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## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

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Landmark/District:	<b>Anacostia Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>1353 Maple View Place SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>January 28, 2021</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>20-462</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Architect Ricardo Hendi, representing owner Mark A. Calligan, seeks permit review for an existing unpermitted parking pad in the front of a residential property in the Anacostia Historic District. The parking pad came up as an issue when the Board was reviewing a proposed rear addition to the house that would serve as an accessory dwelling unit. While the Board found the ADU generally compatible with the historic district, it restricted its final approval on the application being amended to include a permit for the parking pad and driveway in order to determine whether these alterations were compatible.

### Property Description

1353 Maple View Pl SE is a two-story Queen Anne Style house built in 1887 as part of the Griswold Addition subdivision. On the front façade, the house has a two-story bay attached to a half covered porch. The property contains a sleeping porch and deck located at the rear. The back of the lot then leads to a steep hill onto an empty lot. The parking pad is located at the front of the property with a curb cut.

### Evaluation

The Griswold Addition of the Anacostia Historic District was developed before the widespread use of automobiles. Thus, driveways located in front yards are not common along Maple View Place, allowing green space to flow uninterrupted from one end of the street to the other. Where permitted in front yards, driveways typically lead straight from the street to a garage in the rear yard. Adding a new driveway or parking area to a front yard or area of the property that can be seen from a public right-of-way is rarely appropriate, as it will significantly alter the setting of the main building.

The proposal is also not consistent with the city's Public Realm Design Manual, which states under Policy HP-2.5.4<sup>1</sup>: Landscaped Yards in Public Space: "Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether

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<sup>1</sup> [Public Realm Design Manual Version 2.1 March 2019](#)

from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces.” 1012.5



### **Recommendation**

*HPO recommends that the Board find the parking pad and curb cut to be incompatible with the character of the Anacostia Historic District and that issuance of a permit for the rear addition ADU be contingent on its removal and restoration of the front yard to unpaved green space.*