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

Landmark/District:	Mount Pleasant Historic District	(x) Consent
Address:	1614 Kilbourne Place NW	
Meeting Date:	December 15, 2022	(x) Alteration/Addition
Case Number:	22-365	(x) Design development

The applicant, Joe Harris, architect and agent for property owner Shellys Corner LLC, requests the Board’s review of a concept to remove a sleeping porch, construct a two-story side addition in its place, and undertake various site work and alterations to a 1910 residence to convert it to a two-family flat.

The Board reviewed this project in July, September and October. At the last meeting, the Board approved the concept identified as Scheme 9, with a third floor set back behind a parapet that is no higher than the house’s cornice. The Board requested that the project return for design development, particularly of the proposed addition and the interior demolition. The present drawings are a more finished version of the Scheme 9.

The drawings indicate less structural demolition to take place on the interior. Staff will review the structural details at the permit level.

The addition appears to be responsive to the Board’s direction.

The top-story windows on the alley side of the addition should be four-light, so that the lights are approximately the same size and proportions of those in the windows below.

Recommendation

HPO recommends that the Board approve the design development and delegate to staff further review, with the previous conditions that: 1) the roof deck and its railing not be visible from Kilbourne Place; 2) additional meters for the addition unit be concealed from view from Kilbourne Place; 3) the fence be painted a dark color or stained with an opaque stain; and 4) the demolition of floors and bearing walls be minimized.