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

Property Address:	2541 Waterside Drive NW	Agenda
Landmark/District:	Sheridan-Kalorama	X Consent Calendar Concept Review
Meeting Date:	September 28, 2017	X Alteration
H.P.A. Number:	17-384	New Construction
Staff Reviewer:	Michael Robb	Demolition Subdivision

Property owners Moira and Michael Bogrov seek permit review for skylights on the front roof slope of the property at 2541 Waterside Drive.

Built in 1941 by architect John Whelan, 2541 Waterside is a brick, three story, row house with three bays at the first floor and two bays at the second and third floors. The property is topped with a side gable roof that is flat at the ridge line, and is covered in standing seam metal.

Proposal

This project proposes to install nine skylights, six on the front roof slope and three on the rear roof slope, along with a roof access hatch on the flat section of the ridgeline.

Evaluation

The work was undertaken as part of an interior renovation which was properly permitted, however the installation of the exterior skylights was not part of the scope of work. Upon learning that the contractor exceeded the scope of approved work, the owners have since applied for an exterior permit. The Commission of Fine Arts approved the work in June 2017.

While the Board has typically found the installation of skylights on front roof slopes to be incompatible with the character of historic property, this installation is very minimally visible from Waterside Drive and the visibility becomes further diminished as one moves from the road onto the sidewalk. The slope of the roof and the nature of Waterside Drive as a car-oriented thoroughfare, rather than a pedestrian thoroughfare likewise minimizes the visual impact of the skylights to the historic district, such that the work does not significantly affect the appearance of the property. Neither the roof access or the skylights on the rear slope are visible from the Waterside Drive.

Recommendation

The HPO recommends that the Review Board find the work to be compatible with the character of the historic district.