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

Property Address:	1820 19th Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	November 17, 2022	X Alteration
H.P.A. Number	23-037	New Construction
		Demolition

On behalf of Tuscan Ventures LLC, architect Will Teass of Teass/Warren Architects seeks the Board's approval of an addition to the roof of this building in the Dupont Circle Historic District. The house was designed by the notable firm of Wood, Donn, and Deming and built as part of a row of six in 1904.

Project Description

The project will remove the rear one-story ell and the non-historic garage and add to the roof of the building. The addition sits back over 33 feet front the façade and incorporates the existing set back pent roof as a front deck railing. The addition will incorporate an angle to its front roofline that mimics that of the pent roof below with the intent of continuing a sightline composed of red terra cotta roof tiles.

At the rear, the aesthetic is contemporary, with large fenestration on each floor on the north side and smaller casements to the south. Each floor has a small deck that opens onto a new spiral stair leading down to grade.

At the front, a window well is proposed within the existing concrete terrace. The historic multi-pane "special" windows will remain on the first floor while standard 1-over-1 sashes and the front door will be replaced.

Analysis and Recommendation

The design of the roof addition is based, in part, upon the precedents set by both properties to the south in order to accommodate the long line of sight up Swann Street. In April of this year, the HPRB approved a roof addition next door at 1818, which in turn, was based on the work done on the roof of 1816. These two continued the use of terra cotta tile up onto the new roofline to help obscure any perceived visibility of their additions. The current proposal at 1818 will use the same approach, subject to an additional flag test.

HPO has no concerns with the rear demolition or the design of the rear elevation, which faces apartment building parking lots across the alley.

The staff does not support the front window well within porch footprint. A window, if necessary for egress purposes, should be added on the side wall over the existing stairwell. As the design progresses, the staff will ensure the appropriate placement of HVAC equipment and meters and the selection of compatible doors and windows.

The HPO recommends that the Review Board approve the concept as designed as consistent with the Act and delegate final approval to staff.

Staff contact: Anne Brockett