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

Property Address:	3410 Rodman Street, NW	X	Agenda
Landmark/District:	Cleveland Park Historic District		Consent Calendar
		X	Concept Review
Meeting Date:	February 25/March 4, 2021	X	Alteration
H.P.A. Number:	21-092		New Construction
			Demolition

Architect Cal Bowie, representing the estate of Joy Nimmons Kraus, seeks on-going conceptual design review for construction of a two-story addition on the rear of a house in the Cleveland Park Historic District.

At the December 17, 2020 meeting, the Board concurred with the resolution of ANC 3C that the proposed addition was not compatible, finding that it extended too far into the rear yard, was wider than the existing house, and its roofline was not lower than the house. The plans have been revised to respond to these concerns.

Property History and Description

3410 Rodman is a modest two-story cottage, one in a row of 12 constructed along Rodman and 35th Street in 1915. The nearly-identical houses were designed by architect John H. Donn for Hight & Company, and feature front-facing gables, full width front porches, clapboard and shingle siding, and one-story oriel bays on the sides. 3410 is slightly altered from the original in that a portion of its front porch has been screened in, the original first-floor siding has been covered or replaced by wood shingles, and a later addition built on the rear.

Revised Proposal

As before, the plans call for removing the existing rear enclosure and porch and constructing a two-story rear addition consisting of two elements: a narrower hyphen element connecting to the back wall of the house and a primary wider mass. The hyphen and the addition have been reduced by about a foot in length each and the rear one-story screen porch has been eliminated, reducing the extent of the addition's projection from 26'6" to 14'6" (as measured from the existing back of the porch enclosure to be removed). The corners of the primary mass of the addition have been pulled in to align with the sides of the house, with smaller projections added to each side. The roof has been lowered in height and converted from a gable to a hipped form.

Evaluation

As before, the solution of breaking the mass down into two elements has the dual benefits of making each piece smaller than the house and retaining the original volume of the building as distinct and legible. The extent of projection of the addition in the rear yard has been reduced primarily through the elimination of the screen porch and to a lesser extent through the reduction in size of the two-story elements. Pulling in the corners of the addition to no longer project further

than the corners of the main block of the house reduces its mass, with the side projections replicating the form of the original projection on the house. The hipped roof lowers the height and reduces the mass of the top of the addition, as requested by the Board. The addition's proportions, materials and fenestration relate compatibly with the existing house.

Recommendation

The HPO recommends that the Review Board find the revised concept to be responsive to its previous direction and compatible with the property and historic district, and that final construction plan approval be delegated to staff.

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