

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

---

Property Address:	<b>2318 California Street NW</b>		Agenda
Landmark/District:	<b>Sheridan-Kalorama Historic District</b>	<b>X</b>	Consent Calendar
Meeting Date:	<b>September 28, 2017</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>17-492</b>		New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b>	Alteration

---

On behalf of owner Richard Hilton, architect Francisco Beltran of Saint Studio proposes to add to the roof and rework the rear elevation of a house in the Sheridan-Kalorama Historic District. Designed in 1923 by A.M. Schneider, the freestanding townhouse features a limestone base, buff brick façade with limestone trim, and slate mansard roof with dormers.

**Project Description**

The project proposes to remove the roof to allow for extension of the attic behind the front mansard. The addition would extend approximately 16’ beyond the existing trapezoidal brick parapet, and would be clad in standing seam copper. A rear deck would occupy the remainder of the roof with the existing low parapet wall serving as a railing. The rear of the addition would be largely glazed with multi-light doors and window panels. The architect has offered two options for the copper roof – one with the seams parallel to the parapet slope and one with the seams parallel to the building’s facades.

The roofs of the existing second floor additions would be slightly raised to flatten and join them to support the full width deck proposed for the third story. The existing second floor deck at the east side would be extended across the full width or the rear. Fenestration would be reworked to shift openings and/or enlarge windows into doors to access the decks on each floor. A portion of the rear façade will be reclad in brick to unify its appearance.

**Evaluation and Recommendation**

Adding behind an existing attic roof is a frequently approved alteration to create additional living space; however, it is generally proposed on attached rowhouses, where there is no visibility from the front. Here, the viewshed is limited by the tight proximity and similar heights of the abutting buildings, but the side walls of the addition will be visible from California Street.

The addition’s walls will be finished with standing seam metal, a finish material typically used on both historic and modern roof forms. The material, simple roof form, and dark color choice will create a subordinate, compatibly clad roofline that does not unnecessarily draw the eye. The difference between options 1 and 2 is minimal, and either is considered compatible, although HPO would point out that a perpendicular alignment of roofing is more historically appropriate.

The rear alterations as proposed are compatible with the character, scale, and materials of the house. The HPO would encourage the applicant to set in the sides of third floor balcony to be in line with the balconies above and below it. The sides could be brick, rather than an open railing to match the others. The applicant should also coordinate with HPO on the location of the HVAC units, currently located on the roof, to ensure their appropriate placement.

*The HPO recommends that the Board approve the project as consistent with the purposes of the Act and delegate permit approval to the HPO.*