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

Property Address:	1714-1716 14th Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 26, 2017	X Alteration
H.P.A. Number:	17-656	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Arcadia Design, for 11th Property Group, seeks conceptual design review for construction of a roof addition on a pair of three-story commercial buildings in the 14th Street Historic District.

Property Description

The properties have identical painted brick facades, each with a curved metal oriel projecting bay on the second and third floors. The facades are capped by a metal cornice (a portion of which is missing on 1716) and pent roofs. The aluminum storefronts appear to date from the mid-20th century.

While the two buildings appear to date from a single date of construction, permit records illustrate a slightly more complicated history. In 1894, a repair permit was issued for 1716 14th Street to builder Joseph Williamson for a “new front addition with oriel projection” measuring only 15 feet deep; a new frontispiece to a pre-existing house that was set back from the building line. In 1900, a repair permit was issued for 1714 to Williamson for a “new front, add one story”, indicating that the matching façade was added to a two-story building already set flush with the building line.

The rear portion of the 1714 lot is occupied by a two-story brick clad concrete-frame garage with industrial metal sash windows. The building was constructed in 1920 as the Miller-Dudley Commercial Garage, and has long since been internally combined with the building fronting 14th Street.

Proposal

The proposal calls for new projecting storefronts and façade rehabilitation, although a specific scope of work has not yet been developed. A one-story plus mezzanine addition would be constructed on top of the buildings, with a variety of setbacks. In the rear, three stories would be added to the garage building, with a set back of 10’9” for the first two stories (aligning with a roof addition on the adjacent structure approved by HPRB in 2006), and a the mezzanine set back an additional 11’3”. The roof addition would have a series of private roof terraces for the units.

Evaluation

The concept has been developed and revised to minimize visibility of the roof addition from public street view and limit demolition of the underlying buildings. While still resulting in some visibility from long views down 14th Street, the addition would not be visible over top the facades of the building and the additional height and mass that would be seen from oblique views is

subordinate to the building and seen against the profile of the large C & P (Verizon) switching station, rather than introducing a new height seen against an uninterrupted skyline. The extent of addition proposed would clearly not be compatible in a more uniform or residential context, but is not out of character for the varied context of the 14th Street commercial corridor, which has a wide variety of large and small buildings, and buildings that illustrate a greater degree of evolution and change than is typical of more pristine residential blocks.

As the project continues to be refined, HPO recommends attention to the following:

1. Further development of the storefronts to a level of detailing appropriate for these historic buildings, including the use of plate glass (rather than the use of small panes), and framing and crown molding detailing;
2. Development of a preservation scope of work, including (but not limited to) addressing repair and replication of the decorative metal work in the oriels and cornices, and the missing pent roof cladding;
3. Using solid parapets in lieu of horizontal railings for the multiple roof terraces to simplify the design of the upper floors.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the 14th Street Historic District, with the conditions outlined above, and delegate final approval to staff.