HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**3141 Highland Place, NW**		Agenda
Landmark/District:	**Cleveland Park Historic District**	**X**	Consent Calendar
		X	Concept Review
Meeting Date:	**October 31, 2019**	**X**	Alteration
H.P.A. Number:	**19-604**		New Construction
Staff Contact:	**Steve Callcott**		Demolition
			Subdivision

Barnes Vance Architects, representing the owners, seeks conceptual design review for reconstructing a rear addition, adding one-story side additions, and constructing a one-story garage at a property in the Cleveland Park Historic District.

Property History and Description
3141 Highland Place is a large frame Queen Anne styled house that was designed by Robert Fleming for T.L. Holbrook in 1896. It is representative of the first phase of construction in the nascent suburb (1894-1901), in which houses were individually designed by local architects and builders who employed a variety of styles representing the eclecticism of the day. Particularly character-defining features of the house include its asymmetrical massing, wrap-around porch, clapboard siding, and Adamesque detailing. The house sits on a large lot with mature trees.

Proposal
The plans call for rebuilding a non-original two-story rear addition; it would have the same footprint as the existing albeit with a new deck across the rear opening to the rear yard. One-story additions would be extended on each side of the rear addition. A one car garage would be constructed on the east side of the house, accessed by an existing curb cut and gravel driveway.

Evaluation
The additions are compatible in size, materials and detailing with the house and historic district. The garage would be located toward the rear of the property, as is typical for houses in Cleveland Park. The garage and parking area would be screened from street view by a new privacy fence.

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