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

Property Address:	1818 19th Street, NW	Agenda
Landmark/District:	Massachusetts Avenue and Dupont Circle Historic Districts	X Consent Calendar
Meeting Date:	April 28, 2022	X Concept Review
H.P.A. Number:	22-244	Subdivision
		New Construction
		Demolition

On behalf of Circle LLC, EHT Traceries has submitted plans for a demolishing a garage, rear alterations, and a roof addition at this property in the Dupont Circle Historic District. The house is one of six designed by noted firm Wood, Donn, and Deming and constructed in 1904 by developers Davidson & Davidson. The house blends elements from the Mediterranean and Classical Revival styles and is most notable for its ebullient front gable with bell-tower and Moorish attic window.

Proposal

The proposal calls for demolishing a non-historic frame garage and the one-story rear ell. The ell would be replaced by a two-story ell with roof deck. This wing would be shallower than the existing to allow for three parking spaces and rear terraces.

A roof addition would sit at the rear of the building some 27 feet back from the façade, separated from the existing attic space directly behind the parapet by a new roof terrace. The rear elevation would feature symmetrically placed punched windows.

Evaluation and Recommendation

A deck initially proposed on top of the roof addition was removed from the plans after a flag test revealed that it would be visible from down Swann Street, which dead-ends at the front of this property. The addition's roof was lowered and proposed rooftop mechanical equipment was relocated to the rear yard for the same reason and the HPO find that the addition will not be visible from the front.

At the rear, the house directly to the south has a similarly placed addition. Although the design for 1818 will stand taller, it will not be the first on the row to receive additional height. Staff takes no issue with reconfiguring the massing of the ell or with removing the non-historic garage.

Staff has confirmed that the chimney heights will not need to be raised as a result of construction and that meters can be located within the existing basement stairway.

The first floor windows appear to be original and unusual in their Y-shaped muntins, and meet the definition of "special windows" under the regulations. These windows should be restored and the re-use or replacement of other windows and doors should be in a manner appropriate to the style and period of the house.

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

Staff contact: Anne Brockett