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

Property Address:	210 Morgan 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 Design
Meeting Date:	June 22, 2017	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	17-433	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, owner Michael Collins, seeks concept approval for raising the rear roof of a new two story brick rowhouse at 206 Morgan Street NW in the Mount Vernon Square Historic District. Plans were prepared by Studio Upwall Architects.

Property Description and Context

The subject house is part of a row of seven distinctive rowhouses designed by Appleton P. Clark in 1906.¹ Clark was one of Washington's most prolific architects in the early 20th century. In addition to private clients, Clark was very active with the Washington Sanitary Improvement Corporation. While most of Clark's 200 rowhouses for WISC 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. 210 Morgan is a "B" type façade with an inset two-story porch carried by one column at the first floor and two at the second. Above the cornice is a low pitched gambrel roof with a short dormer at the center.

Proposal

The applicant proposes no alterations to the front of the house. Starting at the roof ridge of the front gambrel, the rear sloped roof would be raised to a flat roof. This alteration will accommodate converting the attic to a full height third floor of over 1,100 square feet. No roof deck or roof access structure is proposed.

Evaluation and Recommendation

Altering a rear roof slope by raising it at the back, while preserving the height of the front ridge, is a practical way to add square footage to a historic rowhouse. This approach has been regularly approved by the Board when certain minimum standards have been met. These standards include that the change in roof shape should not be visible from the street, that the new height at the rear should not be substantially taller than the front of the house, and the new massing should not be incompatible with the current context of the alley. Due to the narrow right-of-way of Morgan Street and an alley context already highly altered by numerous additions and alterations, the concept safely meets these standards. Similar alterations for third floors have been constructed compatibly at 208, 216 and 218 Morgan Street.

Recommendation

The HPO recommends that the Board approve the conceptual design to raise the rear roof of 210 Morgan Street NW on the condition that no alteration shall be visible from the Morgan Street right-of-way, and delegate final approval to staff.

¹ The row has had a sorry number of architectural traumas, but each has been addressed as restoratively as possible. 206 was lost prior to designation of the historic district in 1999 and in 2015 was issued a permit to reconstruct the original design. 208, 210, 212 and 214 are the most intact. An unpermitted basement excavation at 216 collapsed both 216 and 218 in in 2010. 218 was reconstructed in 2011 and 216 was reconstructed in 2017.