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

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Property Address:	<b>1310-1312 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>November 16, 2017</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>18-047</b>	<b>X</b> Alteration
		<b>X</b> New Construction
		Demolition

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Arcadia Design, for 1310 Vermont LLC, seeks conceptual design review for construction of a three-story rowhouse above a raised English basement on a vacant lot (1312 Vermont) in the Logan Circle and 14<sup>th</sup> Street Historic Districts. The building would be internally connected with the rowhouse to the south at 1310 Vermont.

**Property Description**

1312 Vermont is a 20' wide vacant lot that has long served as a side yard to 1314 Vermont; map research indicates that it has never had a building constructed on it. A two-story carriage house associated with 1314 spans the rear lots of both 1314 and 1312.

1310 Vermont is a three-story, bay-front red brick Queen Anne styled rowhouse. It was constructed by Jason Prather in 1888 for a cost of \$11,000.

The 1300 block of Vermont Avenue, together with Logan Circle itself, contains among the city's best collections 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 new three-story rowhouse above a partially raised English basement. The façade would have a two-story projecting bay capped by an enclosed porch, and would be clad in red brick with the foundation and window and door surrounds of stone. The rear of the building would be clad in cementitious horizontal siding.

A small rear addition would be proposed within the dog-let court of 1310, and a third-story addition atop the existing two-story rear ell wing. There would be several single door internal connections between the two buildings but the party wall would remain otherwise intact. The side-stair plan and interior of 1310 would be minimally altered and not result in substantial demolition of floor or roof assemblies.

An interior utility room would be provided in the basement level of 1312 to provide meters for both buildings.

**Evaluation**

The concept for the new building is compatible in height, setback, orientation, scale, proportions, rhythm, massing, materials, color, and roof shape with its setting and historic districts. As the design continues to be refined, the detailing (including but not limited to the stairs, cornice, enclosed porch, and masonry work) and final materials selection should be developed in consultation with HPO to be commensurate with the textural richness of this high-style row.

**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