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

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Landmark/District:	<b>Anacostia Historic District</b>	(x) Consent Calendar
Address:	<b>1347 Maple View Place SE</b>	
Meeting Date:	<b>December 17, 2020</b>	(x) Alteration/addition
Case Number:	<b>21-093</b>	(x) Concept

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The applicant, Jonathan Kuhn, architect and agent for property owners Stephen and Risa Gerber, requests the Board's review of a concept application to construct a two-story addition at the rear of this circa 1905 frame house. This property is one of those rehabilitated by the L'Enfant Trust in recent years, and exterior alterations here are subject to a Trust easement. The Trust has consented to the alterations.

The proposal calls for little demolition and no work on the house's main block. The addition would be attached behind the rear wing. At 20 feet square, its footprint is wider than the wing, but not as wide as the main block. In this scheme, the wing serves as a hyphen. The materials would match those of the rest of the house.

The addition is reasonably sized. It would make the house deeper than average but, in this context, it would have little impact on the character of the historic district. The subject lot is quite deep. It is bounded on two sides by the historic district's southern boundary, beyond which are a parking lot and more recent housing. The neighboring historic houses, some bigger, mostly smaller, are staggered along Maple View, so the additional depth is not overwhelming even to the rear yard of the house next door.

The butterfly roof at the juncture of the old and the new may not be the ideal for drainage, but it is workable and keeps the roofline low without making it the ceiling too low in the second story of the addition. In lieu of a plane change along the southeast side of the building, the roofline and the vertical of the rain leader mark the juncture of the building campaigns.

The windows in the addition are unusually close to the rear corners and should be moved inward a bit.

A more substantial revision is anticipated, based on the property's topography, which slopes downward from the east corner to the southwest. The side elevations portray the site as nearly flat front to back, but as the submitted photo of the rear elevation suggests, it drops somewhat more—and much more sharply beyond that point. A twenty-foot-deep addition would reach to the location of the back fence and would have much more basement exposed—a walkout basement, if desired, rather than the indicated crawlspace. This raises a question of whether the proposed patio ends up at the basement level, with a deck above at the main floor. With the soils

on this steep slope, it is possible that the rear of the addition is going to require more than the average foundations.

### **Recommendation**

*HPO recommends that the Board approve the concept and delegate further review to staff, with the conditions that the fenestration be adjusted slightly as discussed above, and that revisions to address the slope are compatible.*



*Above: A Google aerial view of the site.*

*Below: A Google Streetview image from below on Maple View, showing the slope to the rear.*







*An obstructed view of the rear of the house and the back fence. The ground drops off still more steeply beyond the fence.*