	<p>ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK •</i> <i>MASSACHUSETTS AVE. HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p>
<p>Single Member District Commissioners 01-Lee Brian Reba; 02-William Kummings; 03-Anne Marie Bairstow 04-Josh Hart; 05-Leila Afzal; 06-Trudy Reeves 07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood</p>	<p>4025 Brandywine Street, NW Washington, DC 20016-1843 P: (202) 657-5725 F: (515) 474-8595 Website http://www.anc3c.org</p>

ANC 3C Resolution No. 2009-016
ANC Resolution Regarding 3204 Highland Place
HPRB Application # 09-221

WHEREAS the owners of 3204 Highland Place, NW a contributing property within the Cleveland Park Historic District, have applied to the Historic Preservation Review Board (HPRB) for concept approval to build a 12 feet by 12 feet, six inch one-story addition entirely to rear of exiting house and located on the southwestern corner, (the least visible location from Highland Place), provide a gable roof on the addition to match existing inset gable on front of house; and

WHEREAS the owners of 3204 Highland Place, NW propose to utilize materials similar to existing materials, such as painted wood shingles above the first floor, stone on the basement walls and an asphalt shingle roof, and add use a welded iron rail at new sliding doors off the rear addition; and

WHEREAS the owners of 3204 Highland Place, NW propose to rebuild and extend the first floor rear deck (east end of rear elevation), approximately eight feet deeper than the currently existing deck; and

WHEREAS the owners of 3204 Highland Place, NW propose to match the wood picket rail on the front porch in the new rear deck addition and use stone piers and a lattice enclosure under the porch; and

WHEREAS the owners of 3204 Highland Place, NW propose to enclose the existing side porch at the end of house on the west side to accommodate a kitchen expansion and relocate rear entry door to the left of the current porch; and

WHEREAS the owners of 3204 Highland Place, NW propose to enclose the existing second floor rear porch at the southeast corner of the house for a master bedroom expansion, provide one new double hung window on the east side to match existing windows, add a welded iron balcony off the bedroom rear elevation (to match the rail at the rear of the kitchen addition), and add a balcony which will have a three foot projection and be set back approximately 18 feet from the corner; and

WHEREAS the owners of 3204 Highland Place, NW propose to make other miscellaneous window changes; on the east elevation they propose to replace existing modern replacement windows in two roof dormers with wood awning windows to match the existing style, enlarge and lower two basement windows under the dining room bay window on first floor for light and add an egress to the proposed bedroom and match the existing style; and

WHEREAS it is generally inappropriate to change the façade of an historic house visible from public space unless it is being returned to its original architecture or renovated to be consistent with the rhythm and character of the historic district; and

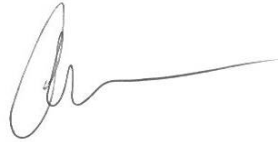
WHEREAS the proposed design and material mostly appear to be historically authentic to the house and the other houses within the historic district; and

THEREFORE BE IT RESOLVED that ANC 3C has no objection to the concept approval of a rear addition; and

THEREFORE BE IT RESOLVED that ANC 3C recommends the applicant continue to work with the HPRB to ensure the use of iron railings on the first and second floor are historically appropriate; and

BE IT FURTHER RESOLVED that the Chair, Leila Afzal or Nancy Macwood, are authorized to represent the Commission on this matter.

Attested by



Chair, on May 18, 2009

Anne-Marie Bairstow

This resolution was approved by a roll call vote of 7-0 on May 18, 2009 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.