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

Property Address:	416 Ridge 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:	July 28, 2016	<input type="checkbox"/> Alteration
H.P.A. Number:	#16-519	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision
		<input type="checkbox"/> Archaeology

Donna G. Dosik, owner, is the applicant for construction of a rear and side addition and new accessory building (both 2-stories) at 416 Ridge St NW, a contributing property in the Mount Vernon Square Historic District. The drawings were prepared by MCD Design LLC of Marshall, Virginia. This project was previously heard by the Board in July 2014 (HPA 14-365).

Property Description and Context

The street is characterized by modest, two-story flat-fronted frame and brick houses, rare survivors of what were once typical and fairly common 19th century working class alley dwellings. The street contains houses built from 1855 to 1911, generally individually or in small groups of two or three. They have a notable consistency of simple block forms, punched windows, spare detailing, and occasionally next to front doors shared through passages that lead from sidewalk to rear yard. While rowhouses are mostly attached, there are occasional gaps in the street face where there are side setbacks between groups of buildings, and one T-shaped alley on the south side of the street in the middle of the block.

416 Ridge Street was built with 414 Ridge in 1884. The buildings are a matching pair of modest dimensions and ornament. They are brick, two bays wide, and two stories tall with the first floor raised above grade and accessed by utilitarian stairs oriented parallel to the street. In relation to the original lot dimensions, both unattached side elevations of the rowhouses were setback from side lot lines by a meager 30 inches. Through several subdivisions, the side setback for 416 Ridge has been widened to almost ten feet. In addition, the rear of the lot has been expanded into a pipestem configuration.

Proposal

The rear addition would be two-story brick veneer construction 15 feet deep and 21 feet wide. It requires removal of a smaller, non-character defining rear wing. At that width, the addition will be the full width of the lot and present a front façade to Ridge Street that is nine feet wide and setback 30 feet from the front property line. This façade will be brick with window openings and cornice to match the façade of the historic house and include an open through passage to the rear yard controlled by a metal gate. The new accessory structure called for is two stories tall with a brick north elevation that will not be publicly visible because of the rear and side addition proposed for the house. All other faces of the accessory building are clad in composite clapboard siding. Its brick façade is not ornamented and is fenestrated with traditional, double-hung sash windows. A rear yard behind the accessory structure would remain. There is no alley access to the site.

Evaluation

The proposal has made much progress since it was last heard and has been architecturally developed into a design compatible with the historic district. In general the design has been simplified to fewer materials (brick) and much less ornament (brick cornice) such that it now is in common with the surrounding

historic buildings. The addition of the through passage is a comfortable nod to the other passages dotted along Ridge Street.

While a visible side addition is unconventional in that it extends the historic width of the house, it is a rational proposal suited for an unconventionally shaped lot. The limited visibility of the addition is tempered by its 30 foot setback from the street, making the addition a background feature on the block within a very narrow line of sight. Even that is rendered in brick and fenestrated to compatibly match the historic materials and fenestration of the building. The accessory structure is appropriately simple and utilitarian in the nature of the other two story brick accessory buildings that line the small T-shaped alley in another part of this square.

Recommendation

The HPO recommends that the Board find the concept for a rear & side addition and two-story accessory structure at 419 Ridge Street NW consistent with the purposes of the Act, compatible with the Mount Vernon Square Historic District, and to delegate final approval to the staff.