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

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Property Address:	<b>1336 14<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar Concept Review
Meeting Date:	<b>January 28, 2016</b>	<b>X</b> Alteration
H.P.A. Number:	<b>16-151</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition Subdivision

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Owner Jemal's 1335 LLC, tenant Harvest Eats DC LLC, and Grupo 7 Architects seek conceptual design review facade rehabilitation, rear elevation alterations and expansion of a second story on a commercial building in the 14<sup>th</sup> Street Historic District.

### **Property Description**

As it faces 14<sup>th</sup> Street, 1336 14<sup>th</sup> Street is a one-story structure with a mid-1920s stripped classical limestone façade. A utilitarian, two-story red-brick wing is located to the rear backing to an alley and Rhode Island Avenue. Based on its construction, materials and evidence of extensive reframing, it is likely that the rear wing, and perhaps even the side walls of the front portion of the building, predate the 1920s façade. While permit and map research have not been conducted on this building, conversions of 19<sup>th</sup> century residential buildings to commercial structures was not uncommon along 14<sup>th</sup> and other commercial streets in the early 20<sup>th</sup> century whereby floors were realigned and new facades applied. It appears that this may have occurred at the subject property.

### **Proposal**

The project calls for restoring the façade, with new storefront glazing within the retained original projection, retained and reglazed transom windows, and masonry repointing and cleaning. On the second floor rear and side elevations, a new corner window opening would be created filled with steel casement windows. The second floor of the rear portion of the building would be extended forward partially over the one-story portion.

Due to the level of deterioration and extent of non-original framing, most of the building would be reframed. In order to improve the low ceiling heights in the rear portion, the second floor parapet would be extended up by approximately 3 feet, which would be clad in brick to match the underlying wing.

### **Evaluation**

The project will result in an exemplary treatment of the façade, retaining a relatively rare original surviving 1920s storefront and transoms, and resulting in much-needed masonry repointing and cleaning. The proposed extension of the second floor east over the one-story portion of the building has been developed with a sufficient setback to ensure that it will not be seen from street view. The alterations to the parapet height and fenestration on the rear

would affect only a secondary entirely utilitarian elevation, and would enhance the building's street presence on Rhode Island Avenue.

While the extent of reframing and repositioning of the new framing at a different elevation would not normally be a compatible treatment, the deteriorated and much-altered character of this framing justify the extent of removal and replacement. One drawback of the proposed reframing in the front portion of the building is that the ceiling framing would be lowered to the underside of the transom. While a 2'6" deep open soffit has been created to allow some visibility of the transom, it would ideally be deeper or the ceiling framing raised higher to allow the transom to continue to be a feature that provided illumination to the interior and not be perceived as boxed in from the exterior.

**Recommendation**

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