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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3513 Rodman Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 23, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-628	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Kevin and Claudia Conlon, with drawings prepared by Noel Design Build, request concept review for a rear addition to 3513 Rodman Street NW in the Cleveland Park Historic District.

Property Description

Designed and built by W.D. Sterrett in 1924, 3513 Rodman Street is a two story, brick Colonial Revival style house. A rear two story addition and deck was added in more recent years.

Proposal

The proposal calls for the demolition of the addition and deck and the construction of a rear three-story addition and deck. A garage would be located on the basement level. The addition would be brick and fenestration would primarily consist of vertical full light casement windows. Sliding glass doors access the rear deck.

Evaluation

The house is located on a deep lot which can accommodate a large addition, but reducing the size of the new construction by a minimum of three feet is recommended so the new construction is more subordinate to the original house. The applicant has worked with staff on refining aspects of the design, including lowering the addition's roofline, developing more uniform fenestration, and distinguishing the addition from the main house. Cement board was initially proposed for the siding, but the material has been changed to brick. This change enlivened the design and the brick detailing between floors provides character and sets the addition apart from the house. Aspects of the design are in need of additional development, including the lower level of the west elevation, which is currently a large expanse of blank wall, and the deck. Adding screening below the deck is recommended.

Recommendation

The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff with the condition the applicant reduce the size of the addition by a minimum of three feet and work with staff on the selection of windows, brick, and the front and garage doors.