

Landmark/District:	<b>Mount Pleasant Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
Address:	<b>1833 Irving Street NW</b>	
Meeting Date:	<b>May 27, 2021</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>21-323</b>	<input checked="" type="checkbox"/> Concept

There is no work proposed for the front of the house. The third-floor addition is to be concealed behind the attic, similar to an addition at 1835 Irving, approved by the Board in March 2019 (HPA 19-224) and since built (although it does not yet appear in the most recent Google aerial view, below). An abandoned chimney is to be capped, so that it need not be visibly extended above the addition. The drainage is handled in such a way that there need be no visible alterations of the front mansard. The addition's rear elevation is straightforward, with a single window aligning above those in the rear masonry wall, and French doors opening onto a roof deck. This wall is drawn as brick-faced. It is preferable that it be siding, for consistency with the addition next door and with the addition's side elevation; for distinction from the wall below; and because an inevitably not-quite-matching brick will bring its own unfortunate distinction. Still, it is not a crucial issue, because rear views of this addition will be largely obscured by the rear addition and the abutting houses.

The two-story rear addition is conventional, and its construction allows a deck to be seated on the roof without exposed supporting structure. The demolition of presently enclosed porches would be accompanied by the demolition of a small projection of the rear wall of the main block, visible in the below aerial photo as a jog in the wall. The windows, doors and siding will need to be specified; the siding should be wood or fiber-cement, not to exceed six-inch exposure.

*HPO recommends that the Board approve the project in concept as consistent with the purposes of the preservation law, with the conditions that: the third-floor addition and any appurtenances not be visible from the Irving Street right of way; siding be preferred to brick on the third-floor addition; and any siding be of wood or fiber-cement, not to exceed six-inch exposure.*

