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

Property Address:	1740 14th Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	November 18, 2021	X Alteration
H.P.A. Number:	22-040	New Construction
Staff Reviewer:	Steve Callcott	Demolition

Tenant Andrew Kelly, with plans prepared by Studio 3877, seeks conceptual design review for alterations to a non-contributing building and site at the corner of 14th and S streets in the 14th Street Historic District.

Property Description

1740 14th Street is occupied by a surface parking lot and a one-story, two-bay brick garage built as a gas station in 1969. While one of the historical and architectural contexts established in the nomination for the 14th Street Historic District is how the street became a center for automobile showrooms, garages and service buildings in the early to mid-20th century, the building is not contributing to the district as it falls well outside the period of significance (1855-1940).

Proposal

The project calls for conversion of the property to a beer garden. A 7' high horizontal open wood slat and solid metal base fence with pedestrian gates would be constructed along the 14th and S streets property lines, with a lower (36") open wood slat fence enclosing the public space facing S Street. A gull-wing roofed canopy with signage above would be constructed at the center of the parking lot, connected to the building by an open canopy structure. The ground plane would be finished with an ADA-compliant gravel, with groupings of removable tables, chairs and benches placed throughout the property.

Evaluation

The design of the fence has been developed to provide a sense of enclosure and sound attenuation in response to community concerns and would continue the street wall of the adjacent buildings to the south. The canopy structure's evocation of a mid-20th century gas station is compatible with the particular character of this property.

Recommendation

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