

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

Property Address:	2318 California Street NW	Agenda
Landmark/District:	Sheridan-Kalorama Historic District	X Consent Calendar
Meeting Date:	September 28, 2017	X Concept Review
H.P.A. Number:	18-359	New Construction
		X Alteration

On October 5, 2017, the Board approved a roof addition to this house on its consent calendar. Since then, the plans have been amended by architect Francisco Beltran of Studio Saint on behalf of owner Richard Hilton. The current proposal envisions a larger addition at the rear and roof of this freestanding townhouse designed in 1923 by A.M. Schneider.

Project Description

The project approach is unchanged from the previous review in that it proposes to remove the roof to allow for extension of the attic behind the front mansard. The Board approved this addition to extend approximately 16 feet beyond the existing trapezoidal brick parapet. The revised proposal would extend approximately 25 feet, occupying the entire roof plus a portion of new roof where the third floor below will be extended. The third floor extension takes the place of the previously approved deck, using two Juliet balconies instead. A roof deck with decorative railing and brick side walls will fill the remaining roof space on the new fourth floor.

The materials and design remain the same as the earlier design, with nearly identical fenestration proposed at the rear. The longer exposed sides of the roof addition would be clad in standing seam copper. The work at the lower floors does not increase the footprint; rather it serves to unify the appearance of the rear through consistent materials and fenestration.

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. While the viewshed here is limited by the tight proximity and similar heights of the abutting buildings, the side walls of the addition will be visible from California Street. The increased size of the addition results in less articulated side and rear elevations and a heavier mass.

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 continue to create a subordinate, compatibly clad roofline that does not unnecessarily draw the eye.

Despite the increased depth of the third and fourth floors, the alterations as proposed are compatible with the character, scale, and materials of the house. The applicant must 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. The HPRB's decision should not be construed as an endorsement for any necessary zoning relief.

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