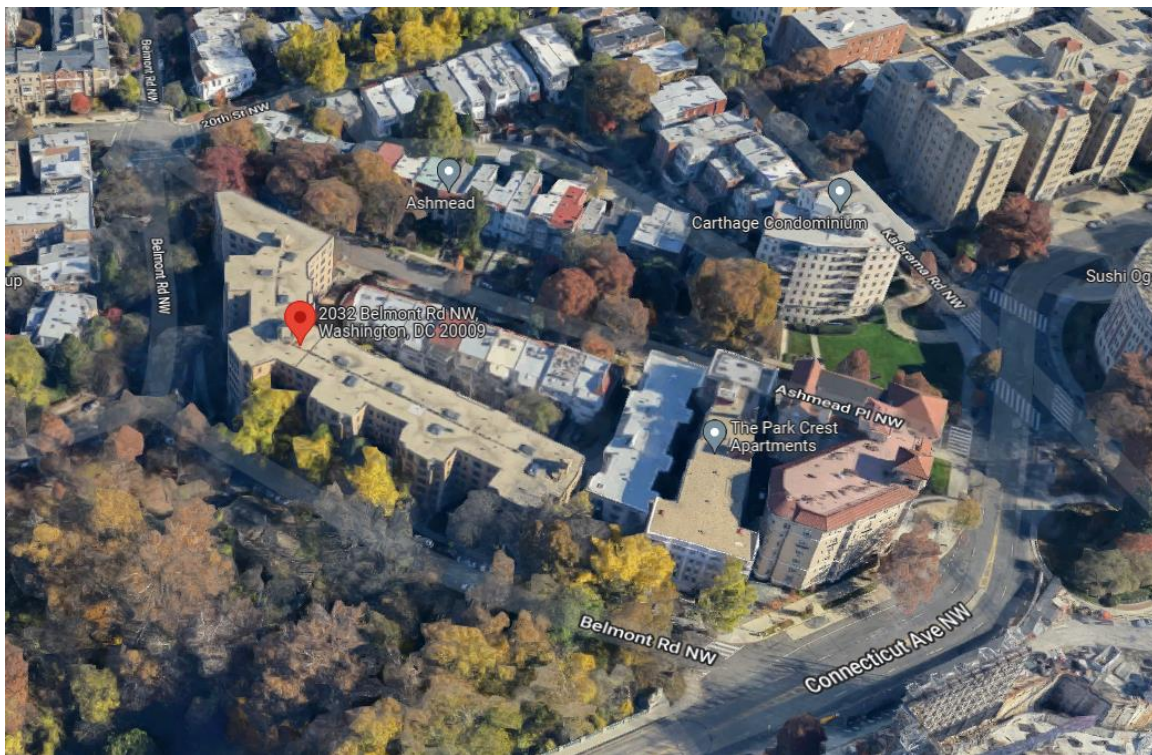

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	2032 Belmont Road, NW	Agenda
Landmark/District:	Kalorama Triangle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	June 30, 2022	Permit Review
H.P.A. Number:	22-285	X New Construction
		Demolition

On behalf of the Valley Vista Condominium Owners' Association, Chris Downie of Kramer Consulting proposes to add a roof deck, stair tower, trellises, and planters upon replacement of the roof at this large residential building. The Valley Vista was designed as apartments in 1927 by prominent architect Louis Justement in an ell form with 6 projecting wings. It is surrounded by other apartment buildings on the south, rowhouses to the east, a mix of rowhouses and small apartments on the north, and Rock Creek Park on the west



Valley Vista looking east. Connecticut Avenue crosses the Taft Bridge over Rock Creek just below the image.

Proposal

The design to add rooftop amenities would follow the installation of insulation and replacement of the flat roof. This part of the project was revised subsequent to HPO and CFA

staff comments to add the insulation from inside, within the ceilings of the uppermost units, rather than raise the roof surface and parapets to accommodate it.

Other elements of the design – decks, planted areas, and trellises – are set back considerably from the edges of the roof on all sides. One new stair tower is needed for egress, located at the second wing from the south, but all new roof appurtenances are set well behind the wings themselves to sit along the spine of the building.

Evaluation

Rooftop amenities are commonplace on apartment buildings throughout the city's historic districts. Many roof decks are original or historic, while others have been added over the years. HPO and HPRB generally support such additions to buildings when the scale of the building is large enough to accommodate the change without affecting its character. Such is the case for the Valley Vista.

Although the new required stair tower and trellises may be visible from some points of view, they do not detract from the building's significance. The grand scale of the building is able to absorb these additions without change to the architectural character. Care has been taken to position the amenities at the center of the roof and not on any of the wings or near edges and the plans have been revised to not raise roof height, modifications which serve to increase the proposal's compatibility.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the character of the historic district and delegate final approval to staff.

Staff contact: Anne Brockett