

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

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| Property Address: | 2312 Ashmead Place NW | X | Agenda |
| Landmark/District: | Kalorama Triangle Historic District | | Consent Calendar |
| Meeting Date: | June 4, 2015 | X | Concept Review |
| H.P.A. Number: | 15-297 | X | Alteration |
| Staff Reviewer: | Anne Brockett | | New Construction |

On behalf of owner Rashid Salem, architect Rich Markus seeks the Board's concept review to expand the attic and replace an existing rear enclosed porch with a new addition on this house in the Kalorama Triangle Historic District. The house is the last in a row of nine built in 1921-22 and influenced by the Mediterranean revival style. The houses are of tan brick with red tile roofs with various porch configurations. The house at 2312 abuts an alley along its western side, where the addition would be somewhat visible, as is the existing porch.

Project Description

The proposal would raise the height of the attic to create a habitable top floor, hidden behind the existing parapet wall. At the rear, the existing enclosed porch with garage underneath would be replaced with an addition that is 2'8" longer and maintains the same width. The addition would be inset slightly along the alley side, following the line of the existing porch wall. At the roof level, the addition would mimic the height and design of the main house's pent roof, again stepping in slightly to retain all of the visible red tile roof and to differentiate old from new.

At the rear, a brick base supports the frame addition above, which is clad in fiber cement panels and trim surrounding casement windows. At the first floor, the brick base extends an additional five feet to provide a terrace at the rear. The new roof wraps around the rear to provide a continuous side slope, which complements the side elevation well, although it creates a somewhat abrupt interface at the rear. At the east end, a spiral stair is proposed to lead up to a roof deck situated at the rear corner of the roof.

On the west side, a low brick wall at the alley is proposed to allow for protected basement windows. Landscape material will fill the new raised bed created here, which would be punctuated by window wells for elongated windows. On the first floor, a new window is proposed beyond the chimney and two others are proposed for replacement with half-sized windows with brick infill below.

On the front, shutters will be removed, access to the existing basement door will be improved, and windows and the front door will be replaced.

Evaluation and Recommendation

In general, the proposal is compatible with the house and surrounding historic district. The existing house benefits from a very high side parapet, which allows the addition of a non-visible third floor behind the pent roof. At the addition, the pent roof successfully marries new and old, while allowing them to read independently. In size, form, and placement the addition is appropriate to the scale and massing of the houses in this row.

However, the roof deck presents an anomaly for houses of this type, which possess a roof form that differs from typical rowhouses in the city. It remains unclear what the visibility of the deck may be from the street, but ultimately, its presence is an unsuccessful addition to the building and the access to it awkward. Instead,

the HPO recommends a rear deck extending off the third floor (and the second floor, if desired) to provide outdoor space.

As the design continues to evolve, the HPO recommends that the elevations of the addition be treated in a more straightforward manner with a simplification of details. A more symbiotic treatment is warranted in terms of window and panel sizes and placement as well as the use of a simple, unified trim work. In addition, the plans should specify the following:

- A roof material for the addition that complements the existing, such as metal simulated clay tiles.
- A detail of the raised attic roof showing that its attachment to the mansard ridge will not be visible.
- Elevations showing 6/6 windows on the front and side, flanked by 2/2 narrow windows in the larger openings; 8-pane awning windows in the attic; and a refurbished or replicated front door.
- Placement of new gas and electric meters in a non-visible location.

With the recommendations cited above, the HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the preservation act and that final approval be delegated to the staff.