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

Property Address:	1626 1634 1644 North Capitol St NW	Agenda
Landmark/District:	Bloomington Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	June 25, 2020	X Alteration
H.P.A. Number:	20-288	New Construction
		Demolition
		X Subdivision

Syga Thomas, representing owners 1644 North Capitol LLC, seeks conceptual design review for a subdivision to combine three lots including that of 1626 North Capitol Street NW, Old Engine Company #12, which is a historic landmark in the Bloomington Historic District. Plans have been prepared by Atelier MjK.

Property History and Description

In January 2019, the Board approved a concept for 1634 and 1644 North Capitol Street NW to build a new four-story building. The applicant is now seeking to add the landmark at 1626 North Capitol Street to this project by combining lots and creating minor openings in the party wall of the landmark. Old Engine Company #12 is a Flemish Revival styled building designed by municipal architect Snowden Ashford and constructed in 1897.

Proposal

The plans call for limited alterations to the firehouse. One small opening will be created in the north party wall at the first, second and third floors. Floor joists, roof rafters and load bearing components will be substantially retained except for small and limited instances of reframing around resized stairways. The one exterior alteration will be to slightly expand and enclose a rear fire stair in large unit masonry at the northwest corner of the firehouse. The exterior design of the new construction which will attach to the north side of the firehouse has already been approved by the Board.

Evaluation

The purpose of subdivisions being subject to Board review is to ensure that combining lots and joining attached buildings does not result in substantial demolition of historic resources or new construction projects that are incompatible.¹ The concept meets this standard. However, it is recommended that the expanded rear stair should be enclosed in brick that matches the size, color, texture and mortar color of the historic landmark.

Recommendation

The HPO recommends that the Board find the subdivision to combine 1626 1634 and 1644 North Capitol Street NW into a single lot compatible with the character of the landmark and historic district on the condition that new exterior materials be brick to match the landmark, and delegate final approval to staff.

Staff contact: Brendan Meyer

¹ DCMR 10C, 305.1, Work considered demolition under the Act shall include, but is not limited to, any of the following...(b) The removal or destruction of all or a substantial portion of the structural components of the building, such as structural walls, floor assemblies, and roofs;...