

---

---

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

---

---

Landmark/District: **Mount Pleasant Historic District**  
Address: **1866 Monroe Street NW**

(x) Consent calendar

Meeting Date: **September 27, 2018**  
Case Number: **18-614**

(x) Alteration

(x) Concept

---

---

The applicant, Joseph Boyette, architect and agent for property owners Dina Passman and Brian Griffith, requests the Board's review of a concept for a third-story master-bedroom addition with a roof deck behind.

The two-story building, one of five in this 1912 row, has both an attic and a basement. It is behind the partial attic's roof that the addition would be concealed, set back yet nonetheless connected to the roof ridge. This connection poses two issues: it creates a drainage challenge at the front of the addition, and it would make the addition slightly visible at the northwest corner of the house, above where the side parapet presently dips.



A glimpse of parapet—a little less than that at the immediate neighbor to the east (left in the photo above, 1864 Monroe)—would be pardonable in this case. Of course, any permit would be conditioned on the remainder of the work remaining invisible from the Monroe Street right-of-way. A slight complication to this is the fact that the addition itself should have a few inches of parapet on the west side, so that from its roof does not drain onto 1868 Monroe.

Not shown on the roof plan is an anticipated air-conditioning unit, which is compatible if it, too, is concealed from view from the street and is not prominent at the rear.

The plans indicate no work at the front or rear of the house, with the exception of a note on Sheet A-5, which indicates front-window replacement. This is an error; the applicant states that the present windows will be repaired as necessary.

With the exception of the demolition of most of the roof and a likely replacement or reinforcement of the present attic floor, there is no demolition of structure or exterior walls. The second story is to remain intact.

The side elevation calls for wood siding, but it is more likely to be fiber-cement, to be less combustible. The siding's exposure should be no more than six inches, to give it a scale more typical of the early twentieth century.

### **Evaluation**

The addition does several things that the Board typically requires of similar projects. It is sufficiently distinct from the original construction without being of incompatible form, materials, proportions or details. It promises to be invisible from the street that the property faces. Its rear wall is set forward so as to retain the original roofline along the row and to reduce the visual impact of the added floor; the rear wall would be slightly set forward relative to the addition atop 1864, which is pretty successful in this regard. And it minimizes demolition.

The deck, too, would also be pulled in from the house's rear wall, cutting off views of the decking, its supporting structure, and a portion of the railing.

### **Recommendation**

*HPO recommends the Board approve the concept as compatible with the character of the historic district and consistent with the purposes of the preservation law, with the conditions that:*

- 1. the addition and its appurtenances not be visible from Monroe Street;*
- 2. the addition have a few inches of parapet on the west side; and*
- 3. that the siding—wood or fiber-cement—not exceed an exposure of six inches.*