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

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Property Address:	<b>2023 Allen Place NW</b>	<b>X</b>	Consent calendar
Landmark/District:	<b>Kalorama Triangle Historic District</b>	<b>X</b>	Concept
Meeting Date:	<b>September 28, 2023</b>	<b>X</b>	Alteration
H.P.A. Number:	<b>23-504</b>		

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Property owners Mary McBride and Margaret Fitzpatrick, working with Kate Donahue of Four Brothers Design+Build, seek the Board’s concept review of a proposal to add to the rear of their home. The house at 2023 Allen Place is a contributing resource within the Kalorama Triangle Historic District. It is one of a row of eight erected in 1919 by developer C.H. Small. The houses are of brown brick with red-tile mansard roofs, some with dormers and some, like the subject building, with a false Flemish gable. The house also features a front porch with stylized brick balustrade and piers.

**Project Description**

The project proposes to remove the rear ell and replace it with a slightly larger addition measuring 17’9” wide by 15’8” deep. A new deck would extend an additional 10’ into the rear yard. The addition will keep a narrow court on one side and will sit lower than the existing roof height. It will be clad in fiber-cement siding with multi-light windows and doors and a decorative trim board between the first and second floors that runs along all sides.

Work on the front includes replacing the front door and windows in kind and replacing the stair to the basement.

**Evaluation**

In its massing, size, orientation, and materials, the addition is compatible with the historic house to which it is being added and to the historic district. It is appropriately scaled to both its immediate context and the broader neighborhood. The decorative trim board provides relief to the blank side walls and helps visually break down the mass.

The work at the front is appropriate and will be fully reviewed in detail by the staff when submitted for permit.

**Recommendation**

*HPO recommends that the Board approve the concept and delegate further review to staff.*

*HPO contact: Anne Brockett*