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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	642 Lexington Place NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 28, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-353	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant KQM Enterprises, LLC and Kannon Realtors with drawings prepared by ylee Architects, seeks concept review for raising the attic roof, constructing a rear porch enclosure, and adding a basement entrance to 642 Lexington Place NE in the Capitol Hill Historic District.

Property Description

Designed by A.H. Sonnemann and built in 1912 for developers the Kennedy Brothers, 642 Lexington Street, NE is a two-story house brick Bayfront rowhouse with a mansard roof. A two-story porch with an enclosed second floor is located on the rear of the building. Sonnemann and the Kennedys are also responsible for numerous houses of the same or similar style built on neighboring 6th, 7th, and E streets.

Proposal

The proposal calls 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 rear porch. A basement window at the front of the house would be modified to accommodate a basement entrance. Fenestration includes one-over-one double hung windows. The addition will be clad in Hardi plank siding.

Evaluation

The rear elevations of the houses on Lexington Place and E Street are largely intact two-story open or enclosed porches. The proposal is similar to others approved by the Board, including 640 Lexington Place (HPA #14-218), 644 Lexington Place NE (HPA #07-227) and 633 E Street NE (HPA #06-279). These properties were also designed by Sonnemann and built by the Kennedy Brothers during the same period as 644 Lexington Place. The proposal closely follows the approved roof alteration to 640 Lexington Place. That project has not been completed, but a mock-up was erected in order to test the impact of the roof alteration along Lexington Place indicated it would not be noticeable from the public space. The detailing of how the roof will intersect with the existing ridge without resulting in obvious new flashing wrapping over it will also need to be worked out.

The proposed basement entrance is in keeping with the Board's guidelines, but the applicant is encouraged to continue to work with staff on the walk and landings in order to limit the amount of paving in the front yard.

Recommendation

The HPO recommends that the Board find the project consistent with the purposes of the preservation act and delegate final approval to staff with the condition the applicant work with staff to ensure the roof modifications will not be visible from street view and paving in the front yard is limited.