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

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Landmark/District:	Anacostia Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1348 Maple View Place	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Permit
Meeting Date:	December 17th, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	HP 21-371	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Jade Moore, with plans prepared Olivia Akinsan, is returning to the Board for a three-story rear stair deck in the Anacostia Historic District.

**Property Description**

1348 Maple View Place is a single family, detached, Queen Anne style home set up on the hill toward High Street. Most of the Queen Anne houses in the historic district date from the decades on either side of the turn of the century. Irregular massing, multiple rooflines, turrets, bays, and prominent porches typify these houses.

**Proposal**

In January 2021, the applicant applied for a permit for a rear three story deck that was approved by HPO; the plans also called for conversion of an attic window into a door. During construction, the rear third story deck was built larger – wider and projecting further from the house - than what was approved.

The permit application has been revised following the Board’s request to revise the permit set with a two story deck with a spiral case. The drawings show the second story deck extending from the rear elevation 17’ and a full deck across the back of the house on the first floor.

**Evaluation**

The applicant and architect have worked with HPO to make the corrections identified by the Board and to rectify the errors of the original contractor. While the second story deck is significantly extended from the rear elevation, it still is within the perimeters for a rear alteration where the Board has traditionally given greater flexibility. The addition of the metal railings and wood stain applied by the applicant lightens the appearance of the deck and helps blend it into the rear yards.

**Recommendation**

*HPO recommends the Board find this revised permit application compatible with the character and preservation guidelines of the Anacostia Historic District.*

*HPO contact: Imania Price*

*Completed Rear Staircase and Deck from Chester Street*

