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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) Consent calendar    |
| Address:           | <b>1717 Irving Street NW</b>            |                         |
| Meeting Date:      | <b>July 27, 2023</b>                    | (x) Alteration/Addition |
| Case Number:       | <b>23-437</b>                           | (x) Concept             |

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The applicant, Michael Blake, agent and architect for property owners Charles and Molly Cox, requests concept review for a third-floor addition and to replace siding and windows and doors on the rear elevation.

The addition is calculated to not be visible over the original roof ridge when the house is viewed from the street. The addition is set forward of the rear elevation so that it is recessive when viewed from the rear, although there would be a deck and pergola at that location. To serve both ends, the proposed height has been reduced since filing.

The Board has previously supported similarly massed projects in Mount Pleasant and elsewhere.

The addition will necessitate demolition of most of the roof, but the tiled mansard and the entire front of the property shall remain intact, except for replacement gutters and leaders. For the purpose of a permit, the applicant will have to figure out how to discreetly drain the additional forward-shedding roof over the tile roof ridge. The higher roof means a higher chimney along the west property line. The chimney is now slightly visible but will be more so. So, rather than increasing the height of the masonry stack, the flues will be extended, finished in a neutral color.

The rear elevation would be altered and would be sided with fiber-cement board, including a parapet at the third-floor deck. The fiber-cement boards should be smooth-faced and not exceed six-inch exposure.

**Recommendation**

*HPO recommends that the Board approve the project in concept as consistent with the purposes of the preservation law and delegate further review to staff.*