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

Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1335 Maple View Place SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 28, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	21-049	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner David Shafa, with plans developed by Joseph Gandarillas of Studio 42 LLC, seeks concept review for construction of a two-story rear and partial roof addition on a one-story contributing bungalow in the Anacostia Historic District. The case was originally scheduled for review by the Board in December and HPO issued a report on it, but the case was withdrawn at the applicant's request in order to respond to design concerns raised in the report.

Property Description

1335 Maple View Place is a modest one-story bungalow with a full-width front porch. The house was built in 1924 by owner Frank F. Long using mail-order plans and materials purchased from Montgomery Ward. While somewhat less well-known than mail-order houses provided by Sears Roebuck & Company, Montgomery Ward sold "ready-cut" Wardway homes between 1922 and 1931.

Proposal

The previous proposal called for the removal of the rear elevation and most of the roof, with a second story addition placed over the majority of the building with a minimal set back from the front façade. HPO's report on that plan found the proposal incompatible, as it resulted in substantial demolition and fundamentally changed the height, massing, roofline and character of the house.

The revised plans retain the majority of the existing roof and adds the addition approximately 44' back from the main block of the house. The addition would be clad in hardi-plank siding and capped by a roof on the second story that would be perpendicular to the pitch of the primary roof. The non-original windows in the main block would be replaced with one-over-one wood windows. The fenestration in the roof addition would be contemporary vertically-oriented casement.

Evaluation

One-story houses are rare in Washington and present unusual architectural challenges for their expansion. While the Board has typically discouraged visible roof additions in the Anacostia Historic District, the proposal retains the majority of the building's existing roof and sets the

addition a significant distance away from the street so that the building remains understood as a modest one-story house. This type of “camelback” addition is commonly used in New Orleans and other cities that have one-story houses, and similar solutions have been approved by the Board on one-story houses in Cleveland Park (3027 Rodman Street) and Capitol Hill (1229 E Street SE). Some visibility of the rear addition would not be incompatible in this streetscape of large two to three-story single-family homes.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the historic and that final construction approval be delegated to staff.

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