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

Property Address:	2200 R Street, NW	X	Agenda
Landmark/District:	Sheridan Kalorama Historic District		Consent Calendar
			Concept Review
Meeting Date:	November 17, 2011	X	Alteration
H.P.A. Number:	12-36		New Construction
Staff Reviewer:	Steve Callcott		Demolition

Trout Design, representing Kalorama Holdings, LLC, seeks conceptual review of alterations to the side elevation and public space of a corner house in the Sheridan-Kalorama Historic District.

Property History and Description

2200 R Street was originally constructed as two separate rowhouses in 1891: 2200 R Street and 1622 22nd Street. Both houses were designed by architect Thomas King, who also designed three additional houses adjacent to 1622 at 1616, 1618 and 1620 22nd Street. At some point in the early 20th century, 2200 and 1622 were combined into a single residence and restyled in the Mediterranean Revival style, unified with stucco cladding and an overhanging red tile roof. The entrance stairs to 1622 were removed, with the landing retained as a narrow side porch. At some point (it is unclear if it was simultaneous with the other changes) a single garage door entrance was cut into the base of the R Street porch and a curb cut created.

Proposal

The project calls for expanding the single garage door opening in the 22nd Street elevation to a double garage door opening. The driveway in public space would also be expanded in width; the applicants anticipate that the curb cut could remain in its existing configuration and width.

Evaluation

The HPRB has consistently denied new curb cuts, driveways and parking on public space as inconsistent with the character of rowhouse historic districts. These districts are characterized by the continuous, uninterrupted quality of its public space; in residential areas, the public space forms a continuous greensward, or park-like strip, that runs in front of and unifies the architecturally diverse rows of houses.

While the subject property already has a curb cut and drive through public space, expanding the width of the existing driveway to consumer more public space for paving and vehicular access is not a compatible alteration, as it results in a further diminution of the quality and historic character of the planted public space yard. The widened driveway

would extend an additional nine feet to the south, to where it was immediately adjacent to the entrance walk and door of the abutting rowhouse.

The proposal would also result in a further incompatible alteration to the building itself, with the widened garage door becoming the predominate feature of the elevation, wider than the building's two-story projecting bay. Alteration of a primary, street-facing façade of a 19th century contributing building to accommodate automobile access is an inherently incompatible treatment.

The staff recommends that the Review Board deny the application in concept as incompatible with the character of the Sheridan-Kalorama Historic District and therefore inconsistent with the purposes of the preservation law.