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

Property Address:	76 Kalorama Circle, NW	Agenda
Landmark/District:	Sheridan-Kalorama Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 27, 2011	X Alteration
H.P.A. Number:	11-518	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Michael Callison, representing Sun Circle LLC, seeks conceptual design review for a rear addition, rear roof alterations, and site work in the rear yard of a Georgian Revival house in Sheridan-Kalorama. The work would not be visible from a public street.

Property Description

76 Kalorama Circle was designed by local architect T.J. Fuller and constructed in 1927. The building is a particularly academic, high-style example of the Georgian Revival style, characterized by its symmetrical composition, Flemish bond brick work, paired double end chimneys, dormer windows, window and door detailing, and fully-designed rear elevation.

Proposal

The project calls for a two-story brick addition extending across the rear of the house. The rear elevation would have French doors on the first floor opening to a rear yard terrace on the first floor and double hung sash windows to match those existing on the house on the second floor. The distinctive arched window on the rear elevation at the stair landing would be reused within the addition. The five individual dormer windows on the rear roof slope would be combined into a single continuous shed dormer to increase living space on the third floor. A smaller round-arched dormer would be added to create usable space within the attic space on the fourth floor.

A garage would be constructed facing the alley, allowing the removal of a driveway extending through the back yard. As the alley elevation is at the basement grade of the house, the garage would not be buried below the rear yard, with a terrace above. The Board approved a similar treatment for this property (never executed) in 2003, and for another property in this block.

Evaluation

The size, massing, placement, materials, detailing and architectural character of the addition are compatible with the property. While the project will result in the loss of some character-defining features – the dormer windows and central location of the arched window – these features are not publicly visible and their loss is being mitigated by the quality and compatibility of the addition, the design of the new dormer to respect character and placement of the originals, and the reuse of the distinctive window. Since initially submitted, the design has been improved through judicious editing to ensure that the new work has the elegance and restraint characteristic of Georgian Revival architecture.

The staff recommends that the Review Board approve the conceptual design as consistent with the character of the Sheridan-Kalorama Historic District, and delegate final approval to staff.