



REPORT OF ACTIVITIES
FOR
FISCAL YEAR 2024

HISTORIC MOUNT PLEASANT, INC.

Incorporated in 1985, Historic Mount Pleasant (HMP) brings neighbors together to celebrate and protect the 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 D.C. Office of Planning's [Historic Preservation Office](#) 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 202 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.
- The new HMP Newsletter was introduced to report on current activities of Historic Mount Pleasant and related community activities.
- The former HMP Newsletter was renamed, the HMP Journal. It continues to educate residents on historic preservation requirements and provide a look at the history of the period Mt, Pleasant was being developed. 2024 Newsletter topics included: [Pop-Ups In Mount Pleasant?](#), [See Mount Pleasant's Parks](#), [After the Fire](#), and [Celebrating the Bancroft School Centennial](#).
- 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 completed our website update, for better communication with members and the community.
- Organizational Growth: Attract new board members to ensure the sustainability of HMP's mission.

Activities

- Annual Meeting on Saturday, April 13 at the Mt. Pleasant Library. Mara Cherkasky updated on her project, Mapping Segregation in Washington, DC, and Other Aspects of Mount Pleasant History. Mara is the author of “Village in the City: Mount Pleasant Heritage Trail,” among many other publications.

- Election Results - HMP Board of Directors -
 - Jonathan Herz, President
 - Kevin Lorei, Vice President and Chairman of Design Review
 - Carl Smith, Secretary
 - Peter Moore, Treasurer
 - Sohael Chowfla
 - Robert Frazier
 - Jesse Hokeness
 - John Skibiak

- Once again, Sophie Newbold and Adam Vitarello graciously hosted our annual Holiday Party at their home on 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 five cases](#):

1. 1619 Hobart Street, NW - Case Number: 25-092

Project Description - The project calls for removal of small rear frame porches and additions and construction of a three-story addition that would match the height of the house. The addition would project approximately 12’ from the original main block, be clad in Hardiplank siding, and have grouped one-over-one double hung windows. The front windows and door would also be replaced

Recommendation - *HPO recommends that the Board find the proposed addition and alterations to be compatible with the character of the Mount Pleasant Historic District, contingent on recommended revisions, and delegate final construction approval to staff.*

2. 1648 Irving Street NW - Case Number: 24-163

Project Description - The project calls for construction of a third-floor addition to this three-story brick house, the center unit of a row of five erected in 1905. This necessitates removal of most of the roof. The house’s windows and exterior doors would be replaced, the two-story rear porch would be reconstructed and enlarged, and there would be considerable interior work. A larger egress window and window well is proposed at the base of the bay.

Recommendation - *HPO recommends that the Board recommend clearance of a permit with the conditions that:*

1. *the addition and its appurtenances shall not be visible from anywhere within the Irving Street right-of-way;*
2. *the demolition be minimized to that which is strictly necessary to achieve the volume, and specifically that demolition of the second-floor framing should be minimized;*
3. *that the information on the windows and exterior doors be revised, clarified, and made consistent with the published design guidelines on the subject;*
4. *that the electric meters be concealed beneath the porch, inside the building or at rear.*

3. 1717 Kenyon Street NW - Case Number: 24-280

Project Description - The project calls for interior reconfiguration of kitchen, baths and bedrooms, new bath to include framing, drywall, doors, trim, cabinets, painting & flooring. Remove and rebuild a portion of the rear exterior wall. Window and Door Replacement.

Relocating Interior Stairs, new rear deck, new basement slab. New rear parking area & 2' retaining wall. New plumbing, mechanical and electrical.

Recommendation - *HPO recommends that the Board support clearance of a permit with the condition that the structural demolition either be reduced significantly, or the façade be restored by removal of siding and masonry repair. Exterior door and window products shall be specified, and the question of front window replacement shall be resolved.*

4. 3312 19th Street NW - Case Number: 24-330

Project Description - The plans propose to add a three-story rear addition to the main house and build a new two-story accessory building at the alley. The rear addition will fill in a dog leg and extend an additional 10 feet to the rear from the farthest point. The existing roof will be modified to make the third-story attic level occupiable space. The current pitch is roughly 2/12 while the new will be 1/12, or nearly flat. The changed slope will not increase the current height of the roof at the front, but will increase the building's height by about seven feet in the rear. Three floors and a basement level will be in full view from the rear. Fenestration will match what is currently found on neighboring houses. The rear wall of the second and third floor will contain no windows in the area of the former dog leg. The addition will be sheathed in fiber cement lap siding.

Recommendation - *HPO recommends the Board find the concept to be compatible with the Mount Pleasant Historic District, and delegate authority to staff.*

5. 3343 18th Street NW - Case Number: 24-285

Project Description - The project calls for construction of a garage with a loft story at the rear of the property. It would stretch the width of the lot and nearly 28 feet deep, meaning that the footprint of the structure is too great for the project to be delegated for staff review. It would stand about 18.5 feet at the roof ridge. It is to be clad with brick and have asphalt-shingle roofing, vinyl windows and steel doors.

Recommendation – *HPO recommends that the Board recommend clearance of a permit with the conditions that the structure be reduced a foot in height and the masonry corners be thicker at the vehicle door.*

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 2024, CFA reviewed 12 projects in Mount Pleasant:

1. 3209 Adams Mill Road, NW - [SL 25-027](#) - Rear vestibule addition
2. 1855 Irving Street, NW - Solar panels
3. 2069 Park Road, NW - [SL 25-005](#) Solar panels
4. 1835 Ingleside Terrace, NW [SL 25-004](#) Rear facade modifications
5. 3441 17th Street, NW - [SL 24-177](#) Replacement door
6. 1855 Ingleside Terrace, NW - [SL 24-172](#) Replacement windows and door
7. 2021 Park Road, NW - [SL 24-146](#) New paving at lead walk and steps
8. 1835 Ingleside Terrace, NW - [SL 24-125](#) Rear facade modifications
9. 2040 Pierce Mill Road, NW - [SL 24-108](#) Solar panels
10. 3636 16th Street, NW - The Woodner Unit B1250 [SL 24-100](#) Masonry repairs at balcony
11. 2033 Rosemount Avenue, NW - [SL 23-024](#) Addition & renovation
12. 2016 Pierce Mill Road, NW - [SL 24-045](#) Solar panels

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 2024 (December 1, 2023 – November 30, 2024)

Income

Memberships and unspecified contributions (PayPal + Check/Cash)	\$	3,246.11
Interest earned	\$	<u>390.44</u>
Total	\$	3,636.55

Expenses

Holiday Party	\$	799.45
HMP Swag	\$	850.12
Friends of the MtP Library	\$	544.70
Website Redesign	\$	<u>2,510.29</u>
Total	\$	4,704.72

Net Gain \$ **-1,068.17**

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>
Total	\$	27,668.27

Assets as of 11/30/2024

DGEFCU Acceso Share Draft	\$	1,656.87
DGEFCU Acceso Regular Shares	\$	545.66
DGEFCU Acceso Money Market	\$	<u>24,397.57</u>
Total	\$	26,600.10

Net From 2024 \$ **-1,068.17**