



**1840-1846 Vernon Street, NW**  
Washington, DC  
27,315 square feet

**Multi-Family Residential**  
**Adaptive Reuse**  
**Historic District**  
**Historic Preservation Review Board**  
**Board of Zoning Adjustment**

These 1910 apartment buildings, sited within a new historic district, were abandoned and severely deteriorating. A respectful restoration and modernization yields a 28-unit market rate condominium selling for premium rates in a soft market. The buildings are connected via a glass-enclosed bridge inserted into a narrow, cluttered courtyard, providing access to fire stairs and a new elevator. Three new units are added to the basement level and eight new parking spaces are reclaimed from utility space and accessed from a public alley. Other key components of the modernization include masonry stabilization and repair, modern unit configurations, new HVAC systems, and balconies replacing porches and fire escapes.