
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Anacostia Historic District	(x) Consent calendar
Address:	1337 Maple View Place SE	
Meeting Date:	September 24, 2015	
Case Number:	15-323	(x) New construction
Staff Reviewer:	Tim Dennée	(x) Concept

The applicant, owner District Properties (Mohamed Sikder), requests review of a revised conceptual plan to construct a two-story frame house on a vacant lot. The lot is located between a parking lot that is outside the historic district and a 1925 bungalow within it. Across the street stands a two-and-a-half-story frame house completed in 1905.



The proposed house is historicist, borrowing elements from neighboring properties. The siding would be fiber-cement, including the shingles on the front gable and the side dormer; the foundation would be patterned and painted concrete; and the roof of asphalt shingles. The building appears to be compatible with the character of the historic district and particularly the cottage-type architecture of Griswold's Addition.

The property lacks a driveway or alley access, meaning that the project 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 and much more at the rear—the drawings depict no fences or other landscape features beyond the lead walk. The electric meter would be mounted on a side wall, and the air-conditioning unit would stand on the ground at rear.

Previous review

The Board reviewed this project in July and took the following action approving the general concept but expecting the matter to return on the consent calendar with revised plans showing:

- 1) an accurate site plan showing the surrounding houses and the new construction, including the setbacks from the street;
- 2) utility hookups and condensing units at the rear of the property;
- 3) wood siding used on the front and side elevations;
- 4) real brick used on the front of the porch and a sample provided of the stamped concrete for the side foundation walls;
- 5) porch decking and railings be specified as wood and detailed appropriately;
- 6) a different front door that is more compatible with the historic district;
- 7) side elevations revised to reflect a more composed composition;
- 8) a stair provided to the rear yard; and 9) a sample of the stamped brick concrete panel provided that shows a sufficient depth to the joints to replicate brickwork.

Most items have been addressed. Regarding Item 2, the drawings still indicate an electrical hookup from the street to the corner of the building, presumably because there is no alley behind the property, and the lines cannot be brought to the house without hanging over someone else's property. As for Item 7, the fenestration of the side walls also remains as it was in July. We have not yet received a sample of the concrete foundation.

The drawings now show a heavier trim board at the meeting of the porch roof and the siding above. That should be minimized.

Recommendation

The HPO recommends that the Board approve the project in concept and delegate to staff further review.



Above: The overgrown site seen from the east. Below: The houses across the street.

