

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

Property Address:	2312 Ashmead Place NW		Agenda
Landmark/District:	Kalorama Triangle Historic District	X	Consent Calendar
Meeting Date:	June 25, 2015	X	Concept Review
H.P.A. Number:	15-297	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

On behalf of owner Rashid Salem, architect Rich Markus seeks concept review to expand the attic and replace an existing rear enclosed porch with a new addition on this house in the Kalorama Triangle Historic District. The house is the last in a row of nine built in 1921-22 and influenced by the Mediterranean revival style. The houses are of tan brick with red tile roofs with various porch configurations. The house at 2312 abuts an alley along its western side, where the addition would be somewhat visible, as is the existing enclosed porch that it will replace.

Project Description

The proposal would raise the height of the attic to create a habitable top floor, hidden behind the existing sloped roof. At the rear, the enclosed porch with garage underneath would be replaced with an addition that is 2'8" longer and maintains the same width. The addition would be inset slightly along the alley side, following the line of the existing porch wall. At the roof level, the side of the addition would carry across the height and design of the main house's pent roof, again stepping in slightly to clearly differentiate old from new.

At the rear, a brick base supports the frame addition above, which is clad in wood panels and trim surrounding casement windows. At the first floor, the brick base extends an additional five feet to provide a terrace at the rear. The new roof wraps around the rear to provide a continuous side slope, which complements the side elevation well, although it creates a somewhat abrupt interface at the rear.

On the west side, a low brick wall at the alley is proposed to allow for protected basement windows. Landscape material will fill the new raised bed created here, which would be punctuated by window wells for elongated windows. On the front, shutters will be removed, windows and doors replaced, and access to the existing basement improved.

Evaluation and Recommendation

In general, the proposal is compatible with the house and surrounding historic district. The existing house benefits from a very high side parapet/roofline, which allows the addition of a non-visible attic level behind the pent roof. At the addition, continuation of the pent roof successfully marries new and old, while allowing them to read independently through a slight difference in plane and different, but compatible materials. In size, form, and placement the addition is appropriate to the scale and massing of the houses in this row.

Through consultation, the addition has been reduced in depth and a proposed roof deck eliminated. The design of the rear and side elevations has also been simplified. As the design moves toward permitting, the HPO will continue to work with the applicant to refine the elevations, identify inconspicuous location(s) for new meters, and ensure compliance with the Board's guidelines for basement entries, and confirm that no part of the roof addition will be visible at the ridgeline.

With the recommendations cited above, the HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the preservation act and that final approval be delegated to the staff.