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

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Property Address:	<b>2344 S Street, NW</b>	Agenda
Landmark/District:	<b>Sheridan-Kalorama Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>April 28, 2022</b>	<b>X</b> Alteration
H.P.A. Number:	<b>22-233</b>	New Construction
		Demolition

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Architect Christian Zaptaka, representing the owner, seeks conceptual design review for façade alterations to a non-contributing house in the Sheridan Kalorama Historic District.

**Property History and Description**

The subject lot was originally owned by New York financier Bernard Baruch, a friend and advisor to Woodrow Wilson who lived next door following his presidency. Baruch never constructed a house on the lot and gifted it to Mrs. Wilson after the former president's death. When the Wilson House came into the ownership of the National Trust for Historic Preservation, the organization sold the lot for private development. The three-story, detached brick house was constructed in 1979; based on its date of construction well after the period of significance (1890-1945), it is non-contributing to the Sheridan-Kalorama Historic District.

**Proposal**

The proposal calls for reorganizing the façade to include additional and expanded window openings, filling in the recessed balconies with windows, pulling the recessed entrance out to the face of the building, and constructing a new side-slung stair. The façade and side walls would be finished in stucco; the rear brick wall would be painted.

**Evaluation**

The pattern and ratio of fenestration is more compatible with the historic district than the existing building, and the use of stucco as a facade material is common in the neighborhood. The only drawback of the proposal is the new stair eliminates the only planted area in the front of the building; without this planter, the front is entirely paved. As the plans continue to be developed, some in-ground planting area should be reestablished to provide a compatible setting for the house.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the character of the property and the Sheridan Kalorama Historic District on the condition that in-ground planting equivalent in size to that being lost be incorporated into the front yard site plan, and that final approval be delegated to staff.*

*Staff contact: Steve Callcott*