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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	311 F Street, NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 22, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-208	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner and applicant C&S Development LLC, requests concept review for a three-story rear addition at the property, a contributing building in the Capitol Hill Historic District.

Property Description

311 F Street, NE is one of three rowhouses designed by architect B. Stanley Simmons and built by C. J. Hanback & Bros. in 1893. Currently, none of the three buildings feature rear extensions. All three have brick elevations with matching two-bay window configurations. The rear windows have been replaced. The rear elevations are not visible from public street view.

The remainder of the block consists of three rowhouses built in 1892 and nine rowhouses built in 1889. All twelve rowhouses have dog-leg extensions that extend significantly farther towards the rear property line than 311.

Proposal

The plans call for the construction of a three-story rear addition extending ten feet into the rear yard. The addition would not extend farther than the adjacent neighbor at 313. The rear addition would be clad in brick and feature two bays of paired one-over-one double-hung windows. There would be small deck at the ground floor entrance. The addition would not be seen from any surrounding streets.

Evaluation

The size and depth of the addition extend a comparable distance to other rear wings within the row. The brick cladding and the two-bay fenestration pattern with one-over-one windows are compatible with the historic district and would relate well to the sister buildings at 307 and 309.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

Staff Contact: Gabriela Gutowski