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## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

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Landmark/District:	<b>Anacostia Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>2249 14<sup>th</sup> Street SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>January 28, 2021</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>21-127</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant David Johnson 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 vacant lot is located beside 2249 14<sup>th</sup> Street SE, occupied by a two-story frame house built in 1910 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 22'10" in width, with a 5' side yard, and 24'5 in height. The house would be clad in HardiPlank lap siding with 2/2 punched windows and have a full-width front porch with turned posts and brackets, all features that would relate it to similar, neighboring historic homes. The house would be capped by a flat roof and sit on a concrete foundation. The rear elevation would have a sliding patio door with wood steps under two large ganged windows on the second floor.

### Evaluation

The basic form, materials and stylistic detailing for the house are generally compatible for new construction in the Anacostia Historic District, however, several revisions are needed. These include raising the height of the front of the building by 24"-30" and converting the flat roof and side profile of the house to have a sloping roof. Raising the height at the front would not only improve the vertical proportions of the façade but would also allow the first and second floor windows to be slightly elongated to improve their vertical proportions. The use of a small transom above the front door, aligned with the tops of the first-floor windows, should also be investigated, and the front porch columns spaced so that the center column doesn't fall in front of a window. The porch roof should either be hipped or the ends of the present shed roof should be covered with panels or flush boards rather than lapped clapboards. Finally, any portion of the foundation that will be visible from the street should be finished in brick rather than exposed concrete.



### **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*