

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

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Landmark/District:	<b>Anacostia Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1305 Maple View Pl SE</b>	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	<b>July 26 and August 2, 2018</b>	
HPA Number:	<b>18-428</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Subdivision

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**Property Description**

The applicant Jack Becker, on behalf of owner District Properties, requests concept review for construction of a three-story detached frame house with partial basement on a vacant lot. The lot is located between two contributing historic structures in the Anacostia Historic District.

**Proposal**

The plans call for a wood framed structure with masonry foundation. The foursquare-ish style single family house proposes wood siding and a wrap-around porch with a metal seamed roof. The foundation will be brick with brick piers and wood lattice under the porch deck. The windows will all be wood double hung. The roof will be synthetic slate with wood shingles along the end gables. The north side elevation will have a bay projection that peaks at the gable with a deck on the top. The south side elevation will have a slight projection that comes down from the gable to the top of the first floor. The rear elevation proposes a “enclosed” half porch with wood railings and columns.

**Evaluation**

The building is compatible in side, height, materials and architectural detailing with the character of the historic district and particularly the Queen Anne-type architecture of Griswold’s Addition. In consultation with HPO, the applicant has simplified the exposed rafters, better articulated the windows casings and added a frieze. The property lacks a driveway or alley access, which would require a zoning variance to relieve it of the requirement for one off-street parking space. Presumably because of the topography—it drops significantly from east to west—the drawings depict no fences or other landscape features beyond the lead walk.

**Recommendation**

*The HPO recommends that the Board find the concept with the character of the historic district and consistent with the purposes of the preservation act, and delegate to staff further review*

HPO Contact: Imania Price