west.

Proposal

The proposal calls for a two-story detached frame house with a partial basement, a flat roof with decorative cornice and dentils, and a wraparound front porch. The project will be built to the property line on the west and with an 8-foot setback on the east. The proposed exterior façade will have wood siding, simple wood bracketed windows, door frames and surrounds, and a front porch featuring exposed rafter tails and wood posts. The porch roof proposed aluminum shingles and will be set on parged brick piers. The rear of the property will be clad in fiber cement with a wood deck and railing. The foundation will be of split-faced CMU.

Evaluation

The overall height and massing 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. The exterior materials of wood siding with one over one wood windows are consistent with other new construction projects in the historic district. The design solution to create a traditional style rowhome with a front porch feature that wraps around and a decorative cornice helps relate the project to the neighboring houses. As the plans continue to be refined, material selection and detailing should continue to be developed with HPO, and brick cladding rather than CMU should be used for any portion of the foundations that will be visible from street view.

Recommendation

HPO recommends that the Board approved in concept the overall size, footprint and massing, and delegate to staff further review.

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