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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>631 Lexington Place, NE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>April 28, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-100</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Paul Weishar</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Redux Properties seeks concept review for a front basement entrance at 631 Lexington Place, NE, a contributing building in the Capitol Hill Historic District. At the January 28, 2016 meeting, the Board approved the associated project's proposed rooftop addition, porch restoration, and garage raze; however, the Board requested that the applicant return with additional information to determine the compatibility of the front basement entrance.

**Property Description**

In 1912, following the designs of architect A.H. Sonnemann, Kennedy Bros. Builders developed Square 862, including the houses on Lexington Place. 631 Lexington Place, NE is a two-and-one-half-story, three-bay brick rowhouse which features a one-story porch and mansard roof. Further detailing of the façade consists of overhanging eaves with rafter tails and twin dormers. The original rear porch has been enclosed and clad in vinyl siding. An oriel window was added at the back of the porch on the second floor. A one-story garage is located at the rear of the property adjacent to the alley.

**Proposal**

The plans call for a new basement entrance on the façade, accomplished by converting an existing window opening into a door opening.

**Evaluation**

The basement entrance is in keeping with the Board's guidelines and will be visually subordinate to the porch and main entrance. The basement areaway projects 36" from the face of the building, within the guidelines as to preclude the creation of a large sunken patio. Additionally, the plans include a landscape plan which specifies plantings that will further reduce the visibility of the alteration.

**Recommendation**

*The HPO recommends that the Board find the project to be compatible with the Capitol Hill Historic District and delegate final approval to staff with the condition the applicant work with staff on the selection of materials for the stairs and design of the lead walk to basement entrance.*