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

Property Address:	3406 Rodman Street, NW	X	Agenda
Landmark/District:	Cleveland Park Historic District		Consent Calendar
Meeting Date:	September 29, 2016	X	Concept Review
H.P.A. Number:	16-463		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Owners Stephen Boone and Kathryn Goettge, with plans prepared by architect Catarina Ferreira, seek conceptual design review for replacing an existing garage with an accessory apartment dwelling at the rear of a residential lot in the Cleveland Park Historic District.

Property Description

3406 Rodman is a two-story, gable-front frame house with a full width front porch. It was constructed as one in a coordinated row of eight (3404-3418 Rodman) in 1915, designed by architect John M. Donn and constructed by Hight & Company. The lot measures 40' wide by 132.6' deep.

The existing one-story garage, 24' wide by 22' deep and set back 7.4' from the rear property line, has a gable facing the street and is clad in siding. Map research illustrates that each of the houses in this row of eight originally had a small frame garage, however several are no longer extant and the footprint of the existing garage at 3406 is larger than is shown in the 1965 Baist map. Based on maps and its construction detailing, it can be concluded that the existing garage is not original to the house and post-dates the period of significance for the historic district (1880-1941).

Proposal

The project calls for removing the existing garage and constructing a new building that would have precisely the same width, depth and setback from the rear property line. The building would have a shed roof sloping south toward the alley that would be capped by solar panels and a skylight; the rear portion of the building would have a lower flat vegetated roof. The building would be clad in cementitious siding and trellises punctuated with folding or sliding glass doors; it would be enclosed from the alley and adjacent side yards by privacy fences.

Evaluation

Ten of the twelve garages and sheds in this alley have alley-facing gables (the other two have flat roofs), establishing a repeating pattern and orientation of roofs that ideally would be continued by the proposed new construction. Unfortunately, this orientation works at odds with the applicants' desire for a roof slope that would support south-facing solar panels. As the alleys and secondary buildings of Cleveland Park are not discussed

in the district nomination and the alley buildings on this block are not classified as contributing, it is reasonable and would not adversely impact important characteristics of the historic district to allow flexibility to the form of this new building similar to the greater flexibility that the Board traditionally applies to rear additions.

Evaluation

The HPO recommends that the Board find the concept compatible with the character of the historic district and delegate final approval to staff.