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

Property Address:	206 N 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:	April 27, 2017	<input type="checkbox"/> Alteration
H.P.A. Number:	#17-292	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner James Saint-Rossy seeks concept review for constructing a two-story garage at 206 N Street NW. The main house is a two-story brick rowhouse that contributes to the character of the Mount Vernon Square Historic District. Plans were prepared by Aggregate Architecture + Design.

Property History and Description

The 200 block of N Street NW is composed of two- and three-story rowhouses built around 1900 in four distinct groups. 206 N is part of a group of seven two-story, porch-front rowhouses built in 1910 with Flemish bond brick, Tuscan columns and metal cornices in Classical styles. The interior of the square is a miscellany of non-original garages, fences, walls and roll-up gates. The site includes an open parking pad at the grade of the alley separated from the elevated rear yard by a retaining wall four feet tall.

Proposal

The applicant proposes to build a two-story brick garage on the footprint of the existing parking pad. The garage would be the full-width of the lot and incorporate the existing roll-up gate as a garage door. The garage would be set-back from the rear lot line six feet. The alley-facing elevation is brick, twenty feet tall, with three equally spaced arched double-hung windows across the second floor and with a simple corbeled cornice. The house-facing elevation--which will not be visible to the public--has openings that match the alley-facing elevation, a set of wood stairs from the second floor down to the yard, and areaway stairs from the first floor up to the yard.

Evaluation

Brick garages are commonly associated with rowhouses from the early 20th century and are often the primary elements which define the scale and sense of place of alleys in historic districts; the *DC Historic Alley Buildings Survey* (2014) identified private garages as the most prevalent alley building type in historic alleys. Their modest one-story brick form, with a single-bay opening for a vehicle and located on the rear of the lot facing the alley, is ubiquitous.

The single difference between the garage proposed for 206 N Street and the historic form is that it would be two stories instead of one. Applications for new two-story accessory structures are a new trend, sure to grow in the future, because of the new zoning regulations implemented in 2016 which now allow for them. The proposed brick material and arrangement of openings matches both the house and the common garage form, and its location at the end of the alley rather than the middle moderates the impact of its height. Additionally, in the context of modern planning principles which encourage density, expanding a rowhouse with a new accessory building better fits historic patterns of development than the alternatives such as oversized rear additions or pop-up roof additions.

Recommendation

The staff recommends that the Board approve a new two-story brick garage at 220 N Street NW as consistent with the purposes of the preservation act, and delegate final approval to staff.