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

Property Address:	1454 P Street, NW	Agenda
Landmark/District:	14th Street Historic Districts	X Consent Calendar
		X Concept Review
Meeting Date:	January 25, 2018	X Alteration
H.P.A. Number:	18-076	New Construction
		Demolition

Phillips Seafood – P Street LLC seeks conceptual design review for construction of a one-story addition on the side of a one-story building at the corner of 15th and P Streets, NW in the 14th Street Historic District.

Property Description

1454 P Street NW is a one-story brick commercial building with a flat roof and storefront windows. The building measures approximately 80’ on P Street and 52’ on 15th Street, and has a chamfered corner. The building is set back approximately 19’ from the 15th Street property line; this area is currently occupied by a raised concrete terrace for outdoor seating.

Permit records for the building are inconclusive, but it appears to date from between 1950 and 1965, outside the period of significance for and non-contributing to the 14th Street Historic District (1855-1940).

Proposal

The proposal calls for constructing a one-story addition on the 15th Street side of the building that would extend it west to the property line. The flat-roofed addition would be clad in brick to match the existing building. New storefronts and signage are also proposed.

Evaluation

The addition is compatible in height, scale, proportions, massing and materials with the existing building, and reasonably compatible with the character of the historic district. The addition’s alignment with the facades of adjacent buildings on 15th Street is consistent with the district’s urban development patterns.

Recommendation

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

HPO Contact: Steve Callcott