

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

Property Address:	2318 20th Street, NW		Agenda
Landmark/District:	Kalorama Triangle Historic District	X	Consent Calendar
Meeting Date:	February 22, 2018	X	Concept Review
H.P.A. Number:	18-135	X	Alteration
			New Construction

On behalf of owners Mike and Courtney Green, Jones Boer Architects proposes a roof addition, recladding the rear wall, and a replacement deck atop the garage at this home in the Kalorama Triangle Historic District. The house is part of a row of five designed in 1913 by R.W. Geare in eclectic revivalist styles.

Description of Work

The proposal does not increase the footprint of the residence, but calls for adding a room behind the existing front pent roof, on which slate will be installed to replace the asphalt shingles. A new stair enclosure will also extend to the rear of the main block, but the rest of the roof will remain in its current form and at its current height. In addition, an angled notch within the dogleg will be straightened on each floor.

At the rear, large windows and doors replace the existing fenestration, separated by wood panels between each floor. New windows in the dogleg will be added. The existing deck on the garage will be replaced and will feature similar materials to the existing and an added spiral stair leading up from the garage.

Evaluation

The Board has reviewed numerous additions of this type, where a mansard or pent roof protects a new addition from view, and has determined it to be a compatible way to add to rowhouses. In this case, there is a sliver of potential visibility from the north because of the descending grade of 20th Street and the way the party walls were designed. It is recommended that the parapet here be retained to shield any potential visibility of the addition from the street. The alterations should not be carried out in a manner that requires raising the height of this parapet.

Otherwise, the roof addition, stair extension, and all work at the rear are compatible alterations. In scale, massing, form, and materials, the proposed work is consistent with previous HPRB approvals and appropriate to this house and the surrounding historic district.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the preservation act with the retention of the existing parapet height, and to delegate final approval to staff.

HPO Contact: Anne Brockett