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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	333 F Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 25, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-414	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
	Frances McMillen	<input type="checkbox"/> Subdivision

Applicant Frances Raskin, with plans prepared by Jennifer Fowler, requests concept review for a two-story rear addition to 333 F Street NE in the Capitol Hill Historic District.

Property Description

Constructed in 1889, the brick bay-front house is one of numerous properties on E and F streets constructed by local builder and developer Diller B. Groff. The two-story building measures approximately 16' in width and 48' in length. The first floor of the rear elevation features a below grade entrance and the dogleg is partially enclosed. A service-based alley and Groff Court are located at the rear of the property.

Proposal

The proposal calls for filling in the dogleg to accommodate a two-story rear addition spanning the width of the house. The addition would extend approximately 15' off the rear of the house. A below grade entrance and a small second floor deck are proposed for the rear of the building. Sliding, multi-lite doors are located on both floors. The addition would be clad in brick. The east elevation would have a brick soldier course differentiating the first and second floors and faux clerestory windows with brick sills and segmental arch lintels.

Evaluation

The proposed addition is compatible with the historic house and with the Capitol Hill Historic District in overall massing, design, and materials. The addition's east elevation will be partially visible along 4th Street, but many of these Groff-designed rowhouses have undergone some rear expansion, so the modest increase in the subject property's footprint will not be out of keeping with the context. The brick soldier course and faux windows serve to break up the masonry and add some character to what otherwise would be a blank wall.

The proposal includes a considerable amount of demolition, but the house has undergone significant interior alterations that include the removal of original building fabric, such as the

stairs and partitions. It is unclear how much of the original interior remains, but the applicant is encouraged to work with staff to retain historic material where possible, and to coordinate with HPO on the final detailing and selection of materials.

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 continue to work with staff on the retention of historic fabric, detailing, and the final selection of materials.