



REPORT OF ACTIVITIES  
FOR  
FISCAL YEAR 2023

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 Historic Mount Pleasant (HMP) Board of Directors met throughout 2023 to address various matters concerning membership, design reviews, and community outreach. In response to our concern last year regarding declining HMP membership and member participation, the Board worked to develop strategies to engage the community and enhance organizational effectiveness. HMP 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.

#### Key Initiatives and Future Directions

- Membership Outreach: Engaging new members through various channels like neighborhood groups, and in-person events.
- Newsletter: educating residents on historic preservation requirements and providing a look at the history of the period Mt, Pleasant was being developed. Newsletter topics included: [Living in an Historic District: Does your front yard really belong to you?](#), [Living in an Historic District: Wait. My concrete front steps are historic?](#), [Did Someone Famous Live in my Mount Pleasant Home?](#), [Windows. Windows, Windows!](#), [Electricity In Mount Pleasant](#), [What About Roll-Up Garage Doors?](#), [Living in an Historic District: Foul Deeds](#), [Deck the Halls!](#), and [Pop-Ups In Mount Pleasant?](#)
- Design Review: Advising residents and owners planning construction on strategies to ensure compliance with historic preservation guidelines enforced by the DC Historic Preservation Office.
- Website Reboot: We have engaged a web designer to help bring our website up-to-date, for better communication with members and the community.
- Organizational Growth: Attract new board members to ensure the sustainability of HMP's mission.

Once again, Sophie Newbold and Adam Vitarello graciously hosted our annual Holiday Party at their home at 1827 Park Rd. We did not hold a garden party this year.

### **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."

In the past year, the Design Review Committee and the HPRB considered seven cases:

- [1845 Lamont St. NW](#) - Through the DC building permit office, the applicant sought to replace the 3rd floor mansard green terra cotta clay tile roof with substantially thinner, synthetic slate. HMP noted to the HPO that the proposed tile went against the general principle of replacement in kind. HMP also noted that this mansard is contiguous with two adjacent mansards which retain the original green terra cotta clay tile, so there is no seamless way to introduce a different material like slate. Terra cotta tiles like this are still available new and in salvage. Applicant proposed replacement of the exposed curved-end rafters supporting the mansard, but it was unclear if the replacements would match the existing rafters. HMP noted that the carpentry needed to replace them in kind is neither unusual nor difficult.
- [1644 Park Rd. NW](#) - New rear addition. This design replaced portions of the existing rear of the building and appeared to be within the maximum allowable lot coverage. As none of the proposed changes were visible from Park Road, HMP raised no objections.
- 1801 Lamont St. NW - The homeowner contacted HMP during the planning stages, prior to any formal application to the office of Historic Preservation. They propose adding a street-facing garage with one of the few existing

driveways in Mount Pleasant. 1801 ranks among finest and best-detailed examples of Mount Pleasant architecture and occupies a broad and prominent corner lot, which in turn makes any proposed addition to its street face equally significant. The initial presentation depicted an almost-modernist approach with few design references to the house to which it is attached. The dialogue is ongoing, with the HMP design review board encouraging a more historicist approach that matches some of the more easily reproducible design elements already extant on the primary dwelling.

- [3306 19th St. NW](#) - New 2-story garage with living space alley structure. Alley structures of more than 1 story are rare in mount pleasant and usually are not approved. However, because this proposed structure is sandwiched between two existing, 2-story buildings, the board concluded that it would not look out of place here.
- [1819 Kenyon St. NW](#) - Rear addition. This property is unusual in that it has a longstanding lot occupancy in excess of 80%, exceeding allowable coverage of 60%. Over the years, numerous structures were added to the original house and now nearly fill the entire rear yard. The proposed work would demolish some of those additions and rebuild on the same footprint, resulting in no increase in occupancy. As the proposed addition would not be visible from the street, HMP had no objections to the appearance. Nonetheless, because rear yard additions can block light, views and air circulation for neighbors, HMP objected to rebuilding a non-conforming structure. The HPO noted that it was largely out of their purview because it is a question of zoning.
- [1648 Irving St. NW](#) - Addition, deck extension, areaway.
- [1717 Irving St. NW](#) - 3rd floor addition behind a mansard. HMP reviewed and initially noted that the addition would likely be visible from Irving Street. In the meantime, the applicant reduced the height sufficiently to remove our objections, confirmed in the HPO staff report, so further actions were taken.
- [3221 Mount Pleasant St. NW](#) - Rear addition (near Past Tense) second floor rear addition not visible from a public street. HMP issued no formal comments.
- [3212 19th St. NW](#) - Replacement of 3rd floor windows and laminating multi-color slate tile to the existing concrete front walk and steps. A building permit was applied for after construction completion. HMP reviewed the application and concurred with HPO findings that any covering of the original concrete walk was not compatible and should be removed. The applicant's appeal to the Mayor's Agent for permission to keep the completed work was denied.

### **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 2023, CFA reviewed 9 projects in Mount Pleasant:

- 3800 18th Street, NW - [SL 23-158](#) Addition & renovation.
- 2801 Adams Mill Road, NW - [SL 23-096](#) Replacement roof.
- 2814 Adams Mill Road, NW - [SL 23-052](#) Additions, replacement siding and windows.
- 3227 Adams Mill Road, NW - [SL 23-142](#) Solar panels.
- 1865 Ingleside Terrace, NW - [SL 23-073](#) Solar panels.
- 1937 Park Road, NW - [SL 23-069](#) Solar panels.
- 2053 Park Road, NW - [SL 23-140](#) Solar panels.
- 2012 Pierce Mill Road, NW - [SL 23-076](#) New deck, landscape modifications.
- 3223 Walbridge Place, NW - [SL 23-108](#) Door replacement.

### **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 2023 (December 1, 2022 – November 30, 2023)**

**Income**

Memberships and unspecified contributions (PayPal + Check/Cash)	\$ 3,715.23
Interest earned	<u>\$ 22.91</u>
<b>Total</b>	<b>\$ 3,738.14</b>

**Expenses**

Check Fees	\$ 70.00
Website DNS Registration	<u>\$ 345.00</u>
<b>Total</b>	<b>\$ 415.00</b>

**Net Gain** **\$ 3,323.14**

**Assets as of 11/30/2022**

DGEFCU Acceso Share Draft	\$ 1,122.66
DGEFCU Acceso Regular Shares	\$ 23,222.47
DGEFCU Acceso Money Market	<u>\$ 0.00</u>
<b>Total</b>	<b>\$ 24,345.13</b>

**Assets as of 11/30/2023**

DGEFCU Acceso Share Draft	\$ 1,018.33
DGEFCU Acceso Regular Shares	\$ 6,639.58
DGEFCU Acceso Money Market	<u>\$ 20,010.36</u>
<b>Total</b>	<b>\$ 27,668.27</b>

**Net From 2023** **\$ 3,323.14**