

INSIDE: SPRING REAL ESTATE

THE DUPONT CURRENT

1890s row house to house eight luxury condo units

A Victorian building on the rim of the District's central business district is being transformed into eight luxury condominiums units.

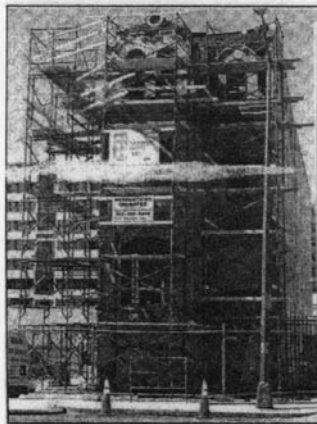
The 1890s-era Queen Anne Victorian is located at 1224 13th St., about two blocks from the

ON THE MARKET BETH SALTZ

intersection of Massachusetts and Vermont avenues and a block and a half from Logan Circle. The building is also close to the theaters and new shops along 14th Street.

The building, abandoned for more than 10 years, is now called The Portner, taking its name from its original owner and builder, Robert Portner, a German-born industrialist who came to this country from Prussia in 1853 at age 16. Portner was involved in a range of businesses, from breweries — he owned one in Alexandria and one on Capitol Hill — to a construction company, a German-speaking bank and real estate.

One of Portner's real estate ven-



Beth Saltz/The Current
Renovation work at 1224 13th St. is under way.

tures was building three single-family homes at 1224, 1226 and 1228 13th St. The 1224 building is the lone survivor. It is also the only example of Victorian architecture on this block, which is "experiencing an explosion of modern mid-rise residential construction," according to development firm Murillo/Malnati.

On the basis of its age and style, the building was recently nominated for a place on the National Register of Historic Places and is awaiting a decision by the National Trust for Historic Preservation, due later this week.

Portner never lived in any of the three properties, according to a document compiled by Kelsey & Associates Inc., a Washington-



Beth Saltz/The Current

Julio Murillo stands inside his latest project on 13th Street.

based firm specializing in historical research of homes and buildings. Still, he used the best brick available for their construction, creating them out of pressed brick, a denser, tougher brick with sharper edges and more uniformity than the regular sort. It also requires less mortar than the cheaper common brick, thus giving the building a more aesthetically appealing finish, the document explains.

The building was originally 18 feet wide by 45 feet deep. During its first 25 years, it was home to two families, who each took in from 10 to 12 boarders. Around 1924, records show an addition was constructed at the building, and the building was converted into six apartments, with the front and rear street-level units used for businesses. Two such businesses were an auto repair shop in the rear and a dry cleaner and laundry in the front.

The Murillo/Malnati Group, which specializes in rejuvenating historic buildings and adapting them to current-day demands, is retaining 1224's basic structure and facade and limiting the number of units to the previous eight. All of the units will have two bedrooms and two bathrooms, except for the front first-level unit, which will be smaller in order to accommodate a front entry and hallway. This entrance will lead to the original stairwell, which runs through the middle of the building and separates each stack of four apartments.

Julio Murillo, principal of the Murillo/Malnati firm, said he is excited about the project and the building's potential historic designation. With or without approval of a facade and front easement with the National Trust for Historic Preservation, Murillo said, he plans to restore and maintain the beautiful exterior.

The project includes a projecting bay window with ornamental

with wood cabinetry, stainless-steel appliances, granite countertops and CAT-5 wiring, which will carry voice, video and data.

Completion is expected in July. The units will be approximately 850 square feet and range in price from the high \$200,000s to the mid-\$500,000s. They will each have central air and at least one gas fireplace.

For more information about the condominium being constructed at 1224 13th St. NW, call Julio Murillo with the Murillo/Malnati Group at 202-319-9666.

LOGAN

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rounded corners, oversized windows with half-round and shallow arches, a pediment arch over the main entrance and a steeply sloped slate mansard roof of a fish-scale pattern, Murillo said.

The interiors of the new condominiums will include hardwood floors, recessed lighting, high ceilings — between nine and 11 feet — travertine marble and limestone bathrooms, European-style kitchens