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

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Property Address:	<b>2450 Belmont Road, NW</b>	Agenda
Landmark/District:	<b>Sheridan-Kalorama Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>October 22, 2020</b>	<b>X</b> Alteration
H.P.A. Number:	<b>20-497 and 20-498</b>	New Construction
		Demolition

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Barnes Vance Architects and CAS Engineering, on behalf of owner Christopher Gladstone, seeks permit approval for construction of a pool and a one-story pool house, a cellar addition to the house, widening of a garage door, alterations to the existing stone perimeter wall, and associated site work.

2450 Belmont Road consists of three large lots, with a stucco and red tile Mediterranean-style house dating from 1925 occupying the center of the property. The house has a garage under the house facing the street and a stone perimeter wall.

### **Proposal**

The proposal calls for construction of an in-ground pool and a 22' x 20' one-story pool house at the rear of the side yard on the southwest side of the property. The pool house would be clad in stucco and red tile to match the style of the house. The single-width garage door would be widened to accommodate two cars and the garage expanded underground; a new garage door would replicate the style of the existing. A non-historic brick wall to the east side of the house would be reconstructed in stone with an iron fence atop to match the property's historic stone walls.

### **Evaluation**

The pool, pool house and site work are compatible with the character of the property and the Sheridan-Kalorama Historic District. The street-facing garage underneath the house is a distinctive feature that is found in more than a dozen 1920s houses in Sheridan-Kalorama in blocks that were not served by alleys. The proposed widening of the door is not disproportionate to the house or the property, and similarly-sized original two-car garage doors can be found close by at 2442 Belmont and 2340 and 2424 Kalorama Road. Following completion of the project, the underground expansion would not impact the appearance of the property.

### **Recommendation**

*The HPO recommends that the Board find the proposed alterations compatible with the character of the property and the Sheridan-Kalorama Historic District.*

*Staff contact: Steve Callcott*