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

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Landmark/District:	U Street Historic District	<input type="checkbox"/> Agenda
Address:	1506 Caroline Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 22, 2023	<input type="checkbox"/> New construction
Case Number:	23-360	<input checked="" type="checkbox"/> Concept

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Owners Thomas and Katherine Riney, with plans prepared by ARCHI-TEXTUAL, PLLC, seek concept review for a new two-story rear addition with a roof deck, window and door replacement, and new bay window on a property in the U Street Historic District.

**Property Description**

1506 Caroline Street NW is a three-story rowhouse built in 1879 by Diller B. Groff, a prolific builder in the U Street Historic District and around the city. The property is unique as the only property with a third story mansard roof located within a historic two-story residential block. The two-story block retains its original townhouse features such as punched windows and ornate cornice. A one-story rear addition was added in a later renovation.

**Proposal**

The proposal calls for the renovation of the interior with demolition of the existing rear wall. A two-story addition will replace the one-story addition at 24' in length and will extend 11' from the rear wall. The addition includes a first-floor deck and a second story roof deck that will not be visible from the street. The plan includes a new bay window at the second floor on the side court elevation set back from the front facade. The windows and door are to be replaced with similar styled windows and doors.

**Evaluation**

The proposed additions would not result in the loss of character defining features, and the material and height are compatible with the building and meets the design principles such as the retention of significant architectural features; subordinate massing; and appropriate materials. While the rear addition and new bay window will be obliquely visible from Caroline Street NW through the property's side court, they will not overwhelm the historic building, are set back from the front façade on a secondary elevation, and retain the historic side yard.

**Recommendation**

*The HPO recommends that the Board find the concept to be compatible with the U Street Historic District, and delegate final approval to staff.*

*HPO Staff Contact: Imania Price*