

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

Property Address:	1918 Belmont Road NW	X	Agenda
Landmark/District:	Kalorama Triangle Historic District		Consent Calendar
Meeting Date:	April 30, 2020	X	Concept Review
H.P.A. Number:	20-179	X	Alteration

On behalf of owners Amy Levin and Jackie Fernandes, architect Outerbridge Horsey seeks concept review to raise the roof to provide an occupiable attic and rebuild the rear wall of this rowhouse. The house is one of seven built by William Todd in 1914 in the Kalorama Triangle Historic District.

Proposal

The proposal would keep the front roofline with its Flemish gable intact while raising the rear slope to create sufficient head height for usable space in the attic. The attic addition would extend to the rear wall, which would be rebuilt in essentially the same footprint, with slight variations to allow for balcony spaces on each floor. The rear elevation would be entirely glazed with multi-pane windows and doors. The exterior appearance would not change based on the number of proposed units, which has not been determined.

At the front, the basement unit will be built out under the existing front porch and the basement entry door shifted slightly. The project will restore the decorative pierced brickwork under the porch to match the others on the row.

Evaluation and Recommendation

The HPRB has a long and consistent history of approving such non-visible additions that spring off false fronts, which has proven to be a successful way to conceal an addition. Both of the properties to the immediate west have this type of addition; the one at 1920 Belmont was approved on the consent calendar in 2004 and the one at 1922 was approved over neighbor and ANC opposition as being compatible in 2014. Another example was approved at 2318 California Street in 2017 with a similar treatment of the rear elevation and where the side of the house was on an alley making the roof addition visible from the front along its side wall. There are numerous additional alterations of this type approved in the Woodley Park, Dupont Circle, Mount Pleasant, and Capitol Hill Historic Districts.

The addition proposed here would not be visible from the front and is marginally visible from 20th Street down a narrow walking alley. This view, where the subject property is the sixth house in, shows the many other rear alterations along this row and is not a significant sightline.

The proposed rear elevation is similar to the approved design mentioned on California Street as well as at 2322 and 2324 19th Street, and is compatible in its orientation, scale, massing, fenestration and materials. The design benefits from the articulation provided by the decks. The project will also result in valuable restorative work to the front porch.

HPO recommends that the Board find the proposed roof and rear elevation alterations compatible with the character of the historic district and consistent with the purposes of the Act and delegate final approval to staff.

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