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

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Property Address:	<b>1837 19th Street NW</b>	X	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>		Consent Calendar
Meeting Date:	<b>July 28, 2022</b>	X	Concept Review
H.P.A. Number:	<b>22-370</b>		Permit Review
			New Construction
		X	Alteration

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Erin Mullan of Circle LLC, working with Alyssa Stein of EHT Traceries, proposes to add behind a two-story Italianate building at the corner of 19<sup>th</sup> and T Streets NW. Built in 1881 by grocer John Buckley, the building is one of (if not the) first structure on this square. It was constructed as a store with residence above, although Buckley may have lived elsewhere since he had at least one other grocery store. By 1887, the building was also being used as a saloon and as a purveyor of wine and spirits. It continued as such into the 20<sup>th</sup> century, and with a historic addition at the rear, later became solely a residence.

**Proposal**

The proposal would add 26' in length to the 50' building. The proposed height is lower than the existing roofline, continuing the pattern of stepping down along the T Street roofline. The addition is also set in from the side wall by a foot and clad in stucco to differentiate it from the existing brick building. A 2-story, 10' wide bay projects from the center of the addition on the T Street side and a balcony extends off the rear elevation.

New window and door openings are punched on the side and rear. At the basement level, they will be fully below grade and covered by grates. Existing windows will be replaced to replicate the originals, including restoring the height to some previously altered side windows. The façade will receive a new door and windows and will have the bars removed to restore its historic appearance.

**Evaluation and Recommendation**

Overall, the HPO finds the proposed addition 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 develops, the HPO recommends refining the bay design, which was initially planned as a 1-story storefront projection to fit with the building's commercial history. However, at two stories, it should take on details of a more residential scale and design. Increasing the solidity of the corners and reducing the glazing would improve compatibility, as would adding windows to the sides of the bay. All details of trim, cornice, and fenestration need fleshing out.

Because the rear is fully visible, it, too, should be responsive to the historic character of the district. The applicant has already altered the rear at HPO's request to use more traditionally

sized punched openings, but the staff finds the use of a cantilevered balcony an incompatible addition to this corner building. Instead, HPO recommends a balcony or deck that rests on a roof below or a Juliette railing across the door opening.

Windows on the historic portion of the building should be revised to be 2/2 sashes in keeping with the building's date of construction and Italianate style.

As the plans develop, items to be further considered with staff are the discreet location of meters, façade restoration details, walkways, and fencing.

*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*