

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

Property Address:	1930 Biltmore Street, NW	Agenda
Landmark/District:	Kalorama Triangle Historic District	X Consent Calendar
Meeting Date:	September 27, 2012	X Concept Review
H.P.A. Number:	12-576	X Alteration
Staff Reviewer:	Anne Brockett	Subdivision

Owner 1930 Biltmore LLC, working with Inscape Studio, seeks concept review to add to the rear of this rowhouse in the Kalorama Triangle Historic District. The building was constructed as part of a row of nine homes in 1903 for speculative owner Frank Jones. They were designed by architect Melvin Hensey and built by George Hough.

Project Description

The project seeks to infill the dogleg, and place a 6'6" addition at the rear of the house. Balconies on each floor would extend an additional 6'10" into the rear, connected by a steel exterior fire stair that also extends up to the roof to access a new deck. The simple rear elevation features a stucco exterior, sliding doors to access the balconies, and horizontal rod balcony railings. On the front, the windows are proposed for replacement with period-appropriate sashes.

Evaluation

Facing an alley, the addition would be somewhat visible from 19th Street over the rear yards of the adjacent houses. However, the house is the fifth one in from 19th, so the addition will be set back considerably from this street. It is taller and deeper than its immediate neighbors, but will not be the longest dwelling on the block as others project further toward the rear. There are also three story additions on houses on both sides of the subject house.

In response to HPO comments, the owner has lowered the height, set the roof deck back to the rear wall (it originally projected onto the roof of the third floor balcony), and reduced the width of the balconies in order to set the fire escape flush against the rear wall, reducing its visibility and perceived mass.

In its form, scale, massing, and materials the addition is consistent with rowhouse alterations typically approved by the Board. The building's façade on Biltmore will be preserved and the rear addition is compatible with the surrounding houses and the Kalorama Triangle Historic District.

Recommendation

The HPO recommends that the Board find the project compatible with the character of the historic district and delegate final approval to staff.