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

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Landmark/District:	<b>Mount Pleasant Historic District</b>	(x) Agenda
Address:	<b>1815 Lamont Street NW</b>	( ) Consent
Meeting Date:	<b>November 20, 2014</b>	(x) Alteration/addition
Case Number:	<b>15-004</b>	
Staff Reviewer:	<b>Tim Dennée</b>	(x) Concept

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The applicant, Roderick L. Cameron, representative of property owner 1815 Lamont Street LLC, requests the Board's review of a concept to add a rear addition, roof decks and a stair penthouse to this three-story 1909 rowhouse. The architect is Andrew Sheldon.

The Board reviewed the project in November and recommended that the concept be revised to:

- reduce the size of the exterior stair and the one-story addition and
- to remove the deck from the principal roof.

The applicant has removed the roof deck from the drawings. That change reduces the overall impression of bulk somewhat, partly by lowering the addition's center of gravity.

The addition remains three stories tall and stretches from side lot line to side lot line, necessitating the demolition of the three-story ell and the two-story rear porch. But the depth of the main mass has been reduced so that its projection would equal the depth of the row's rear porches, about six and a half feet. The one-story projection remains, but its depth has been reduced to six feet.

The spiral stair remains in its entirety, as it is desired for access to and egress from the upstairs unit.

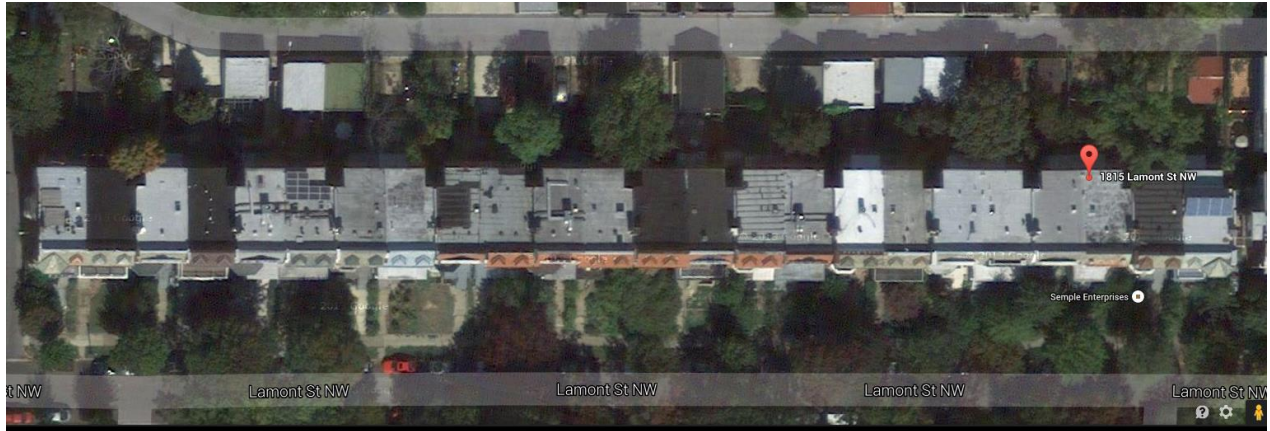
### **Evaluation**

As the principal-roof deck and its stair penthouse have been removed, and the size of the addition has been reduced, the HPO has no objection.

Yet the cladding materials still need some revision. If the addition is to be three stories, then differentiating the top story is appropriate, although it would better be done with some kind of slate or fiber-cement shingle, i.e., something more closely related to the shingles on the attics of the other houses, and at least of a similar, dark coloration. But the primary wall materials on the rear elevation should return around the addition's sides. Not doing so is acceptable in some circumstances, such as when the sides cannot be easily seen, but here it just makes the brick look false. Changes in material between the main body of the addition, its top story, and its one-story projection do break up the larger mass into finer-scaled parts, but only effectively if the materials continue around.

## Recommendation

*The HPO recommends that the Board approve the concept and delegate further review to staff on the condition that the brick and siding on the rear elevation return around the sides of the addition.*



*Above: The row as seen from directly above (north is up).*

*Below: An aerial photo of the rear of the row (north is down).*

