

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

---

Property Address:	<b>1922 Belmont Road NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Kalorama Triangle Historic District</b>		Consent Calendar
Meeting Date:	<b>September 18, 2014</b>		Concept Review
H.P.A. Number:	<b>14-518</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Anne Brockett</b>		New Construction

---

On behalf of 1922 Belmont Road NW LLC, architect KC Price seeks the Board's review of to add a roof addition, roof deck, and front window to this Mediterranean Revival style dwelling. The house is one of a row of seven built in 1914 which feature red tile roofs, undulating rooflines, ornate brackets and brickwork, and other architectural embellishments.

**Project Description**

The project seeks to convert the existing attic to a habitable floor by taking advantage of the existing gable front that spans the property. A new roof would attach to the rear of the gable ridge and extend back 32 feet, the same depth as the roof addition at the adjacent property at 1920 Belmont. The new third floor would open onto a rear-facing roof deck that sits partially on the existing roof and on the roof of the existing ell. Siding is proposed to be cementitious board with French doors and windows facing the rear.

A basement window is proposed in the front wall of the porch, which is a perforated brick wall, consistent throughout this row.

**Evaluation**

The proposal for a roof addition is compatible with the historic district and is typical of other Board approvals in historic districts. Properties in Woodley Park and Capitol Hill, in particular, have received additions that spring off the rear of a false front to increase attic space. The new roof will be no higher than the existing ridge and will not be visible from the front or the nearby intersection with 20<sup>th</sup> Street to the northwest. However, the addition and deck will be visible from 20<sup>th</sup> Street over the rear yards of the three adjacent houses. However, the rears of these houses have already been impacted by existing alterations and additions, including a roof deck and addition that flank the subject property.

Regarding the front window, the HPO finds this an incompatible alteration to the façade of this historic home. Each house in this row features a brick wall under the porch with a decorative pattern of perforations. Several also retain their original Moorish-style brick porch railings. The proposal to remove this historic wall in order to insert a large window, as well as adding a sizeable window well to the front yard, are not acceptable changes within an historic district.

As plans develop, care must also be taken in determining locations for the new meters that will likely be required. These meters may be not be visible and should be located either inside the building or under the porch, which could be accessible from the existing basement entry. In addition, the new construction must be designed so that no side parapets necessary, which could make the addition visible from the front and compromise the compatibility of the design.

**Recommendation**

*The HPO recommends the following:*

- *The Board find the concept for a roof addition and deck compatible with the character of the historic district and consistent with the purposes of the preservation act;*
- *The Board find the basement window and well incompatible with the historic district; and*
- *Delegation of final review to staff.*