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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	626 Lexington Place, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 28, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-521	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Bill and Carreen Behrens, with plans prepared by architect Jennifer Fowler, seek concept review for alterations to the roofline and rear elevation on a rowhouse in the Capitol Hill Historic District.

Property Description

626 Lexington Place, NE is located midblock between 6th and 7th Streets, NE. Construction in 1912, the house was designed by A.H. Sonnemann for the Kennedy Brothers builders. The same builder and architect developed all the homes on the block, as well as the blocks directly north and south, between the years of 1909 and 1914.

The primary elevation features a steep sloped roof with slate tiles, decorative wood eaves and two dormers. There is a flat roof porch at the first floor supported by Doric columns. The rear elevation currently has a two-bay wide, two-story tall, addition. The second floor at the addition currently has no fenestration. The rear façade is not visible from any street.

Proposal

The plans call for increasing the roof height to 8' 8" to allow for occupiable space at the third floor. The new third-floor rear elevation would be clad in asphalt shingles and feature a shed dormer with three one-over-one double-hung windows. The heightened roofline would extend as far back as the historic rear elevation and not onto the roof of the existing two-story addition. Additionally, the plans show new one-over-one double-hung windows at the first and second floor at the existing two-story rear addition. None of the proposed alterations at the rear would be visible from any streets.

Evaluation

The proposed roof alteration is similar to others found compatible and approved by the Board, including 625 E Street, NE (HPA 16-691); 640 Lexington Place (HPA 14-218), 642 Lexington Place NE (HPA 15-353) and 633 E Street NE (HPA 06-279). Due to the mid-block location of the subject property, the roofline alteration and rear addition will not be visible or alter the form of the roof as seen from the street. The project results in a modest increase in total size of the

house and does not overwhelm the historic building. The rear fenestration is traditional and appropriate for the house and historic district.

Recommendation

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