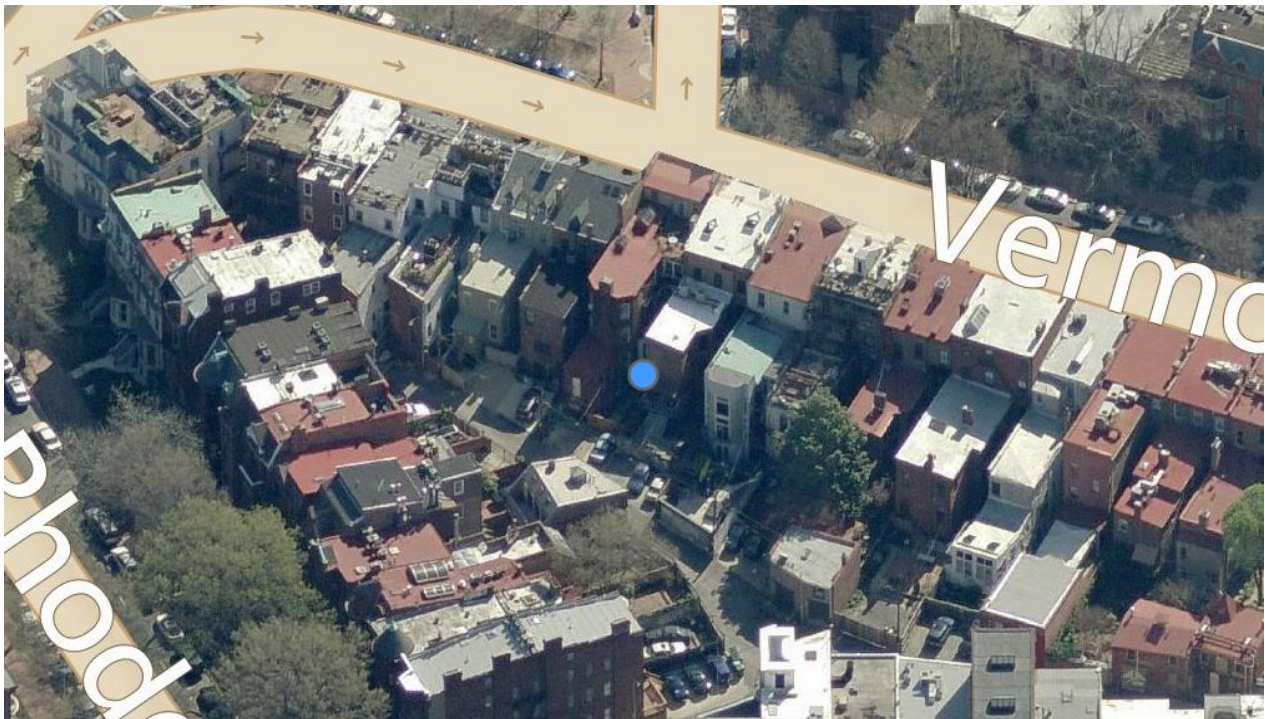

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1330 Vermont Avenue, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar Concept Review
Meeting Date:	February 26, 2015	X Alteration
H.P.A. Number:	15-140	New Construction
Staff Reviewer:	Steve Callcott	Demolition Subdivision

Jim Foster of Arcadia Design, representing owner John Casey, seeks conceptual design review for construction of a rear addition on a large three-story row house in the 14th Street Historic District.

Property Description

1330 Vermont Avenue is a three and one-half story brick 1880s Romanesque row house with a two and one-half story rear ell-wing.



Proposal

The project calls for adding a third floor to the rear ell wing and expanding the wing back approximately ten additional feet on all three floors. The rear roof slope of the main block of the building would be reframed at a shallower pitch to allow for additional living space on the top floor. The materials of the addition are not specified.

Evaluation

The alterations will maintain the materials and form of the existing ell wing and add to it in a compatible manner. The backs of these large houses on Vermont have substantial rear wings, many of which have been added to over time. The wing will remain subordinate to the main block of the house and be commensurate in size with surrounding properties. As the project continues to be developed, the material selection should be coordinated with HPO.

Recommendation

The HPO recommends that the Review Board approve the concept and delegate final approval to staff.