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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>120 6<sup>th</sup> Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>June 23, 2016</b>	<input type="checkbox"/> Alteration
Case Number:	<b>16-441</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Paul Weishar</b>	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Brad and Becky Kenemuth, with plans prepared by architect Don W. Savage, request concept review for the demolition of a carriage house built during the Capitol Hill Historic District's period of significance, and subsequent construction of a two-story brick carriage house/garage.

**Property Description**

This property is located on the east side of 6<sup>th</sup> Street, SE and is composed of a two-story, three-bay rowhouse and a carriage house fronting Browns Court, SE. The middle of three similar rowhouses, this brick structure is capped by a flat roof adorned with a detailed metal cornice. The façade (west elevation) has a one-story, full-width flat-roof porch with column supports set on brick piers. The single-leaf main entry located in the northern bay holds a multi-light wood door with transom set in a square-edge wood surround. Window openings hold one-over-one, double-hung wood sash set on lug sills with splayed soldier brick jack arches.

The two-story carriage house is a brick structure with multiple brick coursings. A flat roof caps the building and includes a simple brick parapet (partially corbeled) across the façade (east elevation). The first story has a vehicular opening with a roll-up metal garage door while the second story exhibits signs of multiple window alignments all since bricked in.

**Proposal**

The plans initially called for the carriage house to be rehabilitated however, following investigation by a structural engineer, it has been determined that the building no longer retains sufficient integrity to be retained and reused. Revised plans call for demolishing the building and reconstructing a new, two-story carriage house/garage. The new building would be two stories in height and three-bays wide, constructed of concrete block with a brick veneer. The building will be approximately 18 feet wide and rise to a height of 23 feet, with the roof will rising slightly higher than both adjacent alley buildings. A shed roof, replete with a corbeled cornice and skylights, slopes west, away from the alley. The first story of the façade (east elevation) will have a single-leaf pedestrian door with transom located in the northern bay. A vehicular opening will dominate the southern half of the first story. Fenestration of the second story is composed of three window openings (double-hung sash) set on rowlock brick sills. There

will be no openings on the north and south (side) elevations. The west (rear) elevation will have a double-leaf door opening on the first story and two window openings with rowlock brick arches on the second story. All of the openings on the building will have soldier brick jack arches.

### **Evaluation**

As documented in the structural engineer's report, the structural condition of the building provides justification for the removal of the building. The scale, design, and materials of the replacement structural are in keeping with the character of the alley, and with the historic district in general. The building's height and mass, brick veneer, simple cornice, sill, and lintel detailing, contribute to the project's compatibility within the surrounding alley context composed of one- and two-story garages, carriage houses, and residential buildings.

### **Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final review to staff.*