

HISTORIC MOUNT PLEASANT NEWSLETTER LIVING IN AN HISTORIC DISTRICT: POP-UPS? IN MT. PLEASANT?

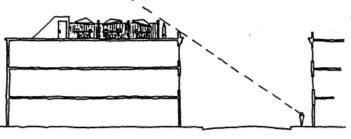
January 2024

Our Historic Mount Pleasant (HMP) Newsletter strives to inform community members by illuminating <u>historic</u> <u>district permit requirements</u>, technical issues and solutions, and other aspects of the historic district, including its history.

There are pop-ups, and there are pop-ups

The pop-ups we usually see in non-historic districts seldom succeed in complementing their neighbors or even fitting in with the architectural character of their neighborhood. Legal restrictions in those areas are zoning-based and design, a matter of taste. Pop-ups - also known as rooftop additions - are seldom literally seen in historic districts because, when they are permitted, they must follow the District of Columbia Historic Preservation Office (HPO) guidelines for roof additions which require that they not be visible from the street or public vantage points, or alter important character-defining features of the building or streetscape, and are compatible with their historic context.

Successful additions reflect an understanding of context. That's why a project that works in the center of a block will not be approved at the end of the same block. While less stringent, there are also requirements for compatibility of the addition as viewed from the rear of the house, with consideration of projections and setbacks.



Required Sight Line Diagram

Other issues include the proposed materials or form of the addition, which should keep the additional mass light. Roof additions typically require a substantial setback, depending on the height of the building and its adjacent structures, topography of the area, street width, and the relationship of the building to its surroundings. This is particularly important in Mount Pleasant, where the uniformity of residential row houses is a character-defining feature.

The burden of proof is on the applicant to illustrate to the HPO the full impact and visibility of the addition, as well as to demonstrate how the addition is compatible with the character of the historic property to which it is being added. The likelihood of success is increased with the assistance of an architectural designer with historic district experience.

Why Do Houses Keep Popping Up?

In residential areas, if you can't enlarge your house forward (for historic district reasons), or back up to ten feet beyond the rear of your neighbor's house (for allowable lot coverage (Floor Area Ratio) reasons), the simplest remaining way to go is up (height-limit permitting).

New houses have been getting bigger and bigger over the years (In 2023, new homes averaged 2,469 SF (988 SF/person)), and households have gotten significantly smaller. But today, homeowners want more and larger closets and bathrooms, larger kitchens, and home offices, and family, breakfast, laundry and media rooms. And, people have also changed the way they live, like an 87.4% increase over the past two decades of young adults living in a parent's home, and a tripling of the number of people working from home since 2019.

MT. PLEASANT HISTORY

Not Typical of the Period

Houses in Mount Pleasant were not typical houses of the period when they were built. They were much larger. In 1910, the average new, single-family house was <u>945 square feet</u> (SF) (210 SF/person), while most of Mount Pleasant's rowhouses - almost all of which were built from the 1890's through late 1940's - were two to four times that size. And while the vast majority of American houses had no indoor bathrooms – even the new ones - all of Mount Pleasant's new houses had at least one full bath, and many had three. With few exceptions, they all featured both gas (into the 1910's) and electric lighting.

The <u>Mount Pleasant Historic District National Register nomination</u> describes the neighborhood's "unique and harmonious sense of place" resulting from "the use of a common vocabulary, regard for scale and proportion, and sensitivity to the hilly terrain [and] the work of many different architects and builders from many different

periods of time..." This nomination and an earlier one for the mansions on the North side of Park Road NW describe Mount Pleasant houses as being for "Washingtonians who worked in the city and wanted the amenities of living in a convenient, suburban community."

Developers aimed at distinct economic classes in the neighborhood with smaller rowhouses serving middle-class workers, larger rowhouses serving an upper a middle-class working population, and large detached houses serving the prosperous merchant class, with a large range in prices reflecting those differences. Before 1915, while houses priced under \$2,300 were available in other neighborhoods, Mount Pleasant offerings included "One of those attractive two-story houses near 16th street. Mount Pleasant, for \$4,500;" "the most



<u>beautiful artistic home in Ingleside</u> (Mt. Pleasant)" for \$14,000 at 3208 18th St. NW; and a "<u>handsome residence</u> at 1835 Park road" for \$20,000 bought by "a prominent Washingtonian" with "a large stable."

Below are the full newspaper pages:

- 1. The Evening Star June 24, 1911, advertisement for the attractive two-story house near 16th St. NW.
- 2. The Evening Star November 11, 1911, advertisement for 3208 18th Street NW.
- 3. The Washington Times April 17, 1909, article about 1835 Park Road NW.

The Frening Star.

REMARKABLE REAL

INVESTORS AND HOME SEEKERS SHOULD STUDY THIS LIST

Location Location

Are you one to value lication in relecting a home, or are you like wine selectineses in any old place simply to get a

13th and Fairmont Streets,

Columbia Heights. remarkatively apart forestpost for in through the deficiency based that first is the high-class respectation or the nature advantages and confirms or their takes advantages and confirms or those with him part is in the little class illuminated facilities for himse particularly shown The control of the co

DESCRIPTION

As minimum that these bears are expressed to provide locate the expression of the provide locate the expression of the e

Business Property Are You Looking for a Bargain?

Section 1. The content of the conten

Investment.

Bloom spill, there recess agrices to beside. On a bettered at the

when it is good teeling and the Attention, because of LARSE ATTENT TO REALIZE A LARSE ATTENT TO THE ATTENT OF THE

Const acceptor-united from a first control of one of these corrections and one of these control on the first control one of these control one of the control of the control

Price State, resting the SW per control of the cont

Attention, increases, open-death, and have endered the way and the most of the best year, to do not consider the second of the best year, to do not consider the second of the best year, to do not consider the second of the best t

Attention, Home Buyers.

complete 8-room houses in the city.

LIST YOUR PROPERTY FOR SALE OR RENT WITH US TONE & FAIRFAX, Inc., 1342 N. Y. AVE.

A Triumph

House Building. House that county the a class to the county the last county to the count Object Powerts
They are looks for people she was to be a builder who had to be a builder who had been for the first first first first been had been and to higher whom raw offers of the other in Newton and the Newton to.

\$2.750 & \$7.850. Comer, \$10,500. 4 Sold: 2 Left.

Other Fentures

Are:

Herovater heet, 2 rest prepared to the p

ore & Hill, Inc. 1333 G at. n.w.

NEAR DUPONT CIRCLE

Bungalow

Cleveland

PRICE, \$6,250. Only One Lett.

Great Covered

Moore & Hill, Inc.

Only Two Left. Cer. Tenn. Ave. and D Street Northeast.

Reduced to \$4,500. Inside House-Only \$3,750.

Liebermann & Haws,

WANTED

Good Seal Estate Salvering Will See at International non-a classes for district for an extensive specific role and season for a specific role of stilling in the season of the season of material will be seen as a season part and the season of the season part and the season of the season of the part and the season of the season of the part and the season of the

MIDDAUGH & SHANNON, Inc., NEW HOMES



MIDDAUGH & SHANNON, Inc., Owner SHANNON & LUCHS, Selling Agents, 713 16th St.

Why \$700 Is Saved on the Purchase Price

THE COST OF CONSTRUCTION AND THE BUILDER'S PROFIT ARE BASED ON THE EXECTION OF 300 OTHER HOMES—MAKING A \$5,000 DWELLING AVAILABLE AT \$5,000.



Is one of the reasons for the imported denund for these poetry houses. Good materials—best workensedep—besting quality and samulation EVEN UP THE MONEY VALUE—THE PROCE PAID.

Price, \$5,000

Cash, \$500; \$38.00 Monthly, Including Principal and All Interest THE SIGNIFICANT VALUE WHICH IS ONE OF THE CHAR-ACTERISTICS OF THE HOMES IS THE PROVISSON FOR

SUNLIGHT AND VENTILATION,

Which, together with the coreflort, the poststanes, the facilities and con-emisence, more than compensate for the mensy expended.

Six rocess and bath, purposity floors, three position, electric and gas lighting, percelain-lined gas range.

Take Any 14th Street Car to Perry Street N.W.

SHANNON & LUCHS,

713 14th Street

STONE & FAIRFAX, 1342 N. Y. Ave.

See Page 1. Part 2, of today's Star for continued list of desirable properties. We believe upon investigation that you will find them the best on the

S,500—A neat-appearing two-story bay-window brick, dwe'ling on Columbia Heights, south of Columbia road, not far from 14th 8. Present owner took it for a doch. A chance to make 81,200 or 81,500 profit.

8,3850—Vew houses in Mount Pleasant, west of 16th st. clonial porches; Indivator heart tile bath; beautiful decorations; lots 20 by 125; 15do alley; baint to sell for \$5,750.

88,200—Vew houses north of the city, 2 stories (5 rooms; tile bath; beavather hears; 10t. 23 by 120.

85,250—Semi-detached. 2 stories; cellar; attic; hot-water heat; lot 30 by 125. A beautiful home.

to come: large brick stable; lot 44 by 03 feet.

\$4,300-Brick dwelling and brick stable. Hot-water heat;
lot 8 by 03 convenient to the basiness section of the northwest.

\$4,200-An attractive corner in Bloomingdale. 2 stories;
a rooms on each floor; wide southern exposure.

\$5,200-At st. between 17th and 18th sts. 3 stories; hot-water heat; first-class condition. A bargain for a home or investment.

\$5,200-3 stories; 10 rooms; 2 bathrooms; 4 rooms deep on first floor; on a lettered street northwest.

\$1.500—M st. northwest near 5th st. 7 rooms and bath; bst 20 by too feet; renting for \$27.50. An out-of-town owner wishes to make a quick sale.

\$4.500—S st. between North Capitol and 1st sts.; a very cozy ne: 6 rooms and bath; furnace heat; perfect condition; beauti-

\$3,500—S st. near 18th st.; 7 rooms; stable. \$4,000—8 rooms, four on a floor; west of 9th st.; lot 18 ft. by 95 ft.; two stairways. A decided bargain.

NORTHEAST AND SOUTHEAST.

AORTHEAST AND SOUTHEAST.

82/000—6-room brick, on 5th n.e.; lot zoxico; alley; out-of-town owner; must sell.

8&100—8th st. near A n.e.; 8 rooms and bath.

8&200—8th st. n.e.; o rooms; hot-water heat; 19x115; alley.

8&200—1th st. s.e.; 8 rooms; lot 18x19; alley.

8&300—1th st. near Lincoln Park; 7 rooms and bath;

17,4807/h.

3,000—A cozy 6-room brick, with cellar, furnace: lettered st. between 6th and 7th.

between 6th and 7th.

\$1,500-2d st. n.e. near D; 2 stories, cellar, 7 rooms and bath.
\$1,320-4s t. near A; 7 rooms; lot 188100.

\$1,500-Near pl and Maryland ave. Two stories; 7 rooms.
Lot 20 by 13, h. o. a wide alley. A very reasonable price for a property so nicely situated.

\$1,320-18 t. n.e. near 4th st.; 6 rooms and bath; lot 198100; first-class condition. A cory home.

S4,750—A beautiful new house on C st. n.e.; 2 stories and cellar; up-to-date bathroom; hot-water heat; attractive decorations; must be inspected to be appreciated.

S,850 cach—New houses near 9th and B sts.; 2 stories, cellar; imrace heat; hardwood finish; beautiful decorations; complete in every detail.

lar, inrance heat; hardwood hinsit; beautitud decorations; complete in every details, on C st. no. between 6th and 7th sts. Formerly held at \$8,500. An cut-of-stown owner is anxious to make a quick sale and has reduced the price. An opportunity for a bargain.

\$\$2,600. An cut-of-stown owner is anxious to make a quick sale and has reduced the price. An opportunity for a bargain.

\$\$2,600.—Convenient to the Capitol and Union station: 2
\$\$2,600.—An *Second house on F st. no.; 2 stories and celler; 4 rosums deep on each floor; furnace heat.

\$\$3,800.—No *Food house on F st. no.; 2 stories and celler; 4 rosums deep on each floor; furnace heat.

\$\$3,800.—No *Food house on F st. no.; 2 stories and celler; 4 rosums deep on each floor; furnace heat.

\$\$3,800.—No *Food house on F st. no.; 2 stories and celler; 5 stories and celler; 5 on sale titered arreet in the northeast section. It would select the stories of the s

83-80—New houses on a lettered street northeast; colonial seigns; to rooms, bath, cellar; covered porth. Bull to sell for \$5,500.

\$5,500—Normons, bath, cellar; covered porth. Bull to sell for \$5,500—A cross—of the structure three-story brick dwelling on 5th st. ne., bearing the street of the st

\$3,800—4th st. se. A desirable 6-room residence; 2 stories and cellar; modern bath; hot-water heat; lot 105 ft, deep. 82,200—0th sth s. se. 2 stories and cellar; furnace heat; lot 105 ft, deep; house has all modern improvements. \$3,200—6th st. se.; 6 rooms; lot 188112 to a 30-ft, alley. A choice focation.

STONE & FAIRFAX, 1342 New York Ave.

CHANGES OF FASHION

Basement Kitchens and Dining Realty Firm Finds Buyers for Rooms Now Figured as

titles and aft in the rooms, superiship to the content day to the health to the content day to the content day to the content day to the little of co

ROW OF NEW HOUSES

Thoroughfare Facing Rock
Creek Valley.

A row of time houses is to be built on the control of th

senaring to start two aw lumes. It is castlet in home of the said. The special field water of features will be conserous and such pages with the conserves and such pages with the conserves and such pages with the conserves and such pages with the conserve the such pages and the conserve the such pages and the such p

MANY SALES REPORTED IN BUILDING MODES OF RESIDENCE PROPERTY

Houses in All Parts

southwest. For Fritz Klein, to Edward J. Brewn, 913 New Hampshire avenue northwest. For Nelson P. Webster, 120 V street SEVERAL SALES AT AUCTION

Adam A. Wesohler Gives Summary of Recent Trades. Adam A. Weschler, auctioneer, has made the following auction sales during the past ten days: the past ten days:
Two-story brick dwelling, 407 22d street
northwest, sold to Annie E. Coleman for
\$1,775; W. E. Lester and M. J. Colbert,

The Cossack and the Saint.



3206 18th Street

The most beautiful and artistic home for sale in Ingleside and in the best location. 11 rooms, 3 baths and garage.

Price, \$14,000.

Kennedy & Davis Co., Owners and Builders, 1334 H Street N.W.

WANT TO MAKE A GOOD DEAL

Nos. 1106-08-10 Fairmont Street. Nos. 1114-16-18 Park Road. No. 1112 Girard Street.

\$5,850 EACH. VERY EASY TERMS.

Call Tomorrow. Belt, O'Brien & Co., Inc., 1309 G Street N.W.

Some People Are Always Too Late TO TAKE advantage of a good home offering. In the last week we have sold five houses in this row of seven new homes, and yet they have not been entirely completed.

ONLY 2 LEFT 537 and 541 Kenyon St. N.W.

The location is A No. ONE, and prices are going up.

Only \$3,650.

\$300 Cash: \$15 Per Month.

deldom has such an experimely been offered.

FILES brick fronts, C. 1800-1807-1800.

FILES brick fronts, G. 1800-1807-1800.

OPEN DAILY AND SUNDAY.

TO INSPECT: Take 9th st. care, get off at Kenyon st. w.

Stop and Look

\$4.975

1423-1427 33d St. N.W. Georgetown.

Open Day and Night.

come, tiled bath and RECEPTION HALL. This recep-if reture is well worth noting—separating the parior and gas light, Laundry tab. Servant's tollet, Large Front cellar entrance. Gas logs. Oak in the through the floors. Eliaborate papering and decorations. edically the service of the control of the control of the con-trol of the control of the control of the control of the termination.

BIG YARDS TO PUBLIC ALLEY.

MAMMOT'S SILADE TRIESS IN EACH YARD.

REPORTED NOW FOR THE SILADE SECRET THAT

NAY ONE PAYING AS MUCH AS ES BENY CAN

BUY ONE OF THESE HOUSES.

Investigate.

REMEMBER, THE HOUSES ARE OPEN AT NIGHT. WE INVITE YOU TO CALL

Belt, O'Brien & Co., Inc., 1309 G N.W.

HARRY V. BOUIC & CO.,

1427 H.

Southern Bldg., WILL SELL

"A Breuninger Home" in Woodley for \$7,500.

\$500 cash, balance \$25 a month.

This is an opportunity you should not miss.

SCENES OF EXTENSIVE BUILDING OPERATIONS.



TWO ROWS OF NEW HOUSES JUST COMPLETED ON RHODE ISLAND AVENUE NORTHEAST,

Section Has Distinction of

Having Recorded the

Greatest Activity.

Nearly Twenty-five Per Cent in Value.

HOUSES GOING UP

GEORGETOWN REAL ESTATE IS BOOMING

Records Show Great Activity in Trading and Building.

BRIGHT PROSPECTS FOR THIS SEASON

Placing of Realty Loans Big Iten Business of Winter.

RESIDENCE CHANGES HANDS



BUSINESS THEIVES MANY SALES MADE OUT IN ECKINGTON BY REALTY OFFICE

An Investment

We have had placed in our ands 5 houses which we ca sell either separately or a

\$11,250

will buy all. Each rents for \$16.30 per month. A trust of \$1,600 on each will be allowed

THOS. J. FISHER & CO., Inc. 738 15th Street N. W.

Yelephone Main 6630.

An Opportunity For a Home

THOS. J. FISHER & CO., Inc 738 15th Street N. W.

Colonial Homes IN BLOOMINGDALE 22 and 24 "V" Street N. W.

The lots are too feel deep, while the houses are 18x50, an exceptional depth for houses at this price. Large front proches and two-story prorbes in rear. Six rooms and reception hall. Tiled bath with modern plumbing. Gamepy hot-water heating plant; electric attachment on gas jets in every room. China choset in dining room and dreser in kitchen. A hood connected with a ventilator over gas range. The prices are

\$4950 and \$5150

Number 22, which is the higher priced one, is next a 15-foot paved aliey. Practically a corner house. No feature which would add to the desirability of these houses has been left our

ired. Meet representatives on property.

THOS. J. FISHER & CO., Inc., 738 15th St. N. W.

PROPERTY BOOMS Removal of Tracks Bringing UP IN NORTHWEST Southwest Section to Front

New Government Buildings Going Up, and School House Is Planned-Property Is Low and Householders Own Their Own Homes.

OUSES GOING UP
ON SUBURBAN LOTS

What the establishment of the star control of them have been and muturear are minimproved property in the control of the co

Make an Offer on These Houses

To close an estate we have been directed to sell these two and three-story brick dwellings at once. Located in the Northwest section near Robel street, containing 8 and 9 rooms; containing 8 and 9 rooms; containing 8 and 9 rooms; the section of t

Thos. J. Fisher & Co. 738 15th Street N. W.

Bargains--

A. F. FOX COMPANY N.E. Cor. 14th and N.Y. Ave

APARTMENT HOUSE FINDS READY BUYER

\$300 Cash

Don't Miss These New Homes

144 to 162 Adams Street N. W. (First Street North of W St. N. W.)

\$4,250 & \$4,500

Features of these houses— Large Colonial porches, lots 21 feet front, 6 and 8 rooms and bath, hot-water heat, steel con-

and rear alley.

Room for stable or garage.

We invite your inspection of
these beautiful houses. An opportunity to own an attractive
home at a low figure. One look
will convince you.

Balance: \$20

H.R. Howenstein Co.

1314 F Street Northwest

A Whole Square Of the Best Arranged Houses in the City
For Small Families

Situated Within Twenty-five Minutes' Ride of the

White House

NOW BEING FINISHED UP, AND WILL BE READY FOR OCCUPANCY MAY FIRST

79 houses built
60 sold before completion
19 for sale

All outside rooms, and cellars,
with furnace heat.

These will appeal to the HOME SEEKER, also to the INVESTOR

Prices \$3500 and \$3750

Cash Payment \$300 and \$500

SPLENDID CLASS OF OCCUPANTS Take car to 14th and East Capitol Streets, Go to No. 1424 "A" Street Northeast, and INSPECT A SAMPLE OF BUILDING.

THOS. J. FISHER @ CO., Inc. (Exclusive) 738 15th Street N. W.



The above is the home of Mr. Hughes Oliphant.
The entire section is made up of just such attractive houses as this—each bearing a touch of the individuality of the owner. There are no conjected rows nor house after house of the same design.

There are still a few lots where you can build such a home as you have had in mind.

We ask that you come out and see for yourself.

There is a branch office just south of the Circle and Plats, Prices, and Particulars may be obtained there or at main office.

THOS. J. FISHER & CO., Incorporated, 738 15th Street Northwest

On Rockville Electric Road

front and back porch. One car fare. Price E.000.0

Two story, sks-room house. Brand sew. Large front and back porch
Seven thousand square feet. One car fare. Price E.000.0

Two story, fine-room house. Furnace is est. Good cellar under entire
house. Nice fruit trees in bearing. One and one-fourth acres. Just out
side one car fare limit-casy walking datance. Price E.000.0

LOTS-LOTS-LOTS-LOTS

FOR SALE---Suburban

On Great Falls and Old Dominion Railroad

story, five room house, brand new. Celiar, furnace heat. Lot 5 re fare. Price \$2,500.00.

two story, four-room house and shed. All fenced. Lot 75x130.

The following are some of our choice offerings:

Price 15,50.00.

Two story, six rooms, summer kitchen, ciliar and chicken ho falls. One car face. Price 15,50.50.

Salah. One car face. Price 15,50.50.

The control of the

ew six-room house. Bath, het and cold water range. Furnace electring. Let 50x15 fronting on car line. An attractive house in second car Price 1250.00.

Chevy Chase

Two story, seven-room and stits house. Concrete cellar, hot water heat, leaf acres of ground. Price \$5.00.

And the start of ground. Price \$5.00.

Two story, ten-rooms house. Safe, formers better. Concrete cellar, leaf acres. In the start of the start

Taggart-Fraser Company Real Estate In All Its Branches 1405 New York Avenue