

---

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

---

Property Address:	<b>1314 Vermont Avenue, NW</b>	Agenda
Landmark/District:	<b>Logan Circle/14<sup>th</sup> Street Historic Districts</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>May 24, 2018</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>18-374</b>	<b>X</b> Alteration
		<b>X</b> New Construction
		Demolition

---

Arcadia Design, representing owner Philip Lawrence, seeks conceptual design review for rear and roof alterations for additions on a three-story rowhouse.

### **Property History and Description**

1314 Vermont is one in a row of three high-style Italianate rowhouses constructed in 1873 by builder James M. Robbins, and was Robbins' own residence. Robbins was an active builder in the mid-city neighborhoods between the 1860s and early 1900s, responsible for the construction of at least 50 houses (and likely many more, as permit records do not record builder names until the late 1870s).

The house is characterized by its grand proportions, a highly articulated one-story projecting bay and door surround, and an exuberant mansard roof with a central dormer capped by a pediment. The house retains impressive integrity inside and out, with original doors, windows, and interior finishes. A large, original two-story brick ell wing projects off the back of the building; a two-story carriage house faces the rear alley.

The 1300 block of Vermont Avenue, together with Logan Circle itself, contains the city's best collection of high-style Victorian era mansions and townhouses. The street was included in the Logan Circle Historic District when it was designated in 1972; the site is also located in the 14<sup>th</sup> Street Historic District.

### **Proposal**

The proposal calls for constructing a third floor of stucco and brick atop the two-story rear ell wing, a partial 4<sup>th</sup> floor (mezzanine) on the main roof of the house set back from the façade, and a three-story enclosed porch on the back wall of the house adjacent to the ell wing.

### **Evaluation**

The concept for the additions in size, mass, placement, fenestration and materials. The fourth floor would be set largely within the roof and set back sufficiently so as to not be visible from street view, which has been verified by a field test mock up. The extent of interior demolition is minimal; not only is the interior framing being retained, but the extraordinary plaster

moldings, marble fireplace surrounds, and wood trim and stairs are all being retained and restored.

**Recommendation**

*The HPO recommends that the Review Board find the concept compatible with the character of the Logan Circle and 14<sup>th</sup> Street Historic Districts, and final approval delegated to staff.*

HPO Contact: Steve Callcott