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

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| Landmark/District: | Georgetown Historic District | (x) Consent |
| Address: | 3512 and 3514 P Street NW | |
| Meeting Date: | April 28, 2022 | (x) Subdivision |
| Case Number: | 22-194 | (x) Addition/alteration |
| | | (x) Final |

The applicant, Beth Davis, agent for property owner Ira Stratfeld, requests the Board's review of a proposed subdivision to consolidate Lots 131 and 858 in Square 1247. The subdivision is necessitated by the fact that a basement addition will straddle the common property line and connect the two buildings, 3512 and 3514 P Street—and by the fact that one of the lots is an assessment and taxation lot. Staff has already cleared the addition and alterations, but Zoning required the creation of a single lot of record.

Subdivisions are not subject to the Old Georgetown Act, nor are the proposed alterations here, because they are not visible from a public thoroughfare. The Historic Preservation Office staff is only delegated clearance of those subdivisions that constitute minor lot-line changes or that are necessary to construct a project that has been approved by the Board, so the case now comes before HPRB.

The Teresa Brent Fenwick House at 3512 P Street was constructed in 1826. The guest wing with garage at 3514 P was built in 1958 as accessory to the historic house. The combination of lots merely formalizes the prior unity of the property in fact.

The actual work to be done is minor, a basement addition topped by a patio terrace, all concealed between and behind the buildings and their garden wall along the street right-of-way. The combination of lots theoretically creates greater development potential but, in addition to Commission of Fine Arts and HPRB review, the entire property is now subject to a preservation easement held by the Foundation for the Preservation of Historic Georgetown.

Recommendation

HPO recommends that the Board authorize staff to clear a plat to combine the two lots.



Google aerial photo.