HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1908 Belmont Road, NW**		Agenda
Landmark/District:	**Kalorama Triangle Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**November 20, 2003**	X	Alteration
H.P.A. Number:	**04-042**		New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, architect Dickson Carroll for owner Kathryn Kross, seeks conceptual design review for the installation of a new portico, steps, and basement entrance on the front façade of a rowhouse in the Kalorama Triangle Historic District. The alterations would be visible from public space.

The house was constructed ca. 1910 by the same architect/developer team, as one of four rowhouses along the south side of Belmont Road. The houses at 1908 through 1914 are, all 2½-story, Georgian-Revival style rowhouses with such exuberant architectural features as Flemish bond brickwork, decorative stone lintels and sills, and brick quoins. The front yard areaways include bermed yards and straight stone steps that lead to classically-inspired porticoes. The house at 1908 Belmont Road is the only property in this grouping of four without the original portico. A slight ghosting above the entrance door indicates the property originally featured a gabled portico, mirroring that seen at 1914 Belmont. In addition, the original stairs have also been altered, as evidenced by the existing curved brick stair.

The proposal calls for the reinstallation of the gabled portico as well as the reconfiguration of the front entry steps. The front entry steps would be executed in stone block and realigned to run perpendicular with the house. The stone steps would terminate at a brick landing, which would turn 90 degrees to reach the existing patio at grade (similar to the adjacent property at 1910 Belmont). A new basement entrance would be located directly beneath the existing primary entrance, accessed by an opening cut into the side of the new stone steps. Finally, new planting areas would be located in front of the new steps and along the east side of the existing patio.

The return of the original portico is a welcome one, as it re-establishes the four rowhouses as a cohesive ensemble. The introduction of the basement entrance is consistent with the Board's standards and guidelines, and maintains the primacy of the front door. While this proposal does not include the reinstallation of the original berm, the staff and Board have not routinely required property owners seeking approval for alterations to restore an historic condition in its entirety, particularly when incompatible alterations took place prior to the creation of the historic district. The staff does,

Case No. 17128
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17128
EXHIBIT NO. 23

however, encourage the applicant to include as much landscaping and greening as possible into the final plan.

The project does exceed the maximum allowable lot coverage (60%) for a rowhouse and will require a special exception. The current lot occupancy is 63% and the proposed roofed portico would increase the total lot occupancy to approximately 66%. However, the proposed lot coverage is not inconsistent with adjoining properties and maintains roughly the same size as other properties on this block.

The staff recommends that the Review Board approve the project in concept as consistent with the purposes of the preservation act, and delegate final approval to staff; however, this approval should not be construed to constitute an endorsement for the necessary zoning variances or zoning relief.