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

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Property Address:	<b>3016 Rodman Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>		Consent Calendar
Meeting Date:	<b>November 17, 2016</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>17-045</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Steve Callcott</b>		New Construction
			Demolition
			Subdivision

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Owners Aurora Ferrari and Justin Tyson, with plans developed by Philip Eagleburger (Treacy & Eagleburger Architects), seeks conceptual design review for construction of a third floor addition atop the rear portion of a two-story house in the Cleveland Park Historic District.

**Property Description**

3016 Rodman Street is a two-story, porch-front house that is half of a paired duplex in a row of three nearly identical duplexes. The houses feature stone porch columns, six-over-one windows, and red tile pent roofs that are punctuated with small dormer windows. The row was built in 1925 by developers Swan and Moore, and designed by architect H.R. Know. Based on their date of construction and architectural character, the houses are contributing to the character of the Cleveland Park Historic District.

**Proposal**

The project calls for a third floor addition that would be set back approximately 16 feet from the front, 4 feet from the rear, and rise up behind the ridge of the pent roof on the side elevation. The addition is shown as being clad in siding, and would be capped by a roof that would slope up towards the rear. The addition would have some visibility from street view through the open side yard but would likely not be visible from directly in front of the building.

**Evaluation**

The Board has consistently discouraged roof additions that are visible from public street view. The Board's guidance to applicants is summarized in its publication "Roof Decks and Roof Additions: Design Considerations and Submission Requirements":

Adding vertically to a historic building is generally discouraged as such additions typically alter significant features, such as its roof line, height, relationship with surrounding buildings, and overall form and mass. Additions on top of a building can sometimes be achieved when they are not visible from street views, do not result in the removal or alteration of important character-defining features of the building or streetscape, and are compatible with their context. If conditions allow, this approach typically requires a substantial setback, the extent of which depends on the height of the addition, the height of the building, the height of adjacent buildings, the topography of the area, the width of the street, the relationship of the subject building to its surroundings, and views from public vantage points surrounding the building. Under most

circumstances, roof additions that are visible from a public street are not appropriate, as they would alter an historic building's height, mass, design composition, cornice line, roof, and its relationship to surrounding buildings and streetscape – all of which are important character-defining features that are protected for historic property.

The Board has sometimes found non-visible roof additions to be acceptable in the more urban historic districts where the continuous street walls of connected row buildings makes it easier to conceal such additions from perspective views. Roof additions have not generally been proposed in Cleveland Park, and are far more difficult to screen from street view in the district's more suburban setting of detached buildings.

This property's decorative roof, in both form and materials, is an important character-defining feature that serves as a visual cap for the building on both the front and side elevations. As illustrated in the applicant's perspective renderings, the addition would be seen rising atop the tile roof, thus changing the building's massing, composition, profile and roofline, and is therefore not a compatible alteration.

**Recommendation**

*The HPO recommends that the Review Board find the concept for a visible roof addition to be incompatible with the character of the Cleveland Park Historic District.*