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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1348 Maple View Place	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Permit
Meeting Date:	July 1 st , 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	HP 21-371	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Jade Moore, with plans prepared Olivia Akinsan, seeks permit review for a three-story rear stair deck in the Anacostia Historic District.

Property Description

1348 Maple View Place is a single family, detached, Queen Anne style home set up on the hill toward High Street. Most of the Queen Anne houses in the historic district date from the decades on either side of the turn of the century. Irregular massing, multiple rooflines, turrets, bays, and prominent porches typify these houses.

Proposal

In January 2021, the applicant applied for a permit for a rear three story deck that was approved by HPO; the plans also called for conversion of an attic window into a door. During construction, the rear third story deck was built larger – wider and projecting further from the house - than what was approved.

The permit application has been revised to seek approval for the as-built condition. The drawings show the rear stair deck extending from the rear elevation 17' (the HPO-approved plans called for it to extend approximately 11') and the width increased to provide a full deck across the back of the house on the first floor. The height of the stair remains the same as approved. The revised drawings also show the black metal railings installed in lieu of the wood railings on the originally approved plans.

Evaluation

The Anacostia Historic District guidelines state that front porches and steps often presented a formal appearance to the street and contained ornate details. In contrast, side and rear porches were often more informal and utilitarian in appearance.

The deck is visible through the rear yards from High Street and Chester Street. Although it is larger than the approved drawings, the overall massing and scale is reasonably compatible for a rear elevation, where the Board has traditionally given greater flexibility. The metal railings and

wood stain applied by the applicant lightens the appearance of the deck and helps blend it into the rear yards.

Recommendation

HPO recommends the Board find this revised permit application compatible with the character and preservation guidelines of the Anacostia Historic District.

HPO contact: Imania Price

Completed Rear Staircase and Deck from Chester Street

