
**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:	December 17, 2020	X	Alteration
H.P.A. Number:	21-092		New Construction
			Demolition

Architect Cal Bowie, representing the estate of Joy Nimmons Kraus, seeks conceptual design review for construction of a two-story addition on the rear of a house in the Cleveland Park Historic District. The project will also include restoration of the original front porch and creation of a new window opening on the existing side elevation.

Property History and Description

3410 Rodman is a modest two-story cottage, constructed in 1915 as one in a row of 12 along Rodman and 35th Street. 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.

Proposal

The plans call for removing the existing rear enclosure and porch and constructing a two-story rear addition. The addition would consist of two masses: a narrower six-foot deep hyphen element connecting to the house, to be clad in paneled siding; and a wider wing, measuring 20 feet deep x 24 wide, to be clad in clapboard. The hyphen roof would extend the gable of the house, albeit at a lower height, while the rear wing would have a gable roof running perpendicular to the house. The addition would house an open kitchen-dining area on the first floor and a bedroom and bath on the second. A one-story open porch would be constructed across the rear elevation.

The screens would be removed from the front porch and a new sash window installed on the south side elevation on the second floor to provide light to the stair hall.

Evaluation

Small buildings can often be the most difficult to add on to in a compatible manner; as part of their character is their smallness, anything other than a very small addition has the potential to overwhelm the building's size and mass. However, while the proposed plan comes close to doubling the square footage of the house, the solution of breaking the mass down into two elements has the dual benefits of making each piece smaller than the house while also retaining the original volume of the building as distinct and legible. The addition further

achieves compatibility through the use of similar proportions, roof shape and pitch, materials and fenestration. Given the narrow side yards, and depth and topography of the property, with the house sitting well above the street, the addition would not be prominently visible from street view.

Recommendation

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

Staff contact: Steve Callcott