



REPORT OF ACTIVITIES
FOR
CALENDAR YEAR 2025

HISTORIC MOUNT PLEASANT, INC.

HISTORIC MOUNT PLEASANT

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 advise residents about their proposed 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 2025 to address various matters concerning our membership, design reviews, and community outreach. Membership remained steady at 90 members, plus about 20 life members and an additional subscriber list of approximately 200. This year's membership drive kicked-off at the Mt. Pleasant Farmers' Market. On November 9th, Board members Sohael Chowfla and Kevin Lorei sang the praises of HMP to passers-by and encouraged them to sign-up using the new online registration page. The momentum begun in November carried on to December with yet more members joining at the annual Holiday Party.

2025 Board 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

Over the course of the year, our treasurer Peter Moore, secretary Carl Smith, and board member Sohael Chowfla, left the Board. Sohael will continue on our design review committee. We thank them for their contributions. They will be missed. Fortunately, we were able to recruit new Board officers: Jack Eisen-Markowitz, our new treasurer, and John DiFerreri, our new secretary.

The Board continued to develop strategies increase membership and member participation. 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.
- Organizational Growth: Attract new board members to ensure the sustainability of HMP's mission.
- Quarterly HMP Newsletter - was introduced to report on our current activities and related community activities, The previously named Newsletter was renamed the Historic Mt. Pleasant Journal.
- HMP Journal - continues to educate residents on historic preservation requirements and provide a look at the history of the period Mt. Pleasant was being developed. 2025 Journal topics included: [100 Years of the Mount Pleasant Branch Public Library](#), [Where Bauhaus Meets Brick: Modernism in Mount Pleasant](#).

Activities

- Annual Meeting at Stoddard Nursing Home — Strong community turnout. The keynote speaker was Kim Williams, Historic Preservation Specialist and National Register Coordinator for the DC Historic Preservation Office. Ms. Williams spoke about her book, “Lost Farms and Estates of Washington, D.C.,” tracing the city’s development from agrarian landscapes and country estates to what is today, our fair city.
- HMP funded two community initiatives:
 - \$2,500 to support a citywide study on the social and economic impact of historic preservation (led by PlaceEconomics).
 - \$1,500 to District Bridges to replace the aging decorative lights between two historic Mount Pleasant buildings.
- Improved Collaboration with DC’s Historic Preservation Office — HMP’s Design Review Committee met with new plans reviewer Todd Jones to strengthen alignment on neighborhood design standards.
- “Czech Row” Heritage Trail Sign Restored — A colorful new sign was reinstalled, honoring Mount Pleasant’s Czech immigrant community and local history.
- HMP Represented at DC History Conference — Board members showcased HMP’s work and publications at the 51st Annual DC History Conference at the MLK Jr. Library.
- The Board backed a broader inclusion of Mount Pleasant’s Latino heritage in the neighborhood’s National Register narrative. With testimony at the DC [Historic Preservation Review Board](#) (HPRB).
- The 2025 Historic Mount Pleasant Holiday Party was hosted by Raymond DiPhillips and David Alfuth. at their beautiful, National Register–listed home on Lamont Street. We did not hold a garden party this year.

Advice and Assistance on Exterior Renovations

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 these 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. HMP did not have any specific concerns, but the original project submission inaccurately described the front façade, calling features “existing to remain” that bore no resemblance to existing. HMP brought this to the attention of HPO (DC's Office of Historic Preservation) who issued the following that addressed HMP's concern:

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. [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.*

3. [1641 Monroe Street NW](#) - Case Number: 25-285

Project Description - The plans propose a rear rooftop addition to be built atop the existing gable roof and will straddle an existing chimney that will be raised in height as a result. The chimney will separate two slightly different roof profiles. To the west of the chimney (or to the right when viewed from the rear), the addition will have two double windows. To the east, the addition will have one window and a slightly lower roof line (about two feet less than the other portion of the addition). This smaller form will feature a bathroom. No portion of the new addition will be taller than the existing peak of the historic house's gable roof. The new addition will be sheathed in Hardi plank siding to differentiate from the brick existing house, while the fenestration will match that of the existing house.

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

4. [1713 Newton Street NW](#) – Case Number: 25-380

Project Description - This concept redesigns the at-grade features at the front to the rowhouse. A decades' old renovation at ground level had carelessly excavated against the basement which should not have been exposed. The proposal remedied this by restoring the earth berm, retaining wall and stairway up to a recreated principal entrance at first floor level consistent with the other matching row houses to the west.

Recommendation – *No HPO staff report.*

5. 1656 Irving Street NW - Case Number: 25-421

Project Description - Expand an attic to about 470 square feet of livable space and add a rear addition totaling about 560 square feet across two levels. The rear addition will expand into the rear by about a maximum of 18 feet; the rooftop addition will be about 23 feet in length. All will be the same width as the existing house, which is bounded by party walls. The new alley-facing elevation will be sheathed in Hardie siding, with second floor vertical boards. Fenestration will consist of paired casement windows of traditional sizes. A first-floor door will access a slightly recessed rear patio, while a side stair will lead to the basement.

Recommendation: *HPO recommends that the Board find the concept for a rear and rooftop addition to be compatible with the Mount Pleasant Historic District, and to delegate authority to staff.*

6. 1701 Park Road NW – Park Regent.

Project Description - The Park Regent, a 96-unit apartment building located at 1701 Park Road NW in Mount Pleasant, was sold in December 2023 for \$19,968,000. This project appears to be halted is a major interior and exterior remodel with all windows removed. Windows openings at ground level were enlarged but do not appear to be well detailed which could yield unsatisfactory brick detailing inconsistent with the original. The property is an ongoing concern in that construction has stalled and available details of the project are limited. HMP continues to monitor.

Recommendation – *No HPO staff report.*

7. 1713 Newton Street NW.

Project Description - This concept redesigns the at-grade features at the front to the basement wall. The proposal remedied this by restoring the earth berm, retaining wall and stairway up to a re-created principal entrance at first floor level consistent with the other matching row houses to the west.

Recommendation – *No HPO staff report.*

8. 1744 Lamont Street NW

Project Description - Front porch renovation with an unspecific permit application that did not reveal the extent of the deviations from original. HMP contacted DC enforcement with suggested correction recommendations, some of which were completed.

Recommendation – *No HPO staff report.*

9. [3304 19th Street NW](#)- Case Number: 25-182

Project Description - Proposed 3rd floor addition on a two-story house behind the existing mansard. The new 3rd floor roof was shown sloping toward the front instead of toward the back as is common in most successfully concealed pop ups of this type. HMP recommended a flag test to determine if such an addition would be visible from 19th St. particularly when viewed from the north across the Street.

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

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. SL 25-152 3207 Adams Mill Road, NW, Replacement front and rear doors
2. SL 25-150 Single-family residence, 3211 Walbridge Place, NW, Solar panels
3. SL 25-148 Single-family residence, 2043 Rosemount Avenue, NW, Rear deck repair and expansion
4. SL 25-038 Single-family residence, 3435 Mount Pleasant Street, NW - Solar panels
5. SL 25-131 Single-family residence, 2023 Park Road, NW, Solar panels
6. L 25-110 Single-family residence, 1849 Irving Street, NW, Solar panels
7. 5-072 Single-family residence, 2027 Rosemount Avenue, NW, Replacement windows
8. SL 25-055 Single-family residence, 3153 Adams Mill Road, NW, Solar panels
9. SL 24-172 Single-family residence, 1855 Ingleside Terrace, NW, Replacement windows and door
10. 25-038 Single-family residence, 3435 Mount Pleasant Street, NW, Solar panels
11. SL 25-034 Single-family residence, 1851 Irving Street, NW, Replacement windows, doors, and siding
12. SL 25-033 Single-family residence, 1845 Irving Street, NW, 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 2025 (December 1, 2024 – November 30, 2025)

Income

Memberships and unspecified contributions (PayPal + Check/Cash)	\$	1913.35
Interest earned	\$	<u>460.67</u>
Total	\$	2,374.02

Expenses

Holiday Party	\$	1,157.94
DC Preservation League	\$	2,500.00
District Bridges	\$	1,500.00
Website Redesign	\$	<u>574.90</u>
Total	\$	5,937.59

Net Gain **\$ -3,293.57**

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

Assets as of 11/30/2025

DGEFCU Acceso Share Draft	\$	1,772.27
DGEFCU Acceso Regular Shares	\$	1,127.22
DGEFCU Acceso Money Market	\$	<u>20,407.04</u>
Total	\$	23,306.53

Net From 2024 **\$ -3,293.57**