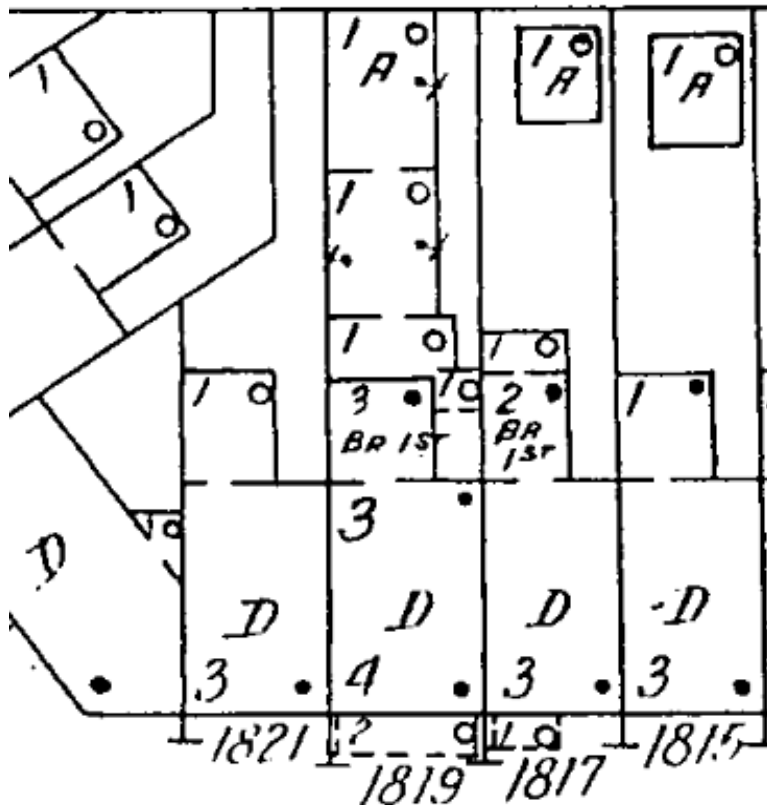

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Mount Pleasant Historic District** (x) Agenda
Address: **1819 Kenyon Street NW** (x) Concept

Meeting Date: **September 28, 2023**
Case Number: **23-506** (x) Alteration/addition

The applicant, Erik Hoffland, architect and agent for property owners Janet Jozwik and Nick Sapirie, requests the Board's review of a concept application to reconstruct and extend the rear ell and build a partially covered roof deck atop one of the additions.

The subject property is one of a row of nine erected in 1912 (and two others of the same development stand around the corner). Of three stories each, each originally had a one-story rear ell. The property was remodeled in 1919, after which it was at least partially carved into apartments. This construction campaign preceded any zoning that restricted lot occupancy, which explains the extent of rear additions. Two frame stories were added to the brick rear wing by 1928 and, with the connected garage, there were as many as five additions by that time (see Sanborn insurance map detail below).



The proposed project would largely reconstruct the ell. The masonry basement would be retained, but the original first floor would be largely demolished, as would the frame upper stories in their entirety. These are early parts of the building, within the period of significance, but they have been altered, are not distinguished, and constitute a relatively small portion of the original house or the expanded complex. The removal of fabric would not constitute demolition of the building in significant part.

The addition would be distinctly contemporary and asymmetrical, with a cantilevered roof over a balcony over deck and a variety of single-light windows. The present addition is the more compatible with a traditional house, but the preservation law allows for expression of personal taste within bounds. At this concept level, the exterior materials and products have not been specified. The addition and its overhang would extend rearward an additional seven feet, but it remains subordinate to the main mass, and similar to what HPO would support elsewhere on the row. Although the infill between the house and garage makes this one of the largest properties on the square, this addition has an appropriate massing, and what stands behind it is low.¹

The second piece of the project is a proposed roof deck and pergola atop one of the early, one-story additions. A deck is fine; there are plenty in the historic district and even a few historic ones, even if some of the latter-day decks are chaotic in design and dilapidated in condition. Being perched on a one-story addition and recessed from the alley, the deck itself would have little visual impact. The proposed pergola is less compatible, as we have tried, in Mount Pleasant at least, to keep upon the ground, and not atop buildings, those structures that are typically found on the ground, such as privacy fences and pergolas. Further, the natural progression of such structures is to evolve from open to enclosed, ultimately to be reconstructed as a solid addition. The pergola may be unnecessarily tall. There does not seem to be a compelling reason to align its top with the height of the adjacent balcony, and doing so may obstruct the balcony view.

Recommendation

HPO recommends that the Board support the concept and consider whether the pergola is compatible, after which it may delegate the project to staff to address the details at the permit level.

¹ If the construction requires any zoning relief, then that would be the venue in which to take up issues of impacts on neighboring properties, but the application suggests this is a by-right project.