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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>634 East Capitol Street, N.E.</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6C</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>March 24, 2022</b>	<input type="checkbox"/> New Construction
Case Number:	<b>22-175</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Wesley Hallman and Silvana Rubino-Hallman, with plans prepared by Josph Boyette, seek concept review for a rear two-story plus basement and roof deck addition at a property located in the Capitol Hill Historic District.



*The front of 634 East Capitol Street NE (indicated with an arrow)*

**Property Description**

634 East Capitol Street N.E. is a three-story-plus-basement brick tower-front rowhouse designed by N. T. Haller and built by John Limerick for Mrs. Elizabeth Gelston in 1891. The rear

elevation is mostly blocked by an existing two-story brick carriage house. Glancing views of the rear can be seen at an angle from the alley.

### **Proposal**

No changes are proposed for the front elevation. An existing partial-width one story rear addition would be demolished and replaced with a full-width addition at the basement and upper two stories. This addition would be topped with a roof deck and spiral stair connecting to the main roof and another roof deck. The addition would be clad in brick and have majority of the rear elevation taken up by glazing and balconies.



*Views of the existing two-story carriage house and rear of house from the alley*

### **Evaluation**

The addition would be minimally visible from the alley. The use of glazing and brick cladding will blend any portions seen into the existing context of the property and alley.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*