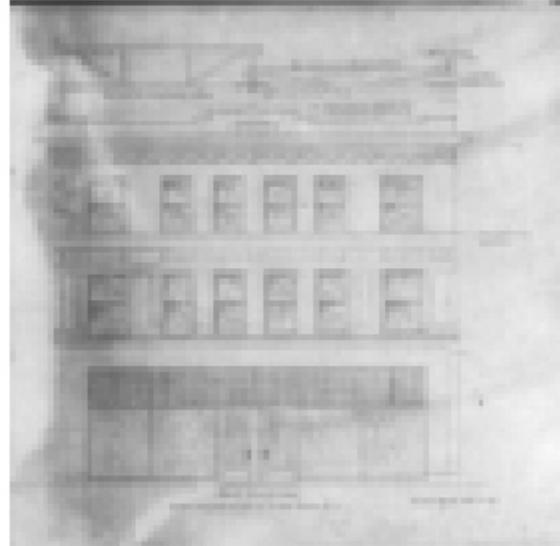


**Proposal:**

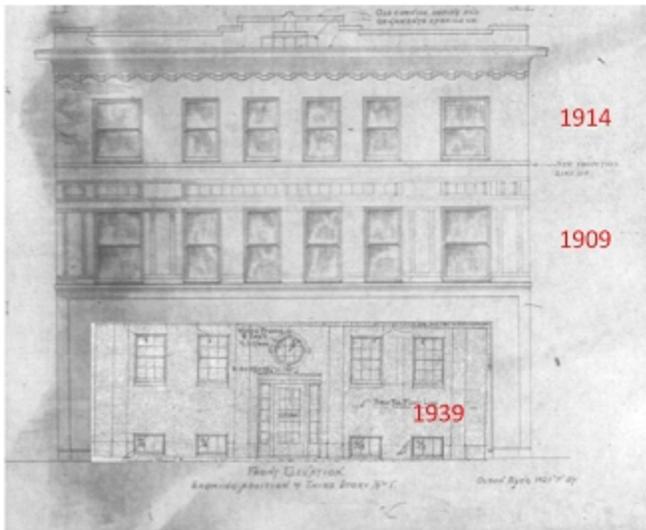
Tru-Built Construction, with city TIF assistance, proposes improvements to 1421 P Street in the Capitol Environs District.

**Discussion:**

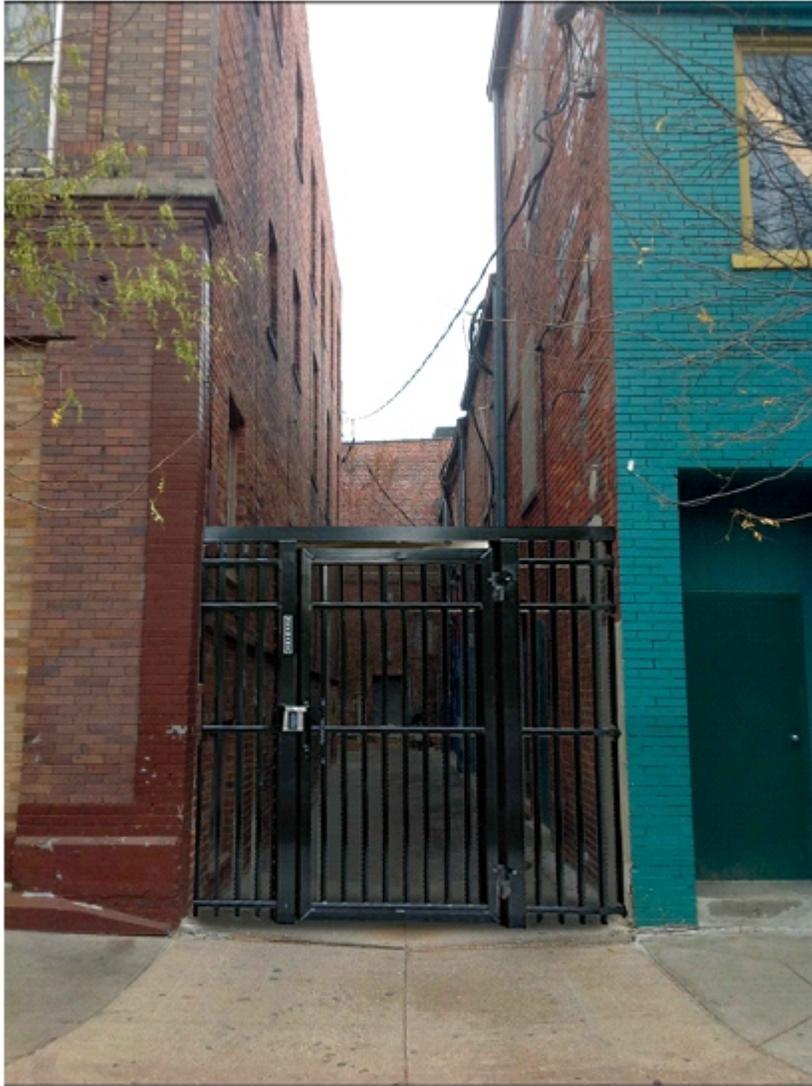
The three story residential building at 1421 P Street began in 1909 as a two-story mixed use building, with lodging above storefronts, built and owned by Charles Olson. In 1914 Olson added a third story, also of residences, illustrated at right.



In 1939 a major remodeling was undertaken, also by Olson, to convert the basement and storefront into two more stories of apartments, on a “garden level” and raised first story. The image below adds illustrates the 1939 work within the 1919 drawing.



The planned renovations will make few exterior changes (other than new door and windows) to the P Street facade. However, the project proposes the vacation of the narrow alleys east and west of the building (and the larger alley/yard behind the structure). Gates are proposed at the north end of the opens. A concept for the gates is illustrated on the next page. It would be refined and presented to the Commission if the alley vacation is successful.

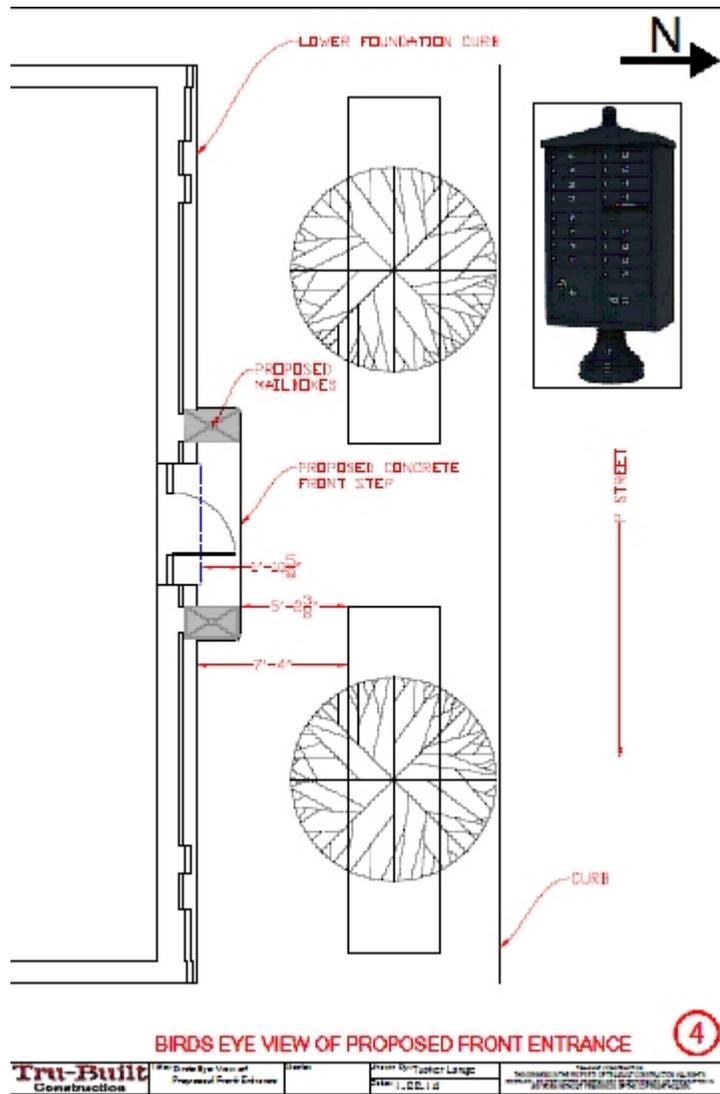


GATE C: LOOKING SOUTH FROM "P" STREET  
DESIGN TO BE DETERMINED

5

The other exterior change proposed is to install a pair of mailboxes flanking the north door, which needs to be converted to an outward swing. Structural conditions inside the existing entrance make a recessed door or true vestibule infeasible, so the mailboxes are proposed to shield pedestrians from the door-swing.

The location of 1421 P, around the corner from Centennial Mall, places it at a relatively low level of scrutiny within the Capitol Environs Design Standards in terms of proximity to the Capitol and the Capitol malls. The standard most relevant to the project is to “enhance the overall setting of the Capitol and the Environs District.” The building is in need of renovation and its rehabilitation as housing is welcome.



Recommended finding:

*The proposed improvements to 1421 P Street enhance the Capitol Environs District.*

Recommended action:

*Approval of a Certificate of Appropriateness .*

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