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

Landmark/District:	Georgetown Historic District	(x) Consent calendar
Address:	1644 Avon Place NW	
Meeting Date:	November 17, 2022	(x) Subdivision
Case Number:	23-035	(x) Concept

The applicants, property owners Robert and Megan Gabriel, request the Board’s review of a subdivision application to consolidate three Georgetown lots, 890, 900 and 912 in Square 1282. There is no pending concept or permit application for any project that necessitates the lot combination.

Although Georgetown exterior projects are generally subject to review by the U.S. Commission of Fine Arts (CFA), pursuant to the Old Georgetown Act, CFA has no jurisdiction over subdivisions themselves. The Historic Preservation Office staff is delegated administrative review of those subdivisions that are compatible “minor or insignificant lot changes” and those necessary to implement a project approved by the board (10C DCMR § 320.3).

Completed in 1948 and retaining historic integrity, the house technically contributes to the character of the historic district. The applicants purchased it (Lot 912) and the backyard lot (900) in 2003. There was a substantial rear addition constructed at that time, but no projects of significance since, other than acquisition of the southernmost of the little alley-side garages (Lot 890) in 2016. Although the size of the property theoretically suggests that a great deal could be constructed. Unless the garage were demolished for a driveway access, the location and configuration of the lots probably limits the potential to an accessory structure in the large rear yard. That yard is already fenced, and it raises no issue of separating the yard from a historic relationship with one of the neighboring buildings. The entire property is well screened from public space by surrounding vegetation and buildings. Any future exterior or site alterations will be subject to review by CFA and the Historic Preservation Office and this Board, when appropriate.

Recommendation

HPO recommends that the Board approve the proposed subdivision as compatible with the character of the historic district and retentive of the fabric and character of the subject contributing property, and thus consistent with the purposes of the preservation law.



The subject property.



The proposed consolidated lot.