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

Property Address: 150 S Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District: Bloomingdale Historic District	<input type="checkbox"/> Consent Calendar
	<input type="checkbox"/> Denial Calendar
	<input checked="" type="checkbox"/> Concept Review
	<input type="checkbox"/> Permit Review
Meeting Date: June 27, 2019	<input type="checkbox"/> Alteration
H.P.A. Number: #19-233	<input checked="" type="checkbox"/> New Construction
	<input type="checkbox"/> Demolition
	<input checked="" type="checkbox"/> Subdivision

Property owner 150 S Street NW LLC seeks continuing concept review for construction of four three-story rowhouses on raised basements on a vacant corner site in the Bloomingdale Historic District. The request also includes subdivision of the lot into four new lots. Concept plans were prepared by Arcadia Design.

Review

The Board reviewed this concept design once before in March 2019. The site is vacant at the southeast corner of S Street NW and 2nd Street NW. It is surrounded by a context of rowhouses like the row to the east (built 1901) which features a regular rhythm of bays, turret roofs and a continuous terrace of limestone stoops.

The concept design--done in the fashion and form of eight rowhouses--is for four new lots with one three-story building per lot that is divided into two side-by-side units. Projecting bays of various widths on S Street, 2nd Street and on the corner are three stories tall with the third story designed as glass and metal solariums to align with the turret roofs of the adjacent roof.

The Board's comments in March were supportive of the massing, height, and rowhouse form of the concept, but identified important building components and design details that required revision and further review, including:

- The widths of the wide bays should be reduced;
- The continuous roof line should be broken or relieved;
- The ganged stoops and number of doors on S Street should be restudied;
- The color of the brick should not be gray.

Revisions and Evaluation

The revised proposal is responsive to the Board's recommendations and has introduced some new components to the concept design.

The widths of the widest projections have been reduced. The projections on S Street have been reduced in width from 16' to 13'-6", and the faces of the corner projection are now 10'-10" and 12'-5" (narrowed down from 12 feet and 14'-5"). The S Street projections achieved this without the loss of much interior space by splaying the corners of the projections to give the bays a hexagonal footprint instead of rectangular. The corner bay, while still using a square shape that was not used historically, has minimized this impact by chamfering the right angles of the square.

The continuous roofline has been broken and articulated by adding a turret roof to the corner and by lowering sections of the S Street roofline. The latter revision leaves the original roofline to backdrop and emphasize the rhythm of projecting bays. Adding the turret roof to the corner is an appropriate revision especially suited to this historic district. Bloomingdale was built during a time of robust design regulations which ordered that bays reaching, or projecting through, a roofline had to be capped by an architectural form like a turret roof. This largely explains why turret roofs are still a widespread and important form in Bloomingdale. It is recommended that the drum supporting the turret roof be maintained but that molding profiles (similar to those on the adjacent roofline and other bays) be used in lieu of paneling.

The ganged stoops have been broken up into individual stoops while maintaining the number of doors so that there is one entry for each unit. Canopies for the entrances have been lowered so that they fit the door surround and align with the transom above each door.

The color of the brick has been changed from dark gray to red.

Recommendation

The HPO recommends that the Board find the concept to subdivide 150 S Street NW into 4 new lots and build four new, three-story tall brick buildings on half basements, and the revisions outlined above to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff.

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