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

Property Address:	626 E Street, SE	Agenda
Landmark/District:	Capitol Hill Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	July 28, 2016	X Alteration
H.P.A. Number:	16-450	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Murillo/Malnati Group, with plans prepared by Bonstra Haresign Architects, seeks conceptual review for façade alterations and window and door replacement on a non-contributing apartment building in the Capitol Hill Historic District.

Property Description

The building is a three story red brick apartment building with industrial steel sash casement windows; the entrance is punctuated by a flat metal canopy and a vertical band of windows demarking the interior stair. The building's design was influenced by International Style modernism, albeit it is a modest example of the style. A permit could not be located indicating its date of construction, but it likely dates from the early 1950s, outside the period of significance (1791-1945) for the Capitol Hill Historic District.¹

Proposal

The project calls for replacing the windows with new fiberglass or aluminum double hung windows, installing a new canopy and front door, applying a panelized stucco frontispiece at the center of the elevation, and painting the brick and stucco.

Evaluation

The alterations are compatible with the character of the historic district. The application of stucco breaks the long horizontal elevation into smaller scaled, vertical elements that better relates to the rhythm of historic rowhouses in the immediate surroundings, and the color palette has been developed to relate to the earth tones of masonry common in the historic district. The replacement windows, door and canopy are sufficiently compatible with the character of the historic district for a non-contributing building.

Recommendation

The HPO recommends that the Review Board approve the concept as consistent with the purposes of the act, and that final approval be delegated to staff.

¹ HPO's database of building permits extends only to 1949.