

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

---

---

Landmark/District:	<b>Anacostia Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1446 W Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>December 21, 2017</b>	<input type="checkbox"/> Alteration
Case Number:	<b>18-109</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> 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 and with a non-contributing detached two-story brick house on the east and a vacant lot on the west. There is a row of nine contributing brick rowhouses adjacent to the vacant lot on the west. The property will be built to the property line on the west and an 8-foot setback on the east.

**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 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 have a split faced CMU wall.

**Evaluation**

The overall height and massing of the new construction 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 rowhouse with a front porch feature that wraps around and a decorative cornice helps relate the new construction to the neighboring homes as a modern framed style home.

**Recommendation**

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

**Staff Contact: Imania Price**