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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Mount Pleasant Historic District</b>	(x) Agenda
Address:	<b>1835 Irving Street NW</b>	
Meeting Date:	<b>March 28, 2019</b>	(x) Alterations
Case Number:	<b>19-224</b>	(x) Concept

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The applicant, William L. Feeney, architect and agent for property owners Patricia Wynn and John Perazich, requests the Board's review of a concept to construct an attic addition and deck atop this two-story 1915 rowhouse.

After at least a dozen such additions in Mount Pleasant alone, it is probably unnecessary to repeat again the Board's standard that a roof addition should not be visible from the street. If its roof slopes rearward, then it is possible to make it invisible over the roof ridge—if the side parapets or fire walls are not built up and there are no other rooftop appurtenances near the ridge. The section drawing suggests that the chimney is tall enough that it does not have to be heightened.

But there are at least two issues with visibility of this addition. First, this is an end unit on the row, so the addition will be prominently exposed to view from Irving Street.<sup>1</sup> While the Board formerly opposed such arrangements, it supported the idea at 3109 18<sup>th</sup> Street in early 2017, finding it to be sufficiently inconspicuous. For reference, that completed project is pictured on the next page. Because of its numerous rooftop appurtenances, that addition is also slightly visible over the roof ridge, contrary to a condition of approval.

The second issue is that, like the 3109 18<sup>th</sup> Street project, this one would also likely be seen slightly over the ridge, because of two skylights to be positioned just behind that point.

The exterior materials of the addition have not been specified.

The roof deck is an issue in that it reaches all the way to the rear wall. Decks mounted on a rear-sloping roof are typically pulled forward a few feet to conceal the supporting framing necessary to level a deck on such a pitch. In the end, it would probably be better to rebuild the rear-porch roof to nearly flatten it—lowering it, on average—so the deck can be built into it, and to obviate the need to step up to exit the attic, which necessitates the proposed dormers, the most conspicuous elements of the addition.

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<sup>1</sup> The house has a stepped side parapet, but that rises little above the present roof level.



**3109 18<sup>th</sup> Street**

### **Recommendation**

*If the Board finds that the addition will be sufficiently inconspicuous as to render it a compatible alteration to the subject property, the Board should approve the concept and delegate further review to staff with the following conditions:*

- 1. that no part of the addition or its appurtenances be visible from Irving Street over the house's roof ridge, and that the skylights be eliminated from behind the ridge or moved farther back;*
- 2. that an exterior cladding appropriate to a street-exposed addition be proposed; and*
- 3. that the roof deck be pulled forward at least 42 inches—or, alternatively, that the rear-porch roof be reconstructed lower to incorporate the deck and eliminate the rear dormers.*