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

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Property Address:	<b>2331 California 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>December 15, 2022</b>	<b>X</b> Alteration
H.P.A. Number:	<b>23-095</b>	New Construction
		Demolition

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Architect William Kirwin (Muse Architects), representing the owners, seeks conceptual design review for alterations and a rear addition to a non-contributing house in the Sheridan Kalorama Historic District.

### **Property History and Description**

The property is occupied by a free-standing, three-story flat front brick house. While illustrating Federal-revival styling in its multi-paned wood windows, door surround and inset brick panels, the house was constructed in 1963, outside the period of significance (1890-1945) for the Sheridan-Kalorama Historic District.

### **Proposal**

The proposal calls for expanding and replacing windows on the first and second floors, replacing windows within the existing openings on the third story, and adding limestone trim to the base and around all windows on the façade. On the east side, a second story oriel bay would be removed and expanded window openings added. A 4 foot projection – continuous across the first floor and expressed as two bowed projections on the second, would be added to the rear elevation. A dormer would be added to the roof which is concealed from public view behind the roof parapet.

### **Evaluation**

The standard for review for non-contributing buildings is simply to ensure that alterations are compatible with the character of the historic district (rather than the standard for contributing buildings, which is to “retain and enhance” the character-defining features of those properties). The proposed window alterations, replacement windows, additive limestone trim and minor rear addition meet the standard for compatibility with the Sheridan-Kalorama Historic District in size, scale, materials, detailing and architectural character.

### **Recommendation**

*The HPO recommends that the Board find the concept for alterations and rear addition to be compatible with the Sheridan Kalorama Historic District, and that final approval be delegated to staff.*

*Staff contact: Steve Callcott*