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

Landmark/District:	Mount Pleasant Historic District	<input type="checkbox"/> Agenda
Address:	1734 Lamont Street, NW	<input checked="" type="checkbox"/> Consent
Meeting Date:	October 28, 2010	<input type="checkbox"/> New construction
Case Number:	10-386	<input checked="" type="checkbox"/> Additions
Date Received:	September 9, 2010	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	Tim Dennée	<input checked="" type="checkbox"/> Revised concept

Applicant Gayle Patrick, agent for owner Luis-Jose Mejia (and with designer Patrick Art Team), requests on-going concept review to extend the third floor to create a new three-floor unit and to build a three-story stair tower to reach this unit.

Revised Proposal

The project has been revised since reviewed by the Board last month, eliminating the side stair tower addition and relocating those stairs to the rear. The third-floor addition would be faced with brick to match the rear of the house. The stair tower would replace the present two-story enclosed porch at the rear and have a similar footprint, siding and fenestration as that structure. It would be accessed from an existing deck which is fairly isolated from public view. The deck would be made permissible as an egress path by being covered with a hipped roof. An air-conditioning unit will be added to the flat roof over the side-yard end of the main-floor dining room, and an additional electric meter added to the bank at the corner of the house. The meters are to be enclosed in a cabinet, not shown.

The plans indicate that the sheds in the side yard will be removed as part of the project, but does not specifically call out the third shed, which was erected against the neighboring house at 1738 Lamont.

Evaluation

The revised plan resolves the outstanding preservation issues by not adding appreciably to the footprint of the building, by removing the unpermitted sheds, and by making the rear deck more porch-like.

The deck roof is not drawn correctly in the plan or rear elevation, and needs to be revised in the construction drawings. For the purpose of proper drainage, the roof's high point should be where it meets the house wall. The materials selected will be important; the brick must match the existing closely, and the siding used should be wood or fiber-cement of a narrower exposure than shown; aluminum and vinyl would not be appropriate. The detail of the new window arch on the addition will be important as well. All of these materials and details should be coordinated with staff and incorporated in the final construction plans.

Recommendation

The HPO recommends that the Board approve the application in concept, with the delegation of final review to staff, with the conditions that the property owner remove the side-yard sheds as part of the project, and that final material selection and construction detailing must be coordinated with the HPO.