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

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Property Address:	<b>1738 14<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>September 22, 2016</b>	<b>X</b> Alteration
H.P.A. Number:	<b>14-445</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition

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Owner Teymour Zabihy seeks a two-year extension for concept approval given by the HPRB for a project reviewed in June 2014. The project involves façade rehabilitation and construction of a five-story addition behind a three-story commercial building in the 14<sup>th</sup> Street Historic District. The façade renovation work is currently being finalized for permit submission but the rear addition is not being proposed at this time.

#### **Property Description**

1738 14<sup>th</sup> Street is a three-story brick commercial building with later one- and two-story rear additions. While no permit-to-build can be located for the building, its Italianate styling and cast iron detailing suggests that it was constructed in the 1870s and may have originally been built as a residential building that was later converted to commercial use.

#### **Proposal**

The project calls for construction of a five-story (four stories plus partial fifth floor lofts) addition at the rear of the lot; the first story commercial floor would extend the full lot depth while the upper levels would be separated from the back of the historic building by a 33' deep courtyard. The addition would be contemporary in character, with projecting sunscreens and a large percentage of glass on the east and west elevations, masonry on the side party wall elevations, and lofts provided with canted roofs.

The Board found the approach had the benefit of preserving the original block of the historic building intact, made the addition appear as a separate structure, and noted that it had approved this type of courtyard plan elsewhere where the context was similar. The Board cited the context of larger buildings along this alley with which the addition would be compatible, including large historic buildings (the Northern Exchange building at 1700 14<sup>th</sup> Street, and the Hawarden Apartments and two former industrial buildings on the west side of the alley), Board-approved projects for new construction at 1728 and the rear addition at 1712, and a multitude of two-story carriage houses.

#### **Evaluation**

The Board's regulations stipulate that an approval of a conceptual design review application remains in effect for two years from the date of the Board's action. Upon expiration of this period, the applicant may return to the Board with a request for an extension of one additional

period of two years for good cause. The Board is not required to reopen the review of the application, and shall not unreasonably withhold its approval of an extension (DCMR 10-C, 332.1).

The Board's findings that the project would be compatible with its property's context and consistent with the purposes of the preservation act remain valid. Accordingly, the HPO recommends that the HPRB not reopen the case and grant a two-year extension to the approved concept.

**Recommendation**

*The HPO recommends that the Review Board approve the concept for another two years and delegate final approval to staff.*