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

Property Address:	1608 14th Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 23, 2014	X Alteration
H.P.A. Number:	14-515	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Owner Hosseim Goae seeks conceptual design review for a second and third floor rear addition on a three-story commercial building on 14th Street. The addition would not be visible from public streets.

Proposal

The building has a one-story rear wing that extends to the rear alley. The proposal calls for building a second floor atop that wing, also to extend to the alley, and a third story of roughly half the footprint of the second. A small open mechanical area would be built atop the third floor and concealed by a sloping metal roof. The addition would be clad in metal panels of a size and type yet to be specified.

Evaluation and Recommendation

The addition would be subordinate in size to the existing building, and would not be visible from public views along 14th and Q Streets. While the context of this commercial alley is quite varied and includes substantial additions and no predominant building material, the applicants should coordinate with the HPO to select a size, finish and color for the metal panels that will provide some relationship to the historic district.

The HPO recommends that the Review Board approve the project in concept and delegate final approval of the plans to staff.