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

Landmark/District:	Mount Pleasant Historic District	(x) Consent
Address:	3221 Mount Pleasant Street NW	
Meeting Date:	June 22, 2023	(x) Concept
Case Number:	23-359	(x) Alteration/addition

The applicants, Claire Andreas and Robert Gurney, architects and agents for property owner Jean Lujan, request the Board's review of a concept to add a second, fiber-cement-clad story to a one-story, brick accessory building.

The primary structure on the property was erected as a four-unit apartment building and grocery in 1906-1907. A two-story detached stable was built at the same time. A one-story garage at rear, attached to the stable, probably went up in 1912 and was later an auto repair shop. Finally, a one-story structure connected the apartments and the stable between 1937 and 1959. The proposed addition would extend an apartment located on the second floor of the stable.

It is not ideal to add atop a fundamentally one-story garage building a century old, especially as it would involve demolition of the roof. Yet, the proposed contemporary construction, if a bit industrial-looking, is clearly distinct, including something of a hyphen at the juncture with the stable. The proposal is generally retentive of the historic features and is largely reversible in theory, keeping the feeling of a stable whose roof is not visible. The addition also has the quality of not being disproportionately large compared to the base building and small relative to the entire construction on the lot.

Four recommendations for retaining the fabric and character of the garage:

1. the southernmost window opening on the east elevation should be restored, as the drawings indicate;¹
2. a leveling of the top of the east wall by visibly adding or removing brick should be avoided;
3. if the windows are to be replaced, the replacements should properly fit the height of the openings; and
4. the former vehicular entrance should be infilled with something of a character more compatible to a stable, to compensate for the alterations.

Recommendation

HPO recommends that the Board approve the concept and delegate to staff further review, with the condition that the permit drawings sufficiently address the above recommendations.

¹ Some photos show the old double-ganged windows still present in this opening, but others depict the brick infill.