



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-David Valdez
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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ANC 3C Resolution No. 2016-048
Resolution Regarding a Historic Preservation Review Board Application
(HPA 17-045) for Concept Review for 3016 Rodman Street, NW

WHEREAS, the owners of 3016 Rodman Street NW, a contributing structure in the Cleveland Park Historic District, have applied to HPRB for concept level review for a roof level addition to the house, and

WHEREAS, the existing roof is a tile covered mansard roof that extends from the front along the detached side of the house; and

WHEREAS, the house features a small 2-story rear structure with a flat roof set at the base of the mansard roof, which is a common feature at the rear of the semi-detached houses on the block; and

WHEREAS, the proposed third floor addition would be set back approximately 16 feet from the front of the mansard roof and approximately 4 feet from the rear wall; and

WHEREAS, the proposed addition's roof would be shed style and would rise from approximately 3 feet above the mansard roof in the front to approximately 10+ ft. above the flat roof in the rear; and

WHEREAS, the US Dept. of Interior guidelines on additions to historic properties recommends against changing the visual appearance of the roof or adding a new roof feature if it would change the character-defining roof shape or scale; and

WHEREAS, the DC Historic Preservation Review Board recommends no roof alterations that would be conspicuous from the public right of way or would change character defining features of the roof; and

WHEREAS, the applicant's architect acknowledges that the roof addition will be visible through the side yard but will not be visible from the front of the house and further states that the roof rising above the mansard roof would add interest;

WHEREAS, the materials for the addition have not been specified, which raise concerns about how the addition will fit with the current mansard roof; and

WHEREAS, ANC3C has received notification of support from neighbors:

THEREFORE BE IT RESOLVED that ANC 3C finds that the mansard roof design is a character defining feature of this series of houses on Rodman Street and that the proposed height of the shed roof addition raises concerns about maintaining the visual appearance of the side roof and the spatial prominence of the mansard roof; and

BE IT FURTHER RESOLVED that ANC3C has concerns about the design and materials and requests review of the proposal once again when materials have been specified; and

BE IT FURTHER RESOLVED that ANC3C urges the HPRB to request the architect to continue to work with HPO staff on these issues;

FINALLY, BE IT RESOLVED that the Chair and Commissioner for ANC3C05 are authorized to represent the Commission regarding this resolution.

Attested by

A handwritten signature in cursive script, appearing to read "Catherine May".

Catherine May

Vice-Chair, on November 14, 2016

This resolution was approved by a voice vote on November 14, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.