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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 checked="" type="checkbox"/> Agenda
Address:	<b>626 Lexington Place, NE</b>	<input type="checkbox"/> Consent
Meeting Date:	<b>October 28, 2021</b>	<input checked="" type="checkbox"/> Concept
Case Number:	<b>21-555</b>	<input checked="" type="checkbox"/> Alteration
		<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Property owner William Behrens, with plans prepared by architect Lacy Brittingham, seeks concept review for a three story plus basement rear addition and roof alteration of a property in the Capitol Hill Historic District.

**Property Description**

626 Lexington Place, NE, is located between 6<sup>th</sup> Street and 7<sup>th</sup> Street, NE. The house is a two and a half-story brick rowhouse designed by A.H. Sonnemann for the Kennedy Brothers builders and constructed in 1912. The same builders and architect developed all the homes on this block, both 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. The partial-width front porch spans two bays. The rear elevation currently has a partial-width three-story rear addition visible from a public alley.



*626 Lexington Pl NE from the rear, indicated with a star*

**Proposal**

The plans show altering the pitch of the roof to increase the floor-to-ceiling height of the third story at the rear. The expanded third story would extend almost three and a half feet over the rear addition and have a balcony. The existing rear addition would be replaced with a full-width addition extending seven feet back. The addition would be clad in siding. Every floor has multiple windows, with full-lite doors at the cellar, first, and third stories.

**Evaluation**

Other properties in this row have undergone similar rear alterations. The Board has found altering the roofline to add height at the rear to be compatible along Lexington Place. The increased height of the roof at the third story includes a ridge detail that shows a continuation of the upper ridge line, but the roofline adjustment should begin below the ridge to avoid any visual impact there. The design for this project is very similar to a project at 630 Lexington Pl NE approved by the Board in May 2020. The materials for the rear addition should be coordinated with HPO staff.

**Recommendation**

*The HPO recommends the Board find the concept of the alteration to the roof at the third story, and rear addition to be compatible with the Capitol Hill Historic District, delegating final approval to staff.*

*Staff contact: Moira Nadal*