

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

Property Address:	1229 19th Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	May 23, 2019	X Concept Review
H.P.A. Number:	19-310	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Representing owner 1229 19th Street LLC, architect James Rill seeks the Board's review of a concept to add a story to an auxiliary storage building associated with the Butler House within the Dupont Circle Historic District. Named for former owner Pierce Butler, a Supreme Court Justice, the house was largely rebuilt in an elaborate Georgian style with Renaissance Revival elements in 1901 by Ludlow and Valentine.

The house was added on to in 1925 with a design by George N. Ray. It is believed that the high brick garden wall and storage building, both with recessed decorative panels, were part of this building campaign.

Project Description

The project calls for an addition above the one-story storage building, which may have had a mechanical purpose at one time, but was not large enough to serve as a garage. The addition is clad in stucco above the existing brick, with a slate gable roof. Multipane windows and French doors open to the rear yard of the house and a single window faces 19th Street. A door and mechanical vent that currently face onto the alley will be infilled with brick.

Evaluation and Recommendation

It would not have been unusual to have second story sleeping quarters for staff at a property like the Butler House, and this addition is compatible in scale, size, materials, and orientation with this type of use.

The architect has responded to HPO requests to lower the roof height and scale down the windows. The proposal will retain the decorative brick work that is present on the building and add in a sympathetic manner to this utilitarian, but well-designed structure.

The HPO recommends that the Board find the addition compatible with the character of the historic district and delegate final approval to HPO staff.

Staff Contact: Anne Brockett