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

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Property Address:	<b>206 Morgan Street NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Mount Vernon Square Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
ANC:	<b>6E</b>	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Design
Meeting Date:	<b>February 26, 2015</b>	<input type="checkbox"/> Alteration
H.P.A. Number:	<b>15-544</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Brendan Meyer</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, owner Brian Brown, seeks concept approval for construction of a new two story brick rowhouse at 206 Morgan Street NW in the Mount Vernon Square Historic District. Plans were prepared by AYS Engineers, PLC.

### **Property Description and Context**

The subject site has been vacant since the designation of this historic district in 1999, but it was originally part of a row of seven distinctive rowhouses designed by Appleton P. Clark in 1906. Clark was one of Washington's most prolific architects in the early 20<sup>th</sup> century known for a wide range of work. During the years around Clark's design for 206 Morgan Street, he was active with the Washington Sanitary Improvement Corporation. The mission of this philanthropic corporation was to relocate residents from unhealthy alley dwellings to clean, modern housing with connection to city utilities. Clark designed over 200 rowhouses for WSIC, frequently inserting a two-family flat into the rowhouse form. The 206 Morgan row was also built as 2-family flats, but for a private developer.

While most of Clark's two-family flats for WSIC were simple buildings with modest arrangements of colonial revival motifs, the Morgan Street row is much more articulated in composition and form. Two different facades are arranged in an A-B-B-A-B-B-A sequence. 206 Morgan was an "A" type façade that matched the facades at the center and other end of the row.<sup>1</sup> The flat-front "A" facades sit on the property line with an unroofed front terrace providing access to side-by-side unit entrances. The cornice line is dominated by a central dormer engaged with the front parapet wall which screens a low-angled side-gable roof.

### **Proposal**

The applicant proposes to reconstruct 206 Morgan Street to its original front façade appearance. This will include height, roof ridge, dormer, front terrace, windows, doors, cornices, moldings, etc. 212 Morgan Street has the same façade as the original façade at 206 and will be used as the model for replication. Unlike the original buildings of the row, a roof deck is included behind the front roof line with access from the reverse roof slope. The design takes advantage of the original dual entrance on the front terrace by using one as the entrance to the separate basement unit.

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<sup>1</sup> Originally, 206 matched 212 and 218 Morgan Street. 218 Morgan is a reconstruction that replaces the original which was mortally wounded by the collapse of 216 Morgan in 2010. 212 is the only original "A" type façade still standing.

**Evaluation and Recommendation**

Replication of an extinct historic building is generally not required in order to achieve a compatible design in a historic district. It is, in fact, rarely encouraged by Staff. But in this case, because this row is a coordinated and sophisticated composition, which is a significant work of a prominent architect, replication is a very appropriate proposal.

**Recommendation**

*The HPO recommends that the Board approve the conceptual design to reconstruct the two-story brick rowhouse that formerly stood at 206 Morgan Street NW and delegate final approval to staff.*