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

Property Address:	1634 North Capitol Street, NW	Agenda
Landmark/District:	Bloomingdale Historic District	X Consent Calendar
Meeting Date:	January 24, 2019	X Concept Review
H.P.A. Number:	18-556	Alteration
Staff Reviewer:	Steve Callcott	X New Construction
		Demolition
		Subdivision

Syga Thomas and James Buckley, representing Fuzion Limited 2 LLC, seek on-going conceptual design review for construction of a four-story plus penthouse building in the Bloomingdale Historic District. Plans have been prepared by Square 134 Architects.

When the project was reviewed in November, the Board found the concept to be improved in its compatibility with the Bloomingdale Historic District from its first presentation. An option that called for a setback for the southern portion of the fourth floor was found to be appropriate in deferring to the landmark firehouse. The Board asked that the proportions of the top floor and penthouse be reduced, the detailing refined, and for the project to be resubmitted for final review.

Revised Proposal

The revised plans include slight reductions in the height of each floor, resulting in the building's overall height being reduced approximately 2'6". The storefront windows have been revised to consist of a single sheet of plate glass without muntins, which are set on a low concrete base. A metal frame detail has been added around the windows to provide depth and shadow to the openings, the brick detailing has been further developed, and a material sheet provided to illustrate the intent of providing warm industrial tones to the masonry and metal panels.

Evaluation

The revisions further improve the compatibility of the proposal and are responsive to the Board's direction.

Recommendation

The HPO recommends that the Review Board find the revised concept compatible with the character of the Bloomingdale Historic District, and that final approval be delegated to staff.