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

Property Address:	3035 Rodman Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	May 25, 2017	X Alteration
H.P.A. Number:	17-247	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Richard Loosle Ortega of Kube Architecture, for owners Frederico Ash and Ana Barac, seeks conceptual design review for a rear addition on a bungalow in the Cleveland Park Historic District.

Property Description

3035 Rodman Street is a one-story frame bungalow with a prominent front-facing gable over a recessed front porch. It was built in 1921 by builder John Lewis for an estimated cost of \$5,000. The house was designed and pre-fabricated by Sears, Roebuck and Company as part of their mail-order Modern Homes program. Between 1908 and 1940, Sears designed 447 different house styles, with an estimated 75,000 pre-fabricated house kits sold. There are several other known Sears houses in the Cleveland Park Historic District (including 3511 Porter and 3024 Maccomb) and likely others that are not yet documented, as mail-order houses from Sears and other companies were extremely popular throughout the country during the first decades of the 20th century. The model at 3035 Rodman was known as “the Elsmore,” described as “a popular, inexpensive and graceful bungalow.”

The house retains its original form and overall character albeit with some alterations. The dormer on the west side and north rear roof slopes and a small one-story bump out on the first floor rear elevation appear to have been added after the initial construction, one window opening on each of the west and north elevations appear to have been expanded and replaced with picture windows, and skylights and windows in the front dormer have been added.

The house abuts Melvin Hazen Park on the west and north.

Proposal

The project calls for adding additions at the basement, first and second story levels. The basement addition would extend approximately 12’5” from the rear wall measure 33’ in width, with a slightly canted rear wall reflecting the rear yard setback. The first floor addition would extend 7’ off the rear and measure 22’ wide, with the remainder of the roof of the basement addition finished as a deck. The second story addition would include a small cross gable dormer on the east side (to balance an existing dormer on the west), and a flat-roofed dormer across the back of the house. The additions would be clad in Hardi-panel siding.

Evaluation


The proposal has been studied in consultation with HPO and a variety of options considered. Throughout the discussion, HPO has encouraged that the addition respect the massing and roof form of

the house, which consists of a one-story block capped by a low sloping roof with overhanging eaves. The current solution is respectful of the house's form and massing, with the majority of the addition located at the basement and first floor levels, and a smaller dormer addition at the roof which is pulled back from the plane of the rear wall and retains the overhanging eave. As the design of this rear dormer continues to be developed, its compatibility would be improved if its roof were sloped slightly to the rear (as is common for a shed dormer), if it included square or vertically-oriented on the visible side walls, and the scale of its siding be reduced.

Recommendation

The HPO recommends that the Review Board approve the general concept as consistent with the character of the Cleveland Park Historic District and delegate final approval to staff, contingent on revisions to the roof slope, side window orientation, and scale of material on the rear dormer.

REFINEMENT AND COMFORT HERE



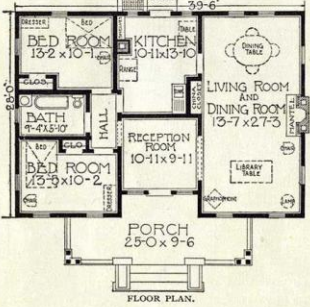
The ELSMORE

No. 2013 "Already Cut" and Fitted.

Honor Bill

\$1,945⁰⁰

See Description of "Honor Bill" Houses on Page 7.



FLOOR PLAN.

At the above price we will furnish all the material to build this five-room bungalow, consisting of mill work, flooring, siding, porch ceiling, finishing lumber, building paper, eaves trough, down spout, sash weights, mantel, china closet, medicine case, hardware, painting material, lumber, lath and shingles. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

A POPULAR, inexpensive and graceful bungalow, well lighted and ventilated. Large porch, with bungalow columns and porch rail.

Main Floor Rooms on the main floor are 9 feet from floor to ceiling. A large hall opens through a cased opening into an exceptionally large living room intended to be used as a combination living room and dining room. Note the beautiful Craftsman front door glazed with square lights of glass to match windows. All the windows are Queen Anne style. The bathroom is located between the two chambers.

Basement This house has an excavated cellar under entire house, 7 feet high from floor to joists, with concrete floor.

We furnish our best "Quality Guaranteed" mill work, shown on pages 108 and 109. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine with good quality glass set in with best grade of putty. Porches have fir edge grain flooring.

Paint for three coats outside. Varnish and wood filler for interior finish. Chicago Design hardware, see page 116.

Built on a concrete foundation. No. 1 yellow pine framing lumber. Sided with narrow level cypress siding and has best grade of thick cedar shingle roof.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$151.00 extra. See page 114.

Oriental Asphalt Shingles, instead of wood shingles, \$27.00 extra.

Fire-Chief Shingle Roll Roofing, Red or Sun Green in color, instead of wood shingles, \$37.00 less.

Oak Doors, Trim and Floors in hall and living room, instead of yellow pine, \$128.00 extra.

Maple Flooring furnished for kitchen and bath room, instead of yellow pine, no extra charge.

Storm Doors and Windows, \$72.00 extra.

Screen Doors and Windows, black wire, \$47.00 extra; galvanized wire, \$50.00 extra.

If Mantel is not wanted, deduct \$39.00.

This house can be built on a lot 48 feet wide.

Furnished with Basement Stairs going down from kitchen and omitting china closet in living room, no extra charge.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

Best the Carpenter Ever Built.

Hanaford, Ill.

Sears, Roebuck and Co.

Gentlemen—I have my new home nearly complete and am living in it. I am well pleased with it and the material was better than I expected. My carpenter said it was the best house all around that he ever built. I am sending you a small photo of our new home.

C. M. DIXON.

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