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

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|--------------------|---------------------------------------|--|
| Landmark/District: | Capitol Hill Historic District | <input type="checkbox"/> Agenda |
| Address: | 634 Lexington Place, NE | <input checked="" type="checkbox"/> Consent |
| | | <input checked="" type="checkbox"/> Concept |
| Meeting Date: | January 24, 2019 | <input checked="" type="checkbox"/> Alteration |
| Case Number: | 19-097 | <input type="checkbox"/> New Construction |
| | | <input type="checkbox"/> Demolition |
| | | <input type="checkbox"/> Subdivision |

Property owner Lexington Renovation LLC, with plans prepared by Inner City Development, LLC, seeks concept review for roof alteration and construction of a new front basement entrance for a property in the Capitol Hill Historic District.

Property Description

634 Lexington Place, NE, is located between 6th and 7th streets, 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 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 two-story addition clad in siding and is visible from a public alley.

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 existing rear addition would be partially rebuilt in its existing size and location, with the addition of a guardrail at the roofline. The new basement entrance on the primary elevation would be created by enlarging an existing window adjacent to the partial-width front porch and would be reached by a new concrete walk branching off from the main walkway.

Evaluation

As proposed, the new basement entrance meets the Historic Preservation Review Board's Preservation and Design Guidelines for Basement Entrances and Windows. The new entrance will be clearly secondary to the porch and main entrance and is consistent with many of the new basement entrances approved in recent years by HPO along this block.

Others on this block have undergone similar rear alterations. The Board has found altering the roofline to add height at the rear to be compatible at the following addresses at Lexington Place, NE: 640 (14-218); 642 (HPA 15-353); 631 (HPA 16-100); 630 (HPA 17-401); 626 (HPA 17-

521); and 613 (HPA 18-670). The increased height of the roof at the third story appears in the drawings to be completely behind the ridge of the front roof and not visible from the street. The roof alteration at 644 Lexington (HPA 07-227) is most similar in the scale of the proposed rear roof alteration and has no visibility from the street.

As the plans continue to be developed, the detailing of the flashing and coping at the top of the mansard and the details and material for the guardrails at the basement entrance areaway should be specified.

Recommendation

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

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