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

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Property Address:	<b>430 M Street NW</b>	<input checked="" type="checkbox"/> Agenda
Landmark/District:	<b>Mount Vernon Square Historic District</b>	<input type="checkbox"/> Consent Calendar
ANC:	<b>2C</b>	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Design
Meeting Date:	<b>February 23, 2012</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>12-129</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Brendan Meyer</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, architect James Phillips on behalf of owner Congressional Capital, seeks concept approval for construction of a 4-story, 4-unit residential rear addition at 430 M Street NW in the Mount Vernon Square Historic District. Plans were prepared by Workshop t10 Design Studio.

### **Property Description and Context**

The subject property is a 3-story brick rowhouse on the south side of the 400 block of M Street NW, one of the most architecturally interesting and diverse blocks in the Mount Vernon Square Historic District. The property was designed in 1887 by Cluss & Schultze which was the firm of Adolf Cluss who also designed Sumner School and Eastern Market. This block is a varied and eclectic collection of 2-, 3- and 4-story residences built from 1850 through 1920. The simplest forms are small 2-story vernacular rowhouse forms setback from the front and sides of their lot. More robust buildings exhibit grand scaled Italianate ornament on three-story flat-faced rowhouses, while other elevations are composed of stacked quirky masonry forms and fenestration patterns. The subject lot, like others on this side of the street, is exceptionally deep at 140 feet and is back-dropped by the large Yale Laundry complex.

### **Proposal**

The new construction will be a 4-story residential block separated from the rear façade of the existing rowhouse by a 22 foot open court and trellis. At a depth of 40 feet, the new construction would leave the last 38 feet of the lot open as a paved parking pad enclosed by privacy fences and gate. The roof of the project will host a front and back terrace on either side of a stair tower placed in the center of the roof along the east property line. Both the north and south elevations would be red brick with metal spandrel panels and tall divided casement windows. The north elevation--which would face the rear of the existing rowhouse--is a symmetrical fenestration of three bays, while the fenestration of the alley elevation will be ganged together and include a narrow walk-out balcony at the door only. The rear façade of the existing rowhouse will be reconstructed to match the facades of the new construction.

### **Evaluation and Recommendation**

The proposal's courtyard plan is a somewhat unusual strategy for adding to a row house, made possible by the extraordinary depth of the lot. The approach maintains the original block of the historic building as a stand-alone form, but results in the mass of the addition being pushed

further back on the lot where it potentially impacts surrounding yards. However, given the context of this block, which includes the nearly identical program at 444 M Street (HPA #08-237, April 2007), a full-depth historic apartment building (the Mohawk at 466 M Street), a new apartment building (426 M Street) which has a similar courtyard plan that was approved by the HPRB, and rear additions that extend deep into their lots (428 M Street), the proposal is neither unprecedented nor incompatible. As the project continues to be developed, the applicant should coordinate with the HPO on design development and materials selection.

**Recommendation**

The HPO recommends that the Review Board find the concept for a 4-story, 40-foot deep rear addition to be compatible with the character of the historic district and consistent with the purpose of the preservation act. The Board's concept approval should not be construed as a recommendation for or against any necessary zoning relief which may be required.