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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	637 A Street, S.E.	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	January 26, 2023	<input checked="" type="checkbox"/> New Construction
Case Number:	23-101	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Shihyan Lee and Julie Gutin, with plans by architect Jennifer Fowler, seek concept review for a two-story carriage house at a property located in the Capitol Hill Historic District.

Property Description

637 A Street SE was built by 1874, based on the Faetz and Pratt 1874 Real Estate Directory. The frame two-story semi-detached building has a one-story brick garage at the rear of the property. The largely unornamented garage has a simple cornice and brick piers on either side of the large garage door.



637 A St SE seen from the front (left) and rear (right)

Proposal

The existing garage would be demolished and replaced with a two-story carriage house measuring almost 17 feet wide, 38 feet deep, and 20 feet tall. The first story of the alley-facing elevation has a pedestrian door next to a roll-top garage door, both under brick rowlock headers. At the second story are three one-over-one windows also under brick rowlock headers, under a

simple dentil and bracket Azek cornice. The side elevations visible above the neighboring garages are shown as Hardie panel with concealed joints.



Context views of the surrounding alley on either side

Evaluation

The alley is currently a mix of one-story garages and two-story carriage houses and dwellings. The proposed design is very much in line with several previous Board approvals. Generally, these types of new alley buildings will be brick on all sides, but there have been instances where stucco (or a material simulating stucco) has been approved instead.

Recommendation

The HPO recommends the Board find the project compatible with the Capitol Hill historic district, and delegate authority to HPO Staff.

Staff contact: Moira Nadal