

---

---

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

---

---

Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>15 Brown's Court, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 18, 2014</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-534</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
	<b>Frances McMillen</b>	<input type="checkbox"/> Subdivision

---

---

Applicant Jessica Crane with plans prepared by Philip Anderson seeks concept review for façade alterations and a second story addition.

### **Property Description**

Originally built in 1936 as a garage, 15 Brown's Court SE replaced a number of alley dwellings located in the middle of this square which has access off of Independence Avenue to the south and 6<sup>th</sup> Street to the west. It was built as a one-story structure but has been altered to include a second story over the west half of the building. This addition was constructed in 1983 converting the building to use as a dwelling. Originally built with six bays along the north side of the structure (four garage doors and two large glass window assemblies), currently only one bay remains operational, the other openings having been filled in with brick and smaller windows. A large skylight was added above the one-story portion of the building and a fenced-in yard area is located at the east end of the structure.

### **Proposal**

The plans call for removing the existing second story addition and replacing it with a new second story addition that will cover five of the six bays of the first story with a deck area surrounded by a horizontal wood railing over the last bay. The addition will be clad in cementitious panels with an 8" reveal between the historic building and the addition.

The proposal includes restoring two bays as functional garage doors, opening up a third bay to its original size for a vestibule to the main entrance, and returning two bays to their original glazed condition thus allowing five of the original six bays on the north side to read as they did historically.

Two bays on the east side will feature glass doors similar in size to the original garage doors located here. A new wood fence around the yard will mostly screen these doors from view.

### **Evaluation**

Although visible second floor additions are not always appropriate, in this case the proposal to remove the existing brick partial second story and add a new second story in a different material

will allow the historic condition to be better understood than it is currently, while also improving the building's appearance.

Removing the existing second floor does not raise preservation concerns as it dates from after the period of significance for the historic district. The new addition will allow the structure to read as a one story building with a second floor addition making the relationship of the pieces clear and distinguishable. The change in materials as well as the 8" reveal will support this relationship. The plan to restore many of the original bays will further reinforce the building's origin as a garage.

The change in use from a multi-bay garage to a dwelling coupled with its location in an alley presents particular opportunities and challenges for this property. This is an unusual building type that requires a tailored approach that is different than that applied to the more standard rowhouses typical of Capitol Hill.

**Recommendation**

*The HPO recommends the board find the concept consistent with the preservation act and compatible with the Capitol Hill Historic District with the condition that the applicant work with staff on the detailing of the windows and material and color of the second floor cladding.*