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

Property Address:	443 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:	December 21, 2017	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#18-070	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, Olivia Akinsan on behalf of owner 443 Ridge Street LLC, seeks concept review for a two-story frame addition to a two-story brick rowhouse at 443 Ridge St NW, a contributing property in the Mount Vernon Square Historic District. Drawings were prepared by D+O Inc.

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, and spare detailing. 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. 443 Ridge fits squarely within the character and building type for the block, built in 1885, two bays wide with a brick corbeled cornice.

Proposal

The applicant proposes a rear addition 31 feet deep and the full width of the 11-foot wide lot. The addition would be two stories with a roof that starts flush to that of the historic house and rises approximately 6 feet towards the rear producing a butterfly roof form in combination with the existing house. The only demolition required would be removal of the current back wall. The concept duplicates a concept approved and constructed at the adjacent house, 445 Ridge.

Evaluation

The addition is compatible in size, height, material and form with the character of the historic district except for one concern. The ribbons of fenestration proposed for the rear elevation is out of scale and inconsistent with the basic character of the fenestration for such simple rowhouses. This can easily be rectified by more distinctly separating window units to achieve a more traditional rhythm of window openings. Other than this lone concern, this size and form of rear addition has been approved in other nearby locations in the historic district (437 Ridge Street, 2014 and 445 Ridge Street, 2016) and will not be visible from any public street. The rear addition will not project more than 5 feet deeper than any other nearby addition and it still leaves an ample rear yard setback.

Recommendation

The HPO recommends that the Board find the concept for a two-story frame rear addition with butterfly roof at 443 Ridge Street NW to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff on the condition that the rear addition fenestration be punched opening, operable sash windows.