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

Landmark/District:	Georgetown Historic District	(x) Consent
Address:	3417, 3419 and 3421 Q Street NW	(x) Subdivision
Meeting Date:	June 30, 2022	(x) Alteration
Case Number:	22-296	(x) Permit

The applicant, property owner Scott Stewart, requests Board review of a permit application to connect two buildings by demolishing portions of the abutting walls and to construct a roof deck at rear spanning portions of the two buildings. To that end, an application for subdivision to consolidate three lots is necessary.

The proposed exterior work is minor, a second-story roof deck at rear, extending across the party wall of the two buildings and entailing the demolition of a low parapet at the property line. The nature and extent of the work is what would normally be reviewed by HPO staff. In this case, it is currently under review by the Old Georgetown Board of the U.S. Commission of Fine Arts.

While that work is subject to the Old Georgetown Act, subdivisions are not, which is what brings the matter before the Board. The District of Columbia's regulations delegate to staff the review of only compatible and "minor or insignificant lot changes" and subdivisions necessary to implement a project recommended for approval by the Board. The erasure of the line between 3419 and 3421 Q Street cannot be said to be minor or insignificant. In addition, 3419 Q is a building whose two units, 3417 and 3419, have already been connected and combined, but it stands on an assessment and taxation lot, which indicates that the two halves have not already been combined into a single lot of record. Thus, when the present project comes before the Office of the Zoning Administrator's staff, the application will presumably trigger a requirement to combine all three.

The interior demolition is limited and appears reasonable. It is true that more demolition could be proposed in the future, and the combination of the buildings could induce future additions or exterior alterations to the properties, but these will be subject to Commission and Board review.

Recommendation

HPO recommends that the Board recommend approval of a permit for the connection of 3419 and 3421 Q Street and the construction of a roof deck, as well as approve the concept of subdivision to implement the project.



*Left: The lots to be combined are indicated within the red boundary.
Below: The facades of 3419 and 3421 Q Street.*



