

---

---

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

---

---

Landmark/District: **Mount Pleasant Historic District** (x) Agenda  
Address: **1648 Park Road NW** (x) Concept

Meeting Date: **September 28, 2023**  
Case Number: **23-501** (x) New construction

---

---

The applicant, Michael Alan Finn, architect and agent for property owner Park Road Associates LLC, requests the Board’s review of a concept application to construct a two-story garage and artist studio at the rear of 1648 Park Road, a contributing building to both the historic district and to a landmark row. The 1906 row of semidetached houses at 1644-1666 Park Road was designed by prominent Washington architect Appleton P. Clark Jr.

Almost all the houses once had their own garages—frame, brick or concrete block—added individually over five decades. Two remain. They were all one-story structures. Atop one of these, at 1658 Park, the Board approved a concept for a second story in 2019. Previous proposals for two-story alley buildings in Mount Pleasant have been few, but they have been accompanied by a staff analysis of where such structures fit in among others of similar height and of where else they might be considered compatible built into a steep grade. But the rationale for the Board’s support of heightening the garage at 1658 Park was that these houses are quite tall and imposing *and* that this alley backs up to larger commercial buildings, so there is no context of smaller residential primary or accessory structures against which to compare it. The same rationale applies in supporting the present proposal.

The proposed accessory building would have a footprint of 20 by 22.75 feet. It would stand 22 feet tall (with eight-foot ceiling heights within), the maximum height permitted in a residential zone. The double pitch of the gambrel roof lowers the apparent height a bit, as well as visually lowering the center of gravity and relating the structure back to the house. The siding is indicated to be of fiber-cement. Other materials—random-width roof shingles, doors and windows, stair wall and/or railing—remain unspecified. Although notes or product information would have been preferred, this is a concept application, and the applicant and staff can address such details in the context of a permit application. But another detail needs to be worked out, that of the eaves—how they project and are finished, and if there is to be a roof drainage system attached.

Additional lot occupancy is likely to require zoning relief. Support of the project as compatible in a preservation sense should not be construed as specific support for a variance or special exception.

**Recommendation**

*HPO recommends that the Board approve the concept and delegate to staff review of the details.*