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

Property Address:	3303 Highland Place, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	December 19, 2019	X Alteration
H.P.A. Number:	20-045	New Construction
Staff Contact:	Julianna Jackson	Demolition
		Subdivision

Fowlkes Studio, representing the owners, seeks conceptual design review for constructing a two-story rear addition, adding two additional dormers to the roof, and constructing a deck on a contributing house in the Cleveland Park Historic District.

Property History and Description

3303 Highland Place is a large frame Foursquare style house that was designed by architect B.F. Meyers for W.C. and A.N. Miller in 1912. The property possesses design features characteristic of Cleveland Park; including, a house that is set back above the street, a large porch, and rhythmic columns. The house, built during the second phase of development in the Cleveland Park suburb (1903-1912), typifies the trend toward simplification of design. During this phase the Foursquare was increasingly popular with the Prairie style influencing features like stucco exteriors, hipped roofs, and horizontal windows- all represented at 3303 Highland Place NW. The house sits on a large and deep lot.

Proposal

The plans call for renovations throughout with the principal changes including two new dormers and a two-story addition to the rear. The addition projects to the rear of the property and a one-story side entry hugs the west side of the house. At the rear the addition begins at the basement level and extends to the height of the first floor. A deck will extend off the proposed addition at the basement level and both will have a similar footprint. Two dormers situated behind the front ridges of the hipped roof are planned at the east and west elevations.

Evaluation

The addition is compatible in size, materials and detailing with the house and historic district. The topography of the lot, which slopes towards the rear property line will soften the visual impact of the side entrance and accommodates the projecting addition and deck. The treatment of the new dormers, particularly the multi-light casement windows and alignment with existing dormers, creates a cohesive roof design and echoes the horizontality typical of Prairie style detailing.

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.