



## HISTORIC MOUNT PLEASANT MONTHLY NEWSLETTER

### Living in an Historic District: Does your front yard really belong to you?

April 2023

Welcome to our first Historic Mount Pleasant (HMP) Monthly Newsletter. Our goal is to inform community members about historic district permit requirements, common technical issues and solutions, and other aspects of the historic district, including its history.

#### THE “PARKING” IS SELDOM FOR CARS.

Odds are, that all or most of the space between the front of your home and the curb is actually in the public right-of-way and belongs to the District of Columbia – not you. This example, from the official [D.C. zoning map](#) shows individual lots and the yards and streets which are under the jurisdiction of the D.C. Department of Transportation (DDOT).

The 1870 Federal *Parking Act* designated the area immediately next to private property as park areas, still referred to as the “parking” or “[public parking](#),” to be maintained by the adjacent property owner. Property owners were encouraged to beautify and enhance this public space and required to maintain it “in a clean and safe condition.”

In 1871, the municipal government declared that it was “lawful to extend bay windows a distance of four feet beyond the building line” into the parking. One-story porches were also allowed, providing architectural variation that added to the park-like character of D.C.’s streets and avenues.

There are specific rules for what can be done in front of your home or business. A [permit](#) is required before you modify anything in the parking, including regrading and paving, and any construction;



From the [DC Zoning map](#) showing 17<sup>th</sup> & Lamont

including walls, steps, and fences. In addition to obtaining DDOT permission for work, sign off by the [D.C. Historic Preservation Office](#) (HPO) is also required. [DDOT's Public Realm Design Manual](#) specifies policies and regulations for this area, and HPO's [Historic Preservation Guidelines](#) and [Historic District Guidelines](#) include their requirements, that are the basis for project design approval by the D.C. Historic Preservation Review Board (HPRB). Remember – almost any exterior work, like replacing windows and repointing, are subject to HPO design review under the D.C. preservation law. They also may require building permits. It is this process that protects important character-defining features of our historic properties and ensure compatibility of all such work.

Please let us know what issues are of interest to you and we will try to address them. Also, if you would like to write a brief article about a technical or historic subject, we look forward to hearing from you. Lastly, we are always looking for new Board members and welcome referrals!

### MT. PLEASANT HISTORY

The [Library of Congress Chronicling America website](#) provides [access to historic newspapers](#), dating from 1777 to 1963. Below is a page from the [July 8, 1911 Evening Star](#) with advertisements for new houses on 19th Street between Park Road and Lamont, and in the 2000 block of Park Road, “a most high and healthy location.” The 19th Street houses are “admirably planned and finished with great care and taste,” and, as the ad says, “THESE HOMES ARE DUPLICATED ON TWENTY- EIGHTH ST. near CATHEDRAL AVE., just WEST OF CONNECTICUT AVE., in “Woodley Park.”

These Beautiful Homes Are Situated on a Desirable Elevation, Overlooking Rock Creek Park Valley on

## Nineteenth Street

Between Lamont Street and Park Road

And are just being completed by Lewis E. Breuninger. They have nine rooms, two modern bathrooms, are admirably planned and finished with great care and taste. The dining rooms have drop-beam ceilings; straight oak floors; two windows. Every room has sunlight and ventilation. The homes are equipped throughout with all latest improvements, the location being one of the attractive features.

PRICE, \$7,750. SIX SOLD.  
TERMS VERY REASONABLE.  
SAMPLE HOUSE, 3212 19TH ST., OPEN. SALESMEN ON PREMISES.

THESE HOMES ARE DUPLICATED ON TWENTY-EIGHTH ST. near CATHEDRAL AVE., just WEST OF CONNECTICUT AVE., in “Woodley Park.” ONE HOUSE IN THIS ROW SOLD.

SAMPLE HOUSE OPEN.  
SALESMEN ON PREMISES.

**N. L. Sansbury Co.,**  
Exclusive Agent,  
719-21 13th Street N.W.

**MIDDAUGH & SHANNON, Inc.,**  
**NEW HOMES NOW UNDER CONSTRUCTION**

On 20th st. at Park Road entrance to Rock Creek Park. FACING THE PARK. A most high and healthy location.



(The park opposite makes an enviable outlook.)

THE WHOLE LENGTH OF PARK ROAD AS A FASHIONABLE DRIVEWAY IS MARKED BY A HIGH RATE OF PROPERTY VALUES—WITH A STEADY RISE IN RATINGS IN THE DIRECTION OF THE PARK.

Located right at the entrance to the park, these homes possess the highest valuation, because the presence of the park opposite gives AN INCOMPARABLE BASIS OF VALUES.

We own all of the land facing Rock Creek Park, having bought it at 50 per cent less than any one else could purchase it. Therefore we can offer terms that only inspection can verify.

Price of the homes, \$7,750. Terms, \$1,425 cash and \$450 per month, including all interest. This is a very low monthly payment, as the homes will rent for more.

Nine large rooms, three toilets and shower; sleeping porch; hardwood floors; hot-water heat; large front yard and very deep back yard with old oak shade trees. All the comforts synonymous with our homes may be found here—bargain stoves, fireless cookers, etc.

Sample house, 1945 20th Street (Park Road), is now finished and open every day until dark for inspection. ANY MT. PLEASANT STREET CAR WILL TAKE YOU TO PARK ROAD; then walk west to 20th st. and Park road.

**MIDDAUGH & SHANNON, Inc., Owner**  
No place like home; no homes like ours.  
**SHANNON & LUCHS, Selling Agents, 713 14th St.**



