

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

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Property Address:	<b>1334 Valley Place SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Anacostia Historic District</b>		Consent Calendar
Meeting Date:	<b>April 25<sup>th</sup>, 2019</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>19-217</b>	<b>X</b>	Alteration Subdivision

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**Property Description**

The applicant, Ricardo Hendi request the Board review a concept application for a two-story rear addition with a side porch and basement accessory apartment. This house is a two-story detached home constructed in 1885 by Henry A. Griswold, the developer of this subdivision on the south side of Uniontown. The residences are unique in the neighborhood for the projecting pediments on the porch roofs and the vertical-board friezes or rakes below the eaves.

**Proposal**

A two-story rear addition is proposed which would be subordinate to the main block as the addition is slightly offset relative to the main block. The rear addition will also include a rear porch addition with roof. The rear wood deck and stair will be approximately three feet above grade. The rear addition will be clad in wood or fiber cement siding.

For the basement accessory dwelling unit, the applicant proposes to replace the entire foundation with brick and expand the width of the basement toward the side property lines. While their scope of work proposes a four-foot underpinning and bathroom, their plans call for four basement bedrooms, two basement bathrooms, and two basement laundry, and an elevator to include in their accessory dwelling. This requires the applicant to extend the foundation past the main block of the house and into the rear yard. The proposal also calls for an eight-foot basement entrance way that will be six feet deep. The extended basement will be covered by a side porch that extends to the rear porch.

**Evaluation**

The property occupies a highly visible portion of valley place and the alterations will be visible from the street. The applicant proposes to set the house on planks while the basement is excavated and expanded. While the expansion of the basement on the side is possible, as underpinning and basements are appropriate alteration for contributing buildings in the historic district, staff recommends it be limited to the rear addition. The 8-foot-wide areaway does not include proper drainage and can be reduced in its size to include one stair. There are two additional means of egress into the basement including an elevator.

**Recommendation**

*The HPO recommends that the Board approve the concept as compatible with the character of the historic district, and delegate to staff further review of the details, with the conditions that:*

- *The foundation along the main block of the property remain and the expansion be limited to the rear addition.*
- *The restoration of the exterior siding be wood to match historic siding.*
- *The vinyl windows be replaced with aluminum-clad or wood windows.*
- *The basement areaway be reduced to a shorter length.*

Staff Contact: Imania Price