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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>613 Lexington Place, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 25, 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>18-670</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Olivia Fischer and Catherine Kannam, with plans prepared by architect Jennifer Fowler, seek concept review for roof alteration and construction of a rear porch for a property in the Capitol Hill Historic District.

### **Property Description**

613 Lexington Place, NE, is located between 6<sup>th</sup> Street and 7<sup>th</sup> Street, NE. The house was designed by A.H. Sonnemann for the builders The Kennedy Brothers, Inc and built in 1910. The same builders and architect developed all the homes on the block, as well as the block directly north, between the years of 1909 and 1914.

The primary elevation features a steep sloped roof with slate tiles, decorative wood eaves and two dormers. The rear elevation currently has a partial width two-story addition clad in stucco and brick. The rear façade is not visible from any street.

### **Proposal**

The plans show altering the pitch of the roof to increase the floor-to-ceiling height of the third floor. The heightened roofline take place behind the ridge of the decorative front pent roof and would align with the existing rear façade. Paired doors at the third floor would lead to a new covered porch supported by columns with a simply designed vertical picket railing. The covered porch would be located at the roof of the existing two-story rear extension.

### **Evaluation**

The Board has found altering the roofline to be compatible at similar buildings including 640 Lexington Place (HPA 14-218), 642 Lexington Place NE (HPA 15-353), 625 E Street, NE (HPA 16-691), 622 D Street, NE (HPA 17-258), and 630 Lexington Place, NE (HPA 17-401). In all case the third floor terminated at the plane of the historic rear elevation, and in some cases a door was added to allow for access to the roof of a rear addition. The proposed alterations are consistent with these past approvals. Neither the covered porch nor the increased height of the roof at the third floor would be visible from the street. The rear fenestration and materials at the modified third floor and covered porch are traditional and appropriate for the house and historic district.

**Recommendation**

*The HPO recommends the Board find the concept of the alterations to the roof at the third floor and construction of a new rear porch to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.*

*Staff contact: Gabriela Gutowski*