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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 Pl NE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>January 28, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-100</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Redux Properties seeks concept review for rooftop addition in the Capitol Hill Historic District.

### **Property Description**

Designed by A.H. Sonnemann and built in 1912 for developers the Kennedy Brothers, 631 Lexington Street, NE is a two-story brick porch-front rowhouse with a mansard roof. Sonnemann and the Kennedys are also responsible for numerous houses of the same or similar style built on neighboring 6th, 7th, and E streets.

The original rear porch has been enclosed and clad with vinyl siding. An oriel window was added at the back of the porch on the second floor. A small one-story brick garage is located at the rear of the property on the alley.

### **Proposal**

The plans call for raising the attic level of the house to allow for livable space on the third floor. The addition will spring off the existing roof at the mansard ridge and extend the length of the building. The roof of the addition has a slight pitch at the center. A deck is proposed for the roof of the second floor at the rear. A new basement entrance would be added in the front of the building by converting an existing basement window into a door. The windows will be replaced with new 6-over-1 double-hung windows and the porch will be returned to its original configuration including round columns and a wood railing.

The non-historic rear oriel will be removed and the former porch will be clad with fiber cement board siding. The one-story garage will be razed and replaced with a parking pad and carport.

### **Evaluation**

The proposed roof alteration is similar to others found compatible and approved by the Board, including 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 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. Care should be taken in ensuring that the roof ridge and associated flashing replicates the existing profile and appearance.

The basement entrance is in keeping with the Board's guidelines and will be visually subordinate to the main entrance. The construction plans should include a landscape plan to provide plantings that will further reduce the visibility of the alteration.

The existing garage dates from the period of significance but it is not clear if it is original to the house. Regardless, it is a utilitarian structure that is too small to fit a modern car. Removing this structure does not raise preservation concerns provided the edge of the alley is maintained with a fence or roll-up door.

**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 rear elevation.*