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

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Property Address:	<b>1701 14th 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>April 25, 2019</b>	<b>X</b> Alteration
H.P.A. Number:	<b>19-266</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition Subdivision

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WW Residential LLC, with plans prepared by Core Architects, seeks conceptual design review for construction of an enclosed sidewalk café structure on the R Street frontage of a new building currently coming to completion in the 14<sup>th</sup> Street historic district.

**Property Description**

The building to which the enclosure would be attached is located on 14<sup>th</sup> Street between R and Riggs Place, and was approved by the Board in 2016. The project incorporates two, two-story early 20<sup>th</sup> century historic buildings (which have since been handsomely restored), and construction of a six-story office, residential and retail building clad in limestone and terra cotta.

**Proposal**

The plans call for construction of a metal and glass enclosure projecting into public space on the south (R Street) elevation of the new building. The structure would have a flat roof that would tie in with the building's storefront fascia, sit on a low stone base, and have operable accordion-style windows atop fixed metal panels. The enclosure would project 12'6" from the face of the building and extend 44'6" across the elevation, with small in-ground planting areas located on each side.

**Evaluation**

The proposal is consistent with the principles applied by the Board in its review of similar enclosures that have been found compatible in this and other historic districts. It is attached to new construction rather than an historic building and is located on the building's secondary side street rather than on the primary commercial street where such an enclosure could be out of place within the rhythm of historic commercial storefronts. It would read as a light weight, transparent object that does not overwhelm the public space in front of the building. Its design is complementary to the building to which it is being attached, and its location would not significantly obscure views through the public space or of adjacent historic buildings.

**Recommendation**

*HPO recommends that the Review Board find the sidewalk café enclosure as proposed to be compatible with the character of the 14<sup>th</sup> Street Historic District, and delegate final approval to staff.*