

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

Property Address:	1508 Caroline Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	September 24, 2015	X Concept Review
H.P.A. Number:	15-582	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

On behalf of owner Gerald West, Michael Beidler of Trout Design Studio seeks the board's review of a concept to add to the rear of this paired duplex house in the U Street Historic District and to install a roof deck with stair tower.

In November 2014 and January 2015, the Board did not support concepts to add either a third floor mansard or one that was set back from the façade, finding both to be too visible and incompatible with the house. The previous proposals also included a rear addition, an expansion of the existing side bump-out, and a side basement entry.

Project Description

In reviewing this project previously, the Board encouraged a rear addition of two stories rather than seeking to gain additional living space on the roof with any proposal for a roof addition prefaced by a flag test. The current iteration proposes a two story addition with only a deck and stair access on the roof. As with the prior proposals, both the two-story portion of the house and the one-story side porch set the heights for the addition to the rear. The rear wall is canted to the west and features a largely glazed elevation with mullioned glass between brick side walls. The use of interior sprinklers will allow the glass to extend the full width of the rear wall.

The roof deck would sit atop the rear addition and would use the same glazing for its rear railing. Along the side wall, the proposal calls for sloping the parapet gently upwards toward the rear to become the side deck railing. The stair tower is pushed against the abutting third floor addition with a sloped roof to reduce the potential for visibility from the front.

Evaluation and Recommendation

The design approach is consistent with the Board's previous reviews and recommendations. As the plans progress toward permitting, a flag test will be necessary for both the stair tower and the parapet height increase to determine the invisibility of the former and the appropriateness of the latter. As well, the plans should ensure that the rebuilt side porch continues to read as a small, secondary entrance and is located at the same distance from the front as it is currently and that the basement stairs are pushed as far back from the sidewalk as possible. In addition, the amount of demolition of the side basement wall should be limited to only punched openings for access, which should be revised as part of the final plans.

With these considerations addressed, the proposal is compatible with the historic character of the Caroline Street duplexes and the U Street Historic District. It is consistent with previous Board approvals and the specific comments given for this property.

The HPO recommends that the Board find this concept compatible with the historic district in light of the comments above, and delegate final approval to staff. The Board's approval shall not be construed as approval for or endorsement of any necessary zoning relief.