HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

			Agenda
Property Address:	**1837 19th Street NW**		
Landmark/District:	**Dupont Circle Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**September 22, 2022**		Permit Review
H.P.A. Number:	**22-370**		New Construction
		X	Alteration

In July, the Board reviewed a proposal to add two stories behind this 1881 building and provided feedback to the applicant. Erin Mullan of Circle LLC, working with Alyssa Stein of EHT Traceries, returns with revisions that address the Board's comments.

Proposal
The addition now stands only one story in height, except immediately adjacent to the rear of the home, where it extends five feet at the current height. Where the addition abuts the existing building, it is set back by a foot. The addition is also set off from the adjacent neighbor's property at the rear, creating a dogleg space that allows for stair access one of the basement units.

The side bay has been revised to read as more residential in its form and mass and compatible windows have been added to its sides. The second floor rear balcony has been replaced by a roof deck atop the addition and hidden by a parapet wall. Rehabilitation of the façade and the side window openings remain as part of the project scope, while adding a second door to the side elevation has been removed.

Evaluation and Recommendation
The proposed addition is compatible with the historic district and the building to which it is being added. The height, orientation, and massing of the addition are consistent with historic precedents and are appropriate for a corner building of this scale.

As the design moves toward permitting, the HPO will work with the applicant on the details of the bay design, fenestration, and discreet meter location.

The HPO recommends that the Board approve the concept as consistent with the character of the historic district and delegate final approval to staff.

Staff contact: Anne Brockett