

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

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Property Address:	<b>1922 Belmont Road NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Kalorama Triangle Historic District</b>		Consent Calendar
Meeting Date:	<b>October 23, 2014</b>		Concept Review
H.P.A. Number:	<b>14-518</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Anne Brockett</b>		New Construction

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Architect KC Price returns to the Board for review of a roof addition and rear deck at this Mediterranean Revival home in the Kalorama Triangle Historic District. The Board reviewed the concept at the September 18, 2014 meeting, but held the record open at the request of the ANC.

**Project Description**

Other than removing the front window and window well, the proposal is unchanged from the previous submission, seeking to add to the roof of the house behind the existing mansard ridge. The addition would extend 32 feet, the same depth as the roof addition at the adjacent property at 1920 Belmont. The new third floor would open onto a rear-facing roof deck that sits partially on the existing roof and on the roof of the existing ell. Siding is proposed to be cementitious board with French doors and windows facing the rear.

**Evaluation**

The HPO's recommendation remains unchanged: the proposal for a roof addition is compatible with the house and its historic district and is typical of other Board approvals. In fact, this method of altering to a historic building has proved to be one of the least obtrusive, most compatible ways to add space to historic structures. Because of the façade's pent roof, the roof addition will be invisible from the front.

The HPRB has a long and consistent history of approving such non-visible additions that spring off of false fronts to increase attic space, most notable of which is the house next door at 1920 Belmont, where a larger roof addition was approved on the consent calendar in 2004. Properties in Mount Pleasant and Capitol Hill, in particular, have received numerous additions of this type, including five properties on Lexington Place NE and on 6<sup>th</sup> Street NE in Capitol Hill and on Hobart and Lamont Streets NW in Mount Pleasant. Closer by, additions behind a false front have been approved at 2448 20<sup>th</sup> Street and 2318 18<sup>th</sup> Street NW. At 1321 21<sup>st</sup> Street NW in Dupont, 4 stories were approved on a 2½ story rowhouse and at 1215 N St NW, a fourth story was approved on a 3-story rowhouse on the consent calendar.

Because it is the fourth building in on the row, facing a narrow alley, and is set back considerably from the rear wall, visibility of the rear from 20<sup>th</sup> Street is negligible. In addition, the current rears of the houses in this row are not pristine. The view over the backyards and rears is dominated by the larger roof addition at 1920 Belmont, against which the subject proposal will rest, and a roof deck at 1924, which will partially block the view of the proposed addition.

**Recommendation**

*The HPO recommends that the Board find the concept for a roof addition and deck compatible with the character of the historic district and consistent with the purposes of the preservation act and delegate final review to staff.*