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

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Property Address:	<b>2430 Tracy Place, NW</b>	Agenda
Landmark/District:	<b>Sheridan-Kalorama Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>July 23, 2015</b>	<b>X</b> Alteration
H.P.A. Number:	<b>14-636</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Owner Rosalie Maloney, with plans prepared by Total Remodeling Systems, seeks conceptual design review for construction of a one-story sunroom on the rear of a two-story attached house in Sheridan Kalorama. The addition would not be visible from street view, and would replace a wood deck of roughly the same size.

2430 is the middle house in an attached triplex of Elizabethan-styled houses designed and built by Wardman and Waggaman in 1921.

**Proposal**

The plans call for construction of a one-story aluminum-framed sunroom addition spanning the width of the first floor's rear elevation and projecting approximately 10'8" into the rear yard. The roof and rear wall of the addition would be glazed; the side walls would be clad in cementitious Hardi-plank siding. Due to the falling grade, the first floor is elevated above an exposed basement; a wood landing and stair would provide access to the rear yard. The brick rear wall of the house, and its existing openings, would remain.

**Evaluation and Recommendation**

The addition is modest and subordinate in height, footprint and overall mass to the house, is reversible with no alteration to the existing building, and would have no visibility of impact on the character of the historic district.

*The HPO recommends that the Review Board approve the addition as compatible with the character of the historic district and delegate final approval to staff.*