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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 type="checkbox"/> Agenda
Address:	<b>616 Lexington Pl, N.E.</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6C</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>October 27, 2022</b>	<input type="checkbox"/> New Construction
Case Number:	<b>22-486</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Samuel Cooper seeks concept review for a two-story plus basement rear addition at a property located in the Capitol Hill Historic District.

**Property Description**

616 Lexington Place NE is part of a block developed by the Kennedy Brothers. Designed by A. H. Sonnemann, this was built in 1911 as one in a row of eight. At the rear of the building is a sunroom over an open deck. At the alley is a small one-story garage and fence.



*616 Lexington Place NE*

## **Proposal**

The existing sunroom and deck would be demolished and replaced with a full-width addition extending back ten feet. At the first floor would be a deck extending back an additional six feet. The existing roofline extends back onto the addition. Because of the grade change, the basement is full height at the rear. The rear elevation would have divided-lite windows and doors. The walls would be clad in fiber cement siding.



*Views of the rear of 616 Lexington and adjacent properties from the alley*

## **Evaluation**

The scale, materials, and design of the addition are compatible with this historic district and in line with many previous approvals in this block.

## **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*