

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

Landmark/District:	Anacostia Historic District	<input type="checkbox"/> Agenda
Address:	1928 15th Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 26, 2017	<input type="checkbox"/> Alteration
Case Number:	17-598	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The Department of Housing and Community Development seeks conceptual design review for construction of a two story, detached single family homes on a vacant lot on 15th Street in the Anacostia Historic District.

Property Description

The property is a corner lot that is adjacent to a two-story rowhouse and U Street SE. The property will join a series of three frame rowhouses which were built in 1891 by James Granger. They are contributing buildings to the historic district and face the Ketcham Elementary School and Recreation Center. The original properties are frame, clapboard houses with front porches, decorative cornices and flat roofs. According to Sanborn maps, there is record of a house occupying this lot with a similar building plan as the Granger properties.

Proposal

The proposal calls for a two-story infill rowhouse with a front porch and rear patio that compliments the modest and simple character of the row. The plan will continue the frame-style of the attached buildings with simple windows and door frames and surrounds, and a front porch featuring turned wood posts. The visible street side elevation will be divided into three segments with punched windows, a two story projecting bay, and a rear wall with a stepped down roof. The mechanical equipment will be located along the rear of the roof and solar panels are proposed behind the parapet well. The front windows and doors will align with those on the adjacent buildings. The house will be clad in fiber cement siding, with aluminum clad one over one windows. Following the Italianate-style row houses, there will be a flat roof with decorative cornice and dentils.

Evaluation

The overall height and massing of the new construction is compatible and relates to the block, and incorporates architectural details that are harmonious with the rowhouse typology. The exterior materials of fiber cement with two over two aluminum clad wood windows are consistent with other new construction projects in the historic district. The simple window and door framing is consistent with the character of the adjacent row, and the traditional style two-story row house with a porch helps relate the house to its adjacent neighbor at 1926 and other houses in the district

Recommendation

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