

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

Property Address:	1852 Biltmore Street NW		Agenda
Landmark/District:	Kalorama Triangle Historic District	X	Consent Calendar
Meeting Date:	November 20, 2014	X	Concept Review
H.P.A. Number:	15-021	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

Homes in this part of Kalorama, constructed after the turn of the 20th century, tended to be built individually or in small rows, rather than in long strings of nearly identical houses. In keeping with this development trend, 1852 Biltmore was built in 1911 by W. Granville Guss in the Mediterranean Revival style as one of a pair.

Project Description

Owner Sanjay Khanna, working with Ecolog Studio, seeks to add a modest rear addition to this property and convert it to a four-unit building. The addition will add approximately 9 feet at the rear, extending off an existing rear ell and maintaining the dogleg. The addition would stand 15 feet wide with balconies at each floor measuring an additional 4 feet wide.

The rear elevation presents a simple uniform edifice to the alley with regularly spaced punched openings and cladding in either siding or another compatible material.

The plans initially called for elongating the front window, enlarging the basement door opening, and redesigning the basement access stair. In response to neighborhood opposition and HPO comments, these items have been removed from the proposal. However, the HPO would support lengthening the front window, since the change would not be visible from the street, and if the window is replaced with a more sympathetic installation than the existing vinyl slider. In addition, if a slight modification of the stairs can help effectively hide new meters, the HPO will work with the applicant to ensure a compatible design.

Evaluation and Recommendation

The addition is modest and is compatible with the historic district in its scale, massing, materials, and details. The HPO will continue to work with the applicant on front basement and areaway considerations and the appropriate selection of windows, doors, and other exterior materials.

The HPO recommends that the Board find the concept compatible with historic district and consistent with the purposes of the preservation act and delegate further review to staff.