

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

Property Address:	1963 Biltmore Street NW	Agenda
Landmark/District:	Kalorama Triangle	X Consent Calendar
Meeting Date:	May 3, 2018	X Concept Review
H.P.A. Number:	18-298	X Alteration New Construction

Working with Teass\Warren Architects, 1963 Biltmore St NW LLC seeks the Board's review of a concept to add to the roof and place a deck atop the second floor at this house in the Kalorama Triangle Historic District.

Project Description

The project proposes adding a small bump-up at the center of the sloping roof to allow for an interior loft space. The bump-up, called a dormer on the plans, is set over 22 feet back from the front of the building and over 26 feet from the rear. Two skylights will be set in front of the dormer with no windows in the dormer itself.

A deck on the roof of the rear 2-story ell will be added, accessible from the third floor. The deck will be set back from the rear and east side walls of the ell by approximately 3 feet and will feature a horizontal rail system.

Evaluation and Recommendation

The roof bump-up and deck will not be visible from the public right of way and are only minimally visible from the rear. Although the materials have not been selected, HPO will ensure their compatibility as the design is finalized.

The HPO recommends that the Review Board find the concept compatible with the building and the historic district and delegate final approval to staff.

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