

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	Anacostia Historic District	(X) Agenda
Address:	1353 Maple View Pl SE	() Consent
		(X) Concept
Meeting Date:	September 24, 2020	
Case Number:	20-462	(X) New Construction

Architect Ricardo Hendi, representing owner Mark A. Calligan, seeks conceptual design review for construction of a two-story accessory dwelling unit (ADU) on the rear of a residential property in the Anacostia Historic District.

Property History and 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.

Proposal

The ADU would be located at the rear of the main property, perpendicular to the home to align with the western elevation of the existing house. The dwelling will be attached to the rear deck to allow for a level walkway between the two properties. The ADU would be 320 square feet with a 160 square feet porch. The new construction would be clad in hardi-plank with trim to match the existing house. The windows and door would be placed symmetrically around the unit and its overall design would have the same vocabulary as the house, with fiber cement cladding and a hipped roof clad in asphalt shingles. Due to a change in grade, the building would have a partially exposed crawlspace to the rear yard. There is no landscaping noted in the plans and no work proposed on the existing house.

Evaluation

The proposed ADU is compatible in materials and architectural character with the property and the residential character of this block in the Anacostia Historic District. While the current proposal is more ornate than a typical carriage house or garage seen in Anacostia's secondary buildings, the design has been developed to closely relate to the character of the primary house and will read more as an addition than as a separate structure.

Recommendation

The HPO recommends that the Review Board find the concept for new construction to be compatible with the property and historic district, and that final construction plan approval be delegated to staff.

Staff contact: Imania Price