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

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Property Address:	<b>3017 Rodman Street, NW</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>April 27, 2017</b>	<b>X</b> Alteration
H.P.A. Number:	<b>17-301</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Katinas/Bruckwick Architects, representing owners Susan Ratigan and David Barrosse, seek conceptual design review for extending an existing rear dormer and adding two small front dormer windows on a one-story bungalow in the Cleveland Park Historic District.

### **Property Description**

3017 Rodman Street is a modest one-and-one-half story frame bungalow with a full-width front porch. It is capped by a low-pitched, cross-gabled metal roof which has a centered shed dormer. While the building's horizontal form is typical of early 20<sup>th</sup> century suburban bungalows, it is unusual in being half of a duplex. Duplexes are common along Rodman Street and elsewhere in the northern portion of the Cleveland Park Historic District, but are more typically of masonry, two stories in height, and based on a rowhouse rather than a bungalow typology.

This pair of houses was built in 1916, designed by local architect George Santmyers for developer/builder C.F. Beers. Santmyers has the distinction of being Washington's most prolific architect, a result of having worked with the city's biggest residential builders. The DC permit database credits him and his firm with designing an extraordinary 15,689 buildings between 1909 – 1949; only a handful of other architects designed more than 1,000 and no other designed more than 1,600.

### **Proposal**

The project calls for extending the existing rear dormer an additional 7'9" to align with the rear wall of the house; the overhanging roof would be retained. In order to maintain interior ceiling heights, the pitch of the existing dormer would be changed to extend up to a new ridge before sloping down to the rear. On the front, dormers are proposed flanking but set back from the face of the central dormer; they would each have two small double-hung windows to match the three windows in the existing dormer.

### **Evaluation**

The expansion of the rear dormer would not be visible from street view and would not substantially alter the building's massing or roof form.

The front dormers have been designed to be secondary and subordinate to the existing shed dormer, and distinguishable from it. The dormers would not change the roof height or the building's roofline, and are architecturally compatible in their horizontal orientation, fenestration and detailing with the bungalow typology. As the dormer on the adjoining house has already also been

altered with a smaller dormer on one side, the proposed dormers at 3017 would not result in a loss of balance between the two. Indeed, the solution at 3017 may provide a future model for a more compatible treatment at 3015.

As the design continues to be developed, elimination of the inset reveals between the new dormers and the existing is encouraged. This simplification of the design would allow the dormers to be pulled in tighter to the existing and allow an additional foot of roof exposure on each side of the house.

**Recommendation**

*The HPO recommends that the Review Board approve the concept for alterations as compatible with the bungalow character of the property and the character of the Cleveland Park Historic District and delegate final approval to staff.*