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

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Property Address:	<b>3303 Highland Place, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>		Consent Calendar
Meeting Date:	<b>December 3, 2020</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>20-045</b>	<b>X</b>	Alteration
			New Construction
			Demolition

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Fowlkes Studio, representing the owners, seeks on-going conceptual design review for construction of a two-story rear addition on a contributing house in the Cleveland Park Historic District. The project also includes adding an addition on the west side of the house, adding roof dormers, and constructing a rear deck.

The project was approved by the Board on the consent calendar in December 2019 and construction plan approval was delegated to staff. Since starting construction, the applicants have decided they would like to expand height of the side addition. As this alteration changes the size and visibility of the addition beyond what was delegated to HPO, the project is returning to the Board for further review.

#### **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 prominent front porch supported by rhythmic columns, a variety of cladding materials, and a steeply pitched hipped roof with dormers.

#### **Revised Proposal**

When presented and approved by the Board, the proposal included a small side addition at the basement level. The revised proposal would increase its height from the basement level to the top of the first floor. The rear addition will be a double-height space, extending from the basement to the top of the first floor, so the goal is to have the side addition be the same height. The addition has been designed to have sloped roofs that step down towards the front to mitigate the additional height.

#### **Evaluation**

The addition will result in a more substantial bite being taken out of the building as the double height space will extend into the existing house, with the rear corner not simply being covered over by the addition but removed. The result is not only greater demolition but a less obvious separation between the original structure and the addition. Nevertheless, as the work is limited to the rear portion of the side elevation and located reasonably far back from the street, the increased visibility is, if not ideal, not fundamentally detrimental to the house or the historic district. As a mitigation measure, it is recommended that the applicants develop a landscape plan that helps screen the side addition.

**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.*



*Staff contact: Steve Callcott*