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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1220 D Street SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 23, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-482	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Judith Capen and Robert Weinstein seek concept review for modifications to the entrance of 1220 D St SE in the Capitol Hill Historic District.

Property Description

Built in 1913, the subject property is one of a set of three, two-story flat-front brick apartment buildings with limited ornamentation. Designed to look like individual houses, the three buildings were built to each contain four units.

Proposal

The applicant proposes to replace the existing solid door and solid side panel with new steel double doors to fit the full opening. The existing non-original aluminum awning would be replaced with a new barrel shaped metal canopy.

Evaluation

Returning the front door opening to its original double-door configuration is consistent with the guidelines and will improve the condition of the entry from its current incompatible appearance. Although steel is not typically an appropriate material for primary doors on contributing residential buildings in the Capitol Hill Historic District, the full-light doors and transom would replicate the general profile and configuration of the original condition found in this row. When painted, the material will not have a substantially different appearance from painted wood doors.

Like most residential buildings in the Capitol Hill Historic District, this one did not originally have a projecting awning and, indeed, the other two matching buildings do not. The Board's guideline, *Porches and Steps on Historic Buildings*, states that "most awnings that exist on historic buildings are not original to the building. Often they are fixed and not operable, and are constructed of inappropriate materials such as metal, plastic or fiberglass. Inappropriate awnings should be removed." Removing the existing awning would return the building to its original unornamented condition and make it consistent with the other buildings in this row. While awnings are not an uncommon or incompatible installation for large apartment buildings, institutional and civic buildings, they are not characteristic of rowhouses and the small scale apartment buildings such as these that were intended to convey the appearance of a single family

dwelling. The Board has found similar proposals for awnings and marques on small scale buildings and rowhouses to be incompatible where they did not exist historically.

Recommendation

The HPO recommends the Board find the concept of replacing the existing door with two painted steel full-light doors to be compatible with the Capitol Hill Historic District. The HPO recommends the Board find the concept of adding an awning or canopy to be inconsistent with the Preservation Act.