



**REPORT OF ACTIVITIES
FOR
FISCAL YEAR 2022**

HISTORIC MOUNT PLEASANT, INC.

Incorporated in 1985, Historic Mount Pleasant (HMP) brings neighbors together to celebrate and protect features of the Mount Pleasant Historic District that give the neighborhood its special character. The [HMP website](#) provides basic information about historic district requirements and links to a variety of other resources on historic preservation. As a strictly advisory organization, we regularly field inquiries from residents about exterior projects and work with the [Historic Preservation Office](#) in the D.C. Office of Planning and others to resolve issues affecting the historic district.

BOARD ACTIVITIES

Promoting Broader Membership and Involvement

The annual Holiday Party, held on the first Friday in December, has long been our most popular activity as well as our main membership drive. Sophie Newbold and Adam Vitarello graciously hosted us at their home at 1827 Park Rd. We did not hold a garden party this year.

For a variety of reasons, HMP membership and participation has steeply declined since a high of 145 households in 2005. Today, HMP represents 35 households. For many years, HMP organized more neighborhood social activities which have migrated to newer organizations we welcome, like the Mount Pleasant Village. We now have the opportunity to focus more on helping residents live in our National Historic District as an authoritative resource to understand the nuances and rules associated with planning a renovation or addition and working with the DC Historic Preservation Office.

We also work to raise awareness about historic and preservation issues that can help us all live in and maintain the character of our beautiful neighborhood.

The HMP Board has been discussing ways to remain a healthy organization and is looking for new and existing members to work with us on issues of interest, joining our Board of Directors, the Design Review or other committees. We look forward to hearing from you.

Advice and Assistance on Exterior Renovations

HMP's principal ongoing mission is advising and assisting residents on exterior projects in Mount Pleasant, before and during Historic Preservation Office reviews; including reviewing designs with owners and architects and commenting on cases requiring DC [Historic Preservation Review Board](#) (HPRB) approval. We invite applicants to discuss their plans and also invite the views of neighbors. HMP has no statutory authority, but Historic Preservation Office staff advise applicants to share their plans with us and the Advisory Neighborhood Commission for Mount Pleasant

(ANC1D). We exchange comments with HPO staff while projects are under review, and provide input to the staff report to HPRB. If necessary, we attend HPRB hearings in person.

Historic Preservation Office (HPO) staff members prepare written recommendations for all cases going to the HPRB. HPO staff reports and HPRB decisions are available on the Office of Planning website under the month of the hearing, which is given for each case below. Drawings submitted in individual cases are also now posted on the website. Click on the blue field labelled “HPRB and CFA Project Drawings.”

During FY Year 2022 (December 2021-November 2022), HPRB considered seven cases:

1833 Irving St. NW (consent calendar, March), proposed reconstruction of the enclosed, two-story rear porches with a deck above, a third-story addition behind the attic, and a rear deck. The HPO Staff report discussed treatment of an abandoned chimney, drainage, and the rear façade. HBO advised, and HPRB approved limits to new siding and that the third-floor addition and related new work not be visible from Irving Street.

3351 18th St. NW (consent calendar, April), proposed rear additions, including a three-story elevator shaft, tucked between the 3351 and its immediate neighbor; a one-story addition; and decks on the roof and new one-story structure. The staff report recommended that the cladding be painted wood or smooth-faced fiber cement, not to exceed six inches, consistent with widths typical of the era. HPRB approval was conditioned on no work being done at the front exterior, including utility meters.

1635 Harvard St., NW (consent calendar, July), proposed restoration of the detached house as a single-family home with a basement rental unit, including demolition of additions and sheds at the side and rear; reconstruction of a two-story side addition to the north; construction of a belvedere-type third-floor addition in the middle of the roof to the rear; replacement of most windows; new basement stairwells and window wells; and modifications to the garage. HPRB approval in concept was conditioned on the belvedere addition not being visible from both Harvard Street and Argonne Place and verification of this during construction.

1710 Irving St. NW (July), proposed construction of a two-story accessory structure at the alley. Permission was denied. The staff report gave an overview of historic garage construction in Mount Pleasant, noting that garages or carriage houses exceeding one story were generally erected before the designation of the Mount Pleasant Historic District, with a few exceptions: 3304 19th (2017), 3308 19th (2006), and 3310 19th (2007). Those approvals were based upon building into the steep drop behind those houses with no street views, and the houses across the alley being reasonably distant. The proposed garage did not meet those conditions and the Board agreed with

the staff analysis that a two-story structure at this location would be inconsistent with preservation law.

1656 Hobart St. NW (September), proposed a carport and deck with a six-foot-tall plank privacy fence over an existing alley parking pad. HBO Staff recommended a handrail instead of a fence, but the HPRB approved the design, based on existence of similar structures along the alley. The project will require a waiver of zoning requirements for rear yard and lot occupancy. The Board of Zoning Adjustment hearing was scheduled for March 16 (BZA Case No. 20663).

3118 Mount Pleasant St. NW, proposed replacing a one-story-over the basement addition and much of the rear ell and rear wall with a contemporary, three-story addition. The former Logan's Antiques building storefront would be reconstructed and a new areaway provided to access a basement retail space. If the front porch is not restored, new windows were to be behind or at the rear edge of the columns, matching those at 3116 Mount Pleasant. Window replacements are to be compatible and to fit the original masonry openings. Porch masonry should not be painted black, as proposed, and preferably, not painted at all.

3060 16th St., NW, the Renaissance Condominium and Kenesaw-Phoenix Cooperative (Renaissance/Kenesaw) 2021 proposal to remove all original balconies except the one over the main 16th Street entrance was previously denied by the HPRB which ruled that they were "character-defining features" of the building. The Renaissance/Kenesaw appealed to the Mayor's Agent for Historic Preservation for a ruling on their economic hardship claim at a hearing held on February 25, 2023. A [decision](#) was issued September 23, 2022 which determined that: the need to demolish is not urgent and there is not now "an unreasonable economic burden" on low-income owners and that they would be "better off financially if the Kenesaw repairs the balconies with grant support than if the proposed demolition was approved."

HMP supported extending the District's Historic Homeowners Grant Program to assist resident owners to afford the repairs. HPO has qualified 26 residents for receiving up to \$25,000 each to pay for approved preservation repairs. Moreover, HPO is working with the residents to provide the information needed, including tax returns, to establish that each is eligible for a grant as a low-income owner. HMP will continue to support seeking appropriate financial assistance to enable the balcony restoration to proceed without displacing any long-time resident owners of the building.

U.S. Commission of Fine Arts Reviews

In addition to HPO/HPRB requirements, exterior work on Mount Pleasant properties adjacent to Rock Creek Park are subject to review by the U.S. Commission of Fine Arts (CFA) under the [1910 Shipstead-Luce Act](#). While CFA's mandate does not

include historic preservation, they refer cases involving historic properties to HPO and incorporates their comments in its review. In 2022, CFA reviewed 12 projects in Mount Pleasant: Rooftop solar arrays at [2040 Pierce Mill Road, NW](#), [2039 Park Road, NW](#), [2051 Park Road, NW](#), and [2037 Park Road, NW](#); Additions, replacement windows, replacement garage at [2021 Park Road, NW](#); Rear addition and patio at [2045 Park Road, NW](#); Rooftop solar array at [2900 Adams Mill Road, NW](#); Conversion of garage to bedroom at [1853 Ingleside Terrace, NW](#); Sunroom addition at [3451 Mount Pleasant Street, NW](#); and Replacement windows at [1845 Irving Street, NW](#).

Verifying Permits for Ongoing Work

While repairs involving interior work and replacement of original materials in kind generally do not require permits, other projects, including replacement of windows or exterior doors and work in public space do. Permits must be displayed where they are visible from the street. If you are concerned about work proceeding without the proper permits, the Office of Planning website, [Reporting Illegal Work](#), lets you verify whether a permit has been issued and how to report it if it is not. Or, if you prefer, you could also knock on your neighbor's door and inquire. Let us know if you have any questions about this.

Historic Mount Pleasant, Inc.

Profit and Loss Statement

Fiscal Year 2022 (December 1, 2021 – November 30, 2022)

Income

Memberships and unspecified contributions \$ 125.00

Interest earned \$ 2.38

Total \$ 127.38

Expenses

Miscellaneous Expenses \$ - 434.56

Total \$ - 434.56

Net Gain \$ - 306.64

Assets as of 11/30/2021

DGEFCU Acceso Share Draft \$ 1,557.22

DGEFCU Acceso Regular Shares \$ 23,094.55

Total \$ 24,651.77

Liabilities & Equity

Total Liabilities \$ 00.00

Equity: Opening Balance as of 12/1/2021 \$ 24,651.77

Net Gain \$ - 306.64

Total \$ 24,345.13