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

Property Address:	1251 4th Street NW	<input type="checkbox"/> Agenda
Landmark/District:	Mount Vernon Square Historic District	<input checked="" type="checkbox"/> Consent Calendar
ANC:	6E	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	September 28, 2017	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#17-590	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Hoagie House LLC seeks concept review for a one-story rear addition to fill the dog-leg court at 1251 4th Street NW. Plans were prepared by Patrick Brian Jones PLLC. The Board recently reviewed this site in February 2017. The property has sold to a new owner who is pursuing a concept different than the one previously approved. This application pertains to the existing house only. Development of the vacant lots to the south will be submitted separately on a future application.

Property Description and Context

1251 4th Street is a three-story brick building located at the corner of 4th and N Street constructed as a grocery and flats building in 1885. Fourth Street features an eclectic variety of wood frame and brick rowhouses from 1850 through 1900, with several instances of modern construction built since the designation of the historic district in 1999.

Proposal

The current proposal is modest. The dogleg court (4 x 30 feet) on the east side of the rear wing will be enclosed at the first and second floor with clapboard cladding on the new narrow south elevation. The slightly pitched roof of the rear wing will be flattened to accommodate a roof deck on top of the rear wing which will be accessed directly from the third floor. A low parapet will be added to the rear elevation at the main roof. The bricked in storefronts will be reopened and restored to their original fenestration pattern.

Evaluation

The concept has been significantly revised in consultation with staff. Originally, a roof deck and stairhouse was proposed for the upper roof of the house. This element would have posed difficult questions of compatibility. In consultation with staff the upper roof deck has been removed from the concept design which reduces the proposal to very minor questions of compatibility. The side addition that fills in the dog-leg, the roof deck on the rear wing, and the alterations to the rear elevation, are compatible with the historic district. They are not prominently visible alterations and do not impact the character of the historic district. Dog-leg courts that preserve the dimensions of a rear wing by using contrasting materials in the addition, and rear decks on lower roofs with little visibility are regularly approved by the Board.

Recommendation

HPO recommends that the Board approve the concept for a one-story addition to fill the dog-leg court at 1251 4th Street NW as compatible with the character of the Mount Vernon Square Historic District, and that final approval be delegated to staff.