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**Window Replacement Project
2737 O St Street, NW**

Owner: US Bank NA Trustee
Contact: Noah Ganz, First Freedom Preservation
Contact Details: 443-393-0222 ext 201 // nganz@ffpreservation.com
Lot/Square – 1260-0830
Case # OG 19-075 (HPA 19-164)

Please note that this is an existing case and a permit was previously issued for window replacement. That work was done by another company (not Architectural Window Corp) and we understand that the work was found not to be in compliance with OGB and DCHPO standards. We are applying to re-replace the windows and bring them up to proper OGB and DCHPO standards.

Background

It is our understanding that the windows we are proposing will be the third replacement windows at this address as part of an ongoing renovation.

We understand that the original windows (or, more precisely, windows dating back to the 1940s or 50s) were replaced without a permit in 2017 or 2018. Those replacements were 6 over 6 windows and were deemed by OGB and DCHPO as architecturally inappropriate. We understand that in 2019 the owner obtained a permit for all wood, single pane, 2 over 2 windows. These were installed soon after the permit was obtained.

It is our understanding that upon review OGB and DCHPO objected to the overly large panning that surrounded the window units on the 1st and 2nd floors. This panning varied in width and height, but was in places 5", 6" or even wider as opposed to the approx. 2" width of appropriate brickmould. This caused the sash openings and glass openings to be inappropriately narrow and short. It was determined that these windows did not meet the OGB and DCHPO requirements. Our understanding is that DCHPO has issued a

violation and is requiring that the owner re-replace the current windows with all wood, single pane, 2 over 2 windows that are appropriately sized and have historically and architecturally appropriate brickmould.

As OGB and DCHPOB is aware, we specialize in producing historically appropriate window replicas with real putty glazing, no vinyl to the exterior as well as historically accurate sills and brickmould. That is our plan at 2737 O St, NW.

Project Overview

1st and 2nd floor Windows Visible from Street:

Re-replace 25 existing inappropriate replacement wood windows on the 1st and 2nd floors with appropriately designed 2 over 2 window units constructed of sapele mahogany. Proposed windows will be all wood, have true divided lite, true putty glaze and single pane sashes. Brickmould will be a period appropriate modified bullnose, 1-3/4" x 1-3/4".

We understand that based on the design and the period of construction of 2737 O St NW (the 1880s), OGB and DCHPO have recommended 2 over 2 windows. Using as as our guide similar homes from the same period found in the Georgetown Historic District we support the use of that design and lite pattern.

We are proposing:

- Full frame replacement (removing all existing wood to the masonry) / single hung – with top sash fixed and lower sash operable
- All wood to the exterior
- All proposed windows are 2 over 2.
- No changes to exterior masonry
- Brickmould to match similar homes from the same period found in the Georgetown Historic District.
- Arches (where required) will be fabricated of sapele mahogany
- Drawings attached

Enclosed Documents and photos:

1. Aerial View of property
2. Photos of building elevation showing the windows to be replaced.
3. Photos and description of our plan for triple window on 28th St elevation.
4. Photos of windows and brickmould casing found on similar homes from the same period in the Georgetown Historic District.
5. Architectural drawings of each type of replacement window.
6. Key sash and brickmould dimensions from reference houses

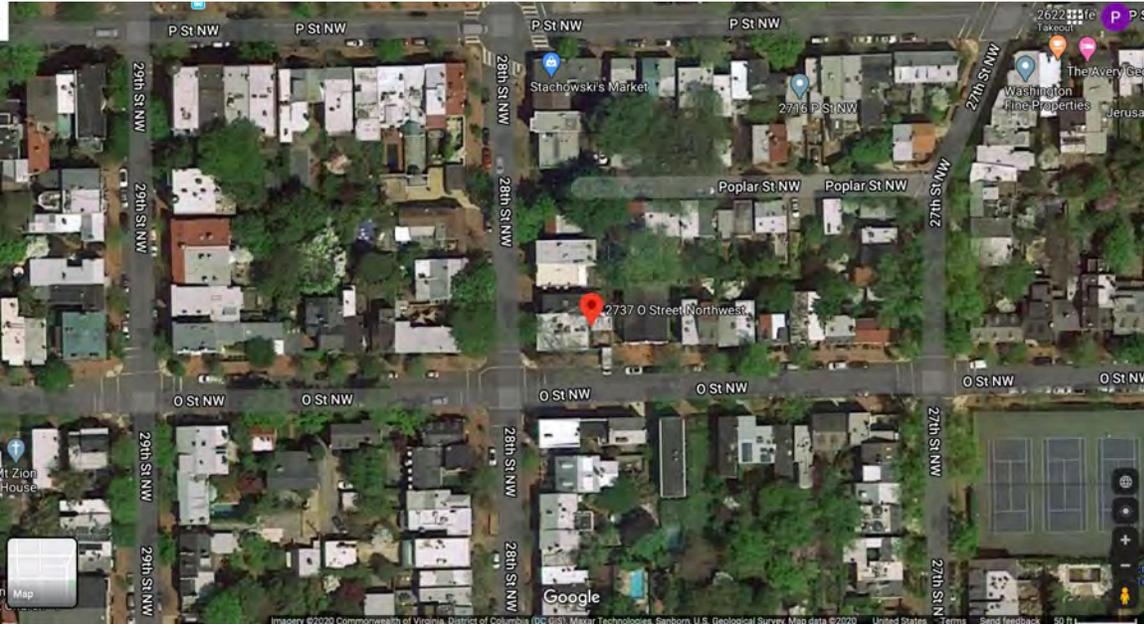
Window Type (drawings enclosed):

Dallas Millwork historic single pane single hung window unit, sapele mahogany, 1-3/4" thick sash beveled to the exterior, true divided lite and true putty glaze, SSB glass, 1-3/4" historic sillnose, brickmould casing to match original brickmould casing.

2737 O STREET, NW SUPPLEMENTAL PHOTOS

SECTION 1 – LOCATION AND CONTEXT OF HOUSE

AERIAL VIEW OF LOCATION



CONTEXT ON O STREET

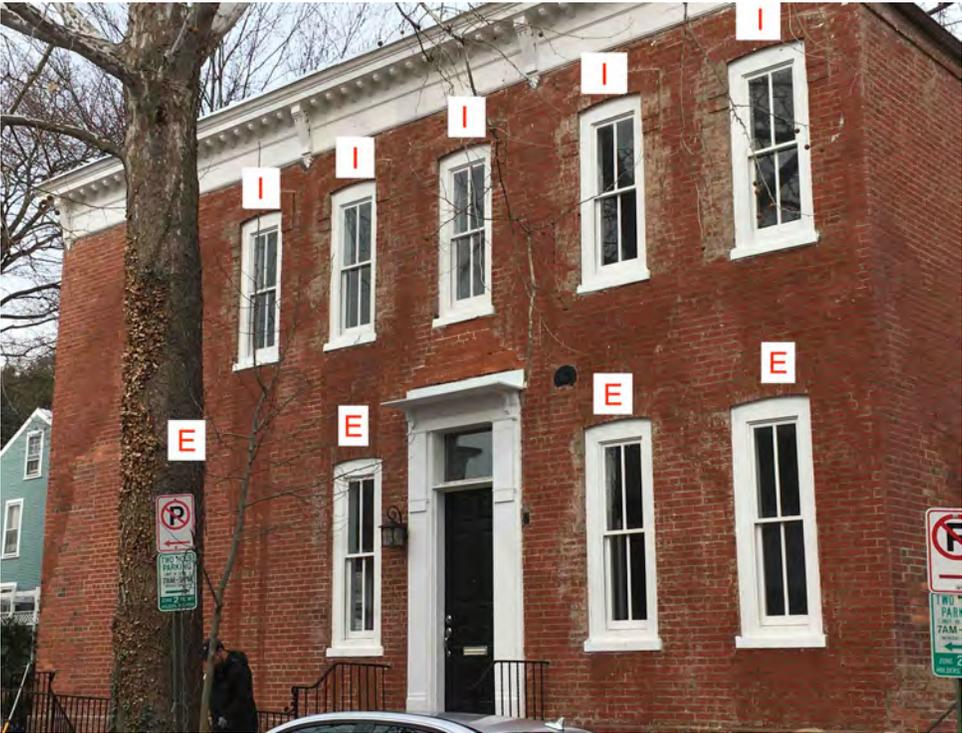


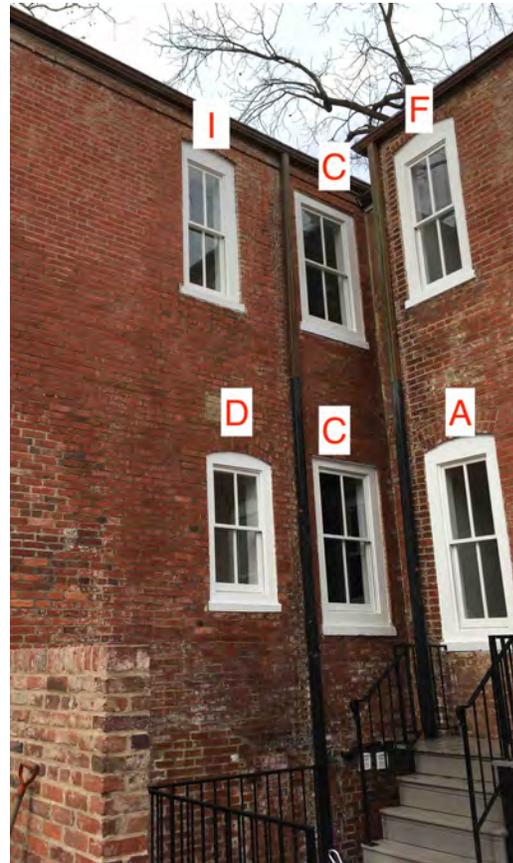
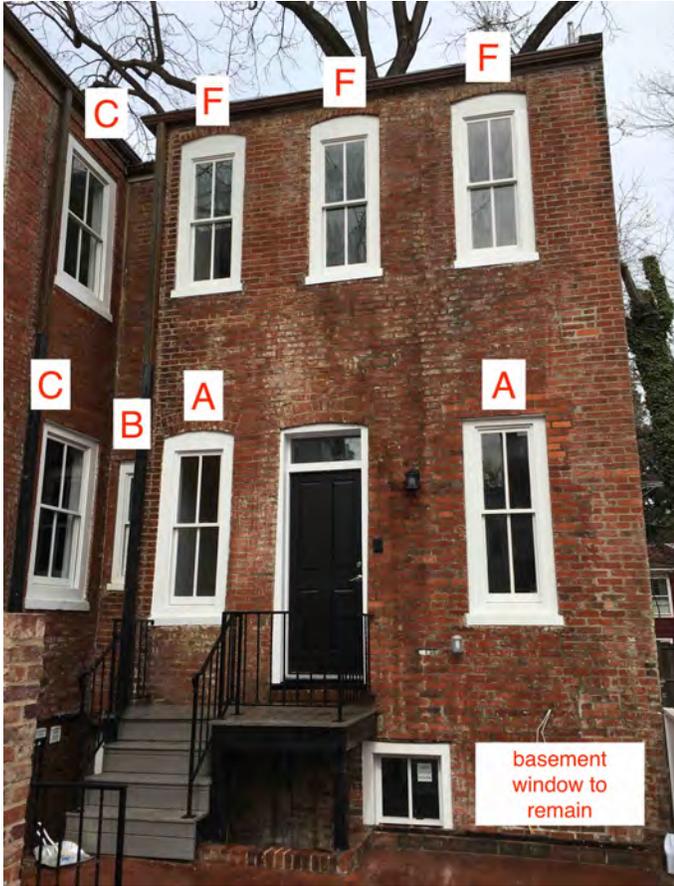
CONTEXT ON 28th STREET



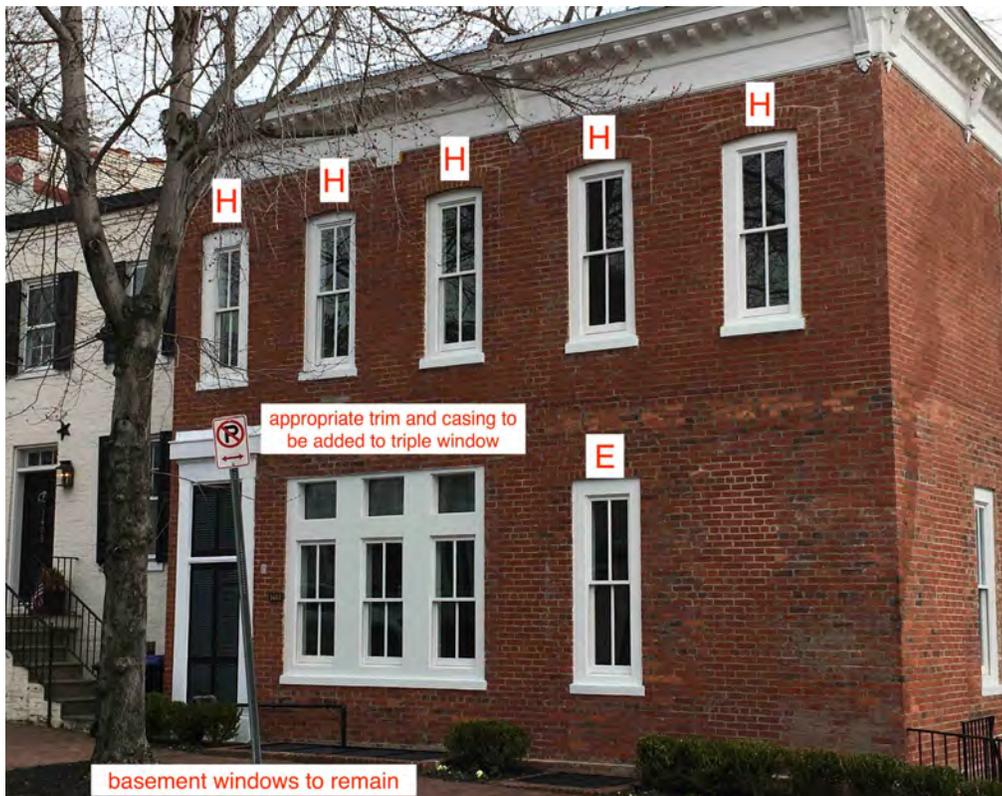
SECTION 2 – PLACEMENT OF WINDOWS TO BE REPLACED

O Street elevation (see shop drawings for reference)





28th Street elevation (see shop drawings for reference)



Proposed:

ALL WINDOWS - Single hung/single pane 2 over 2, sapele mahogany – brickmould to match similar reference homes in Georgetown of the same era, 1880s.

SECTION 3 – TRIPLE WINDOW TO BE TRIMMED OUT TO REFLECT COMMERCIAL HERITAGE OF STRUCTURE

The triple window along the 28th St elevation of 2737 O St possibly replaced a storefront window. While I unfortunately have not been able to find photographic evidence showing a commercial role for the building, two pieces of evidence support this theory. Firstly, in the 1880s it would have been very unusual architecturally and technologically for a small residence to have such a wide opening for a window. 20” – 30” in width would have more typical. Secondly, the masonry is supported by a steel lintel, technology not typical or widely available in the 1880s. For these reasons I feel the most logical explanation is that the building was used as a store and the large opening was used for a display window, something common in Georgetown during the early to middle 20th century.

In the end we feel there is no absolute right or wrong when it comes to how to approach giving the current opening a more residential feel. So our solution is to maintain the basic triple window design, which dates to at least pre-1969. But as the panning is now larger than it was even in its most recent incarnation it gives us the opportunity to trim out the panning in a way that reflects that buildings likely commercial use. See plan below.

2737 O Street in 1969



2737 O Street in 2020



We are proposing to trim out both the vertical and horizontal mulls with framing (an inverted box design) similar to the vertical framing often used to frame fenestration in Georgetown commercial storefronts. As a reference we are looking at two commercial storefronts on Wisconsin Avenue, particularly the Abercrombie and Fitch Store.



Ralph Lauren shop



SECTION 4 – BASEMENT WINDOWS TO REMAIN

We are proposing to not RE-replace the recently replaced basement windows for the following reasons:

1. They are either fully below street level (on 28th St elevation) or mainly below street level (O Street elevation.)
2. They are already single pane 2 over 2 wood windows.
3. The panning is considerably more narrow the current windows on the 1st and 2nd floor. Mostly between 2-1/2" and 3-1/2"
4. Basement window panning in similar Georgetown houses from this period (and other periods as well) does not always match the panning or brickmould on windows of the main levels.



basement windows to remain



basement window to remain



basement window to remain





This basement window is at the back of a courtyard



Existing Basement window casing – 2-3/4" wide



Existing Basement window casing – 3-1/2” wide

We have also noted and are referencing a house at 28th and N St with original basement windows with wide (4”) casing while the main floors have period appropriate 1-3/4” bullnose brickmould casing.





Basement window casing nearly 4" wide



Basement window casing nearly 4" wide / Brickmould on first and second floors 1-3/4" wide

SECTION 5 – REFERENCE HOUSES USED TO CONFIRM DESIGN SPECIFICS

For reference we noted similar houses in the Georgetown Historic District from the same period and located in similar settings (corner lot) in order to confirm the specifics of our design. This was necessary as the original windows at 2737 O Street were removed many years ago. The most similar house we found is at 1250 28th St.

This home has 2 over 2 windows, of appropriate proportions, simple modified bullnose brickmould and plain wood arches.





Note flat wood arches and modified bullnose brickmould



We also looked at another corner house from the same period and located in similar settings at 31st and N Street, NW.

This home also has 2 over 2 windows of appropriate proportions with, simple ogee style brickmould. It has decorative arches, which in our view would be out of place at 2737 O St both due to the simplicity of the façade at 2737 O St and as the house has a mixture of most likely original openings with arched lintels and openings added later with a flat top. We feel decorative arches would draw unwanted attention to these differences.



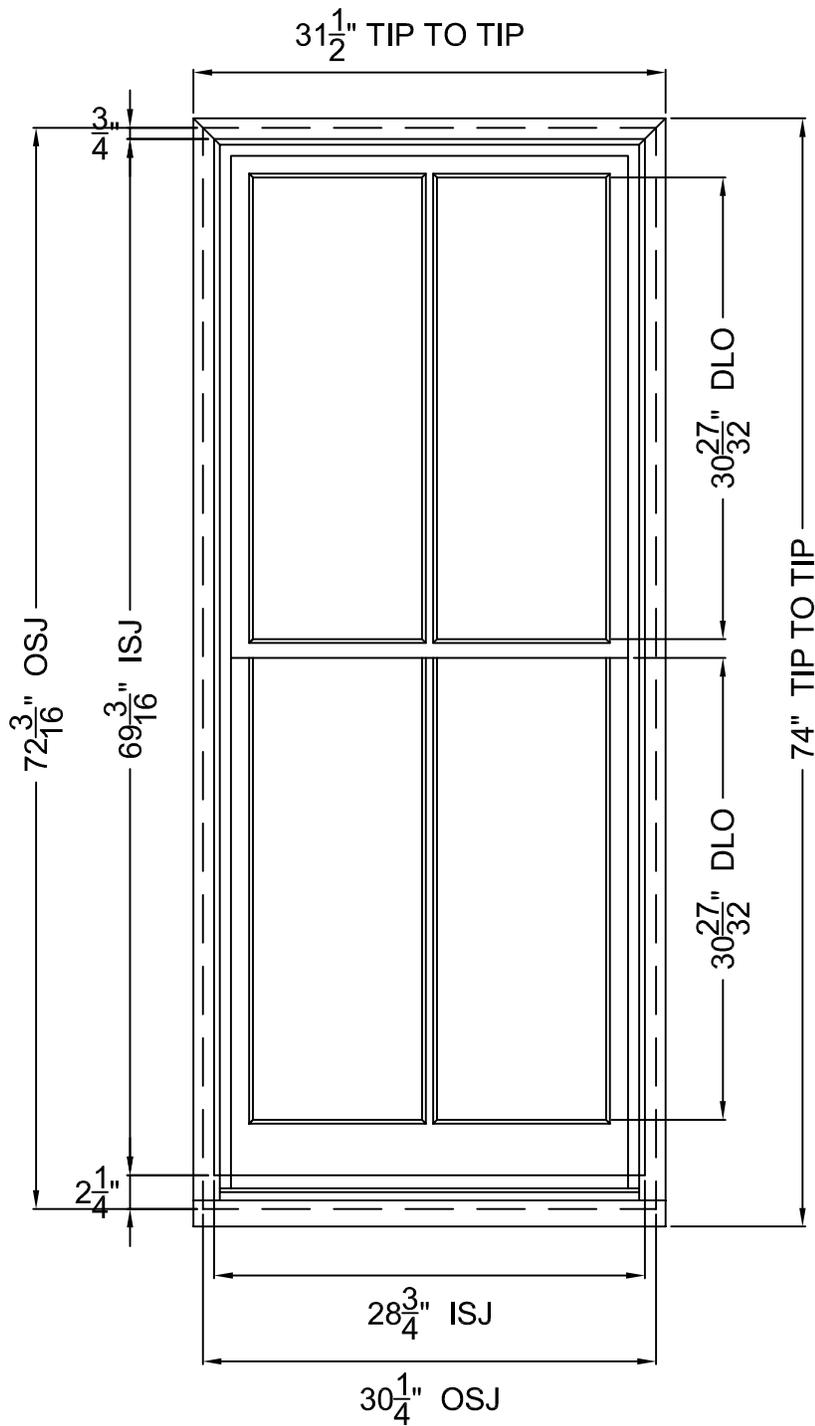
KEY DIMENSIONS OF REFERENCE WINDOWS AT 1250 28th ST

Reference Muntins – 1-1/4"
Reference Lower rail – 3-1/2"
Reference meeting rail – 1-1/4"
Reference upper rail – 1-1/2"
Reference stiles – 1-1/2"
Reference brickmould – 1-3/4"

ARCHES

Flat decorative arches (where required) will be replicated on site with sapele mahogany.

1st Floor / Kitchen
 2 each
 Window A



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



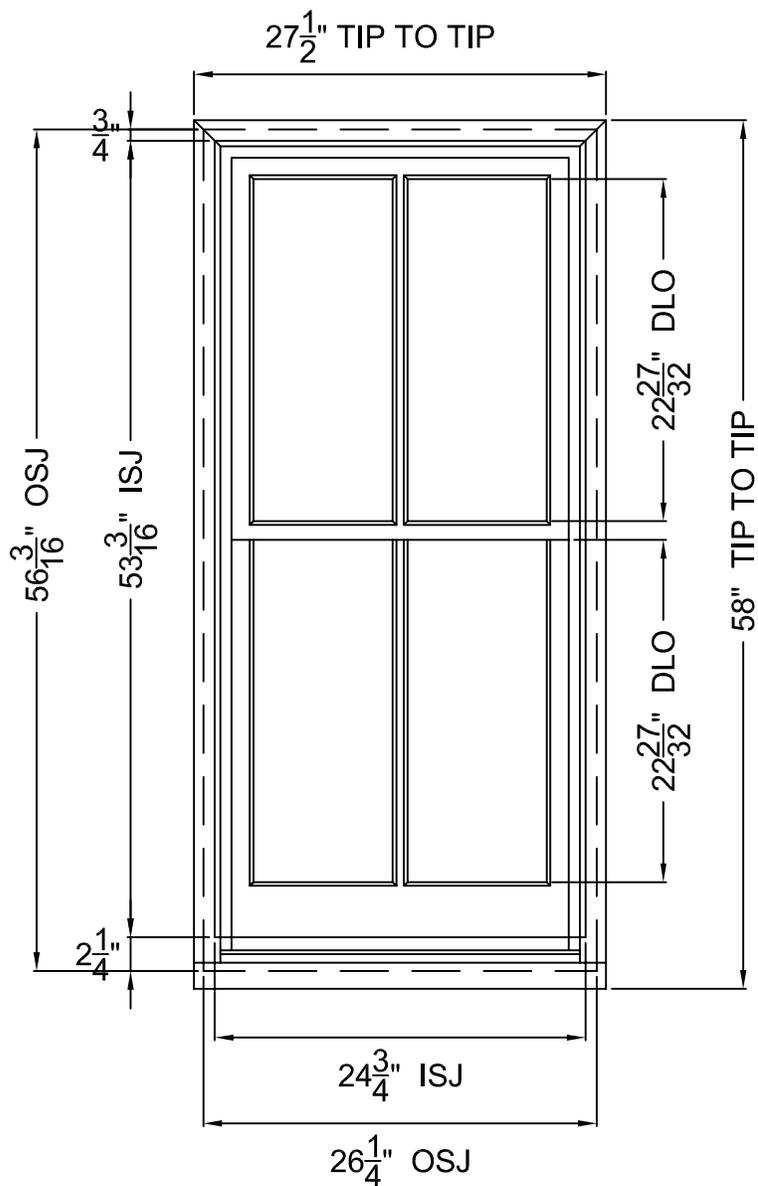
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Architectural Window
 Corp.-Washington DC.

2737 O st NW

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1st Floor / Kitchen
 1 each
 Window B



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



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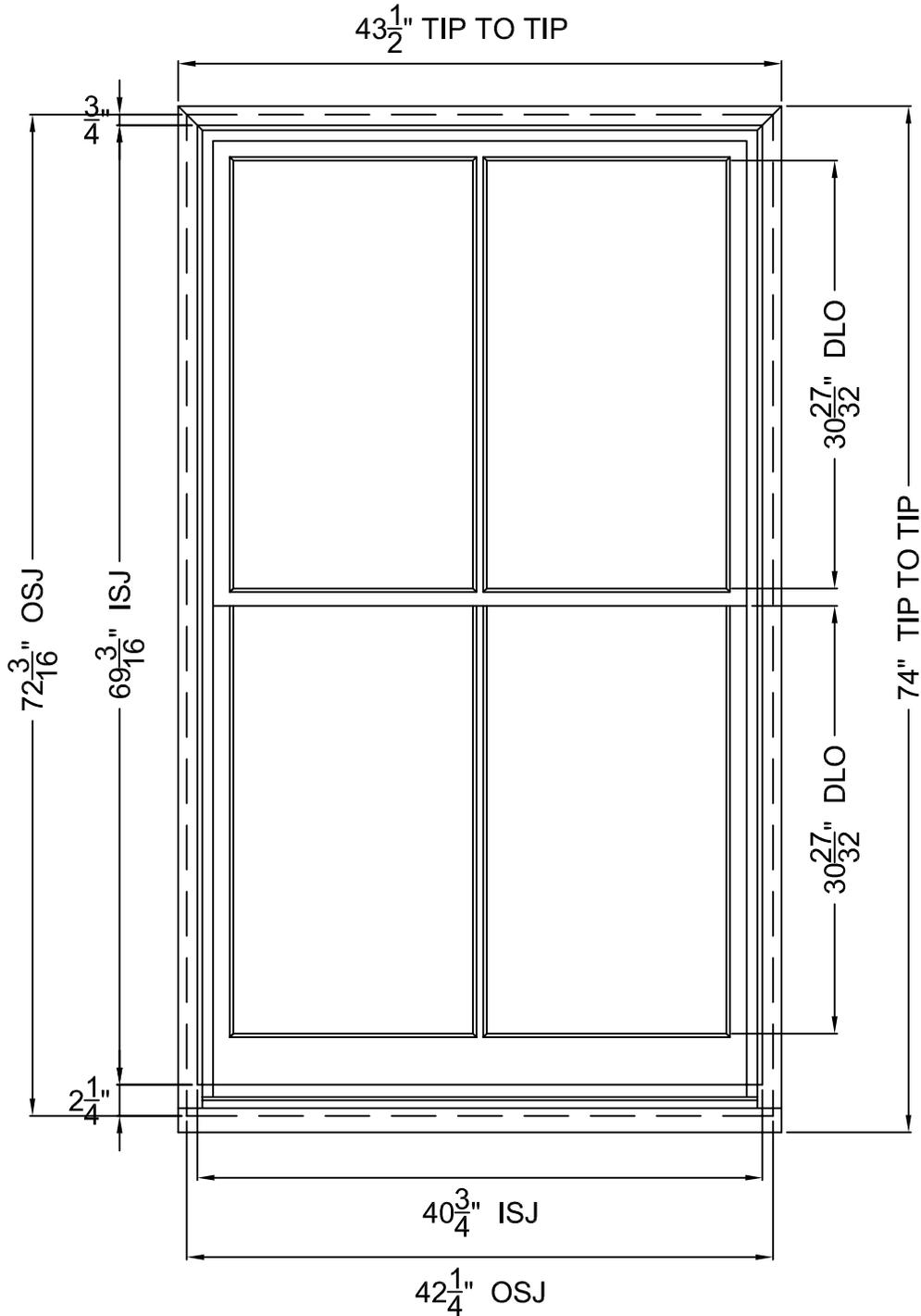
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2737 O st NW

DATE:5-11-20
 REV. #:
 REV DATE:

1st Floor -Living Room-Office-Front Room
 1 each
 Window C



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND $\frac{1}{2}$ " TO THE "OSJ" HEIGHT



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2737 O st NW

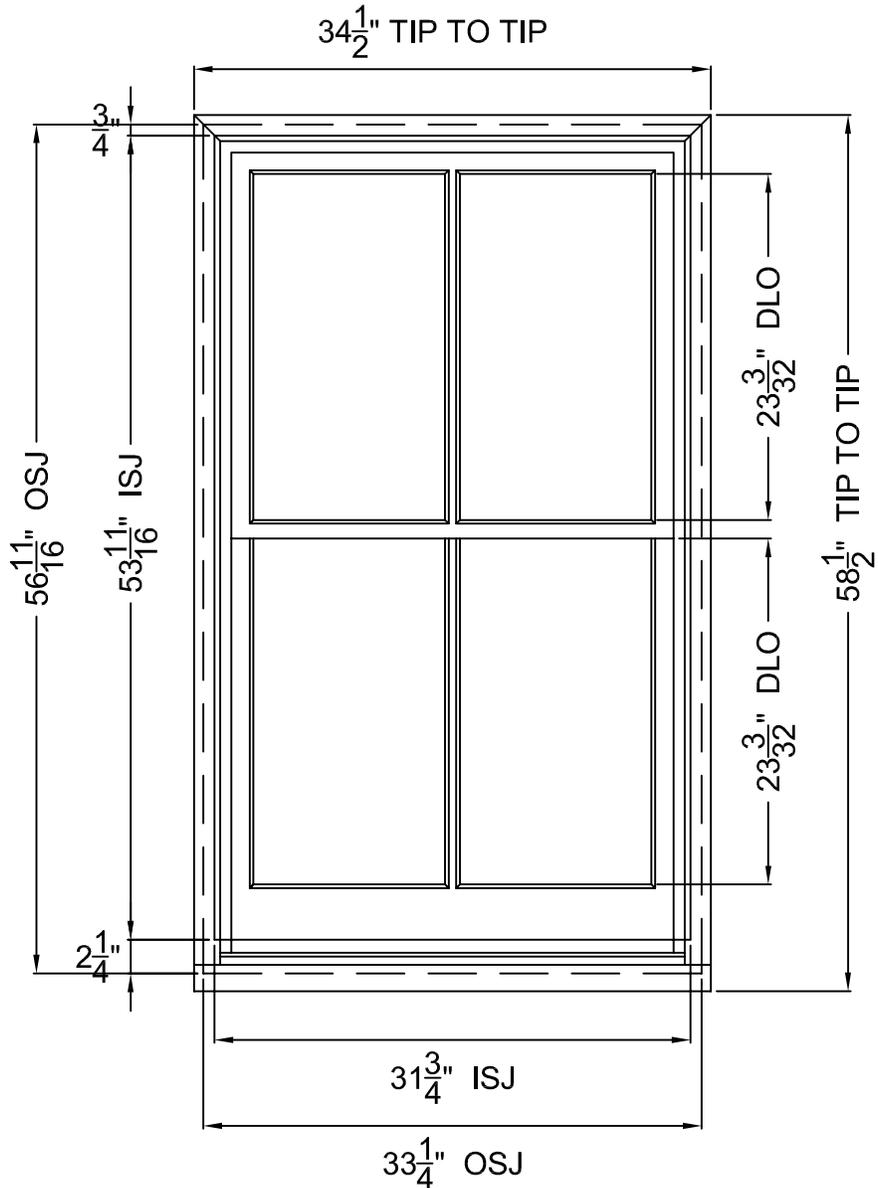
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DATE:5-11-20

REV. #:

REV DATE:

1st Floor -Living Room-Office-Front Room
 1 each
 Window D



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



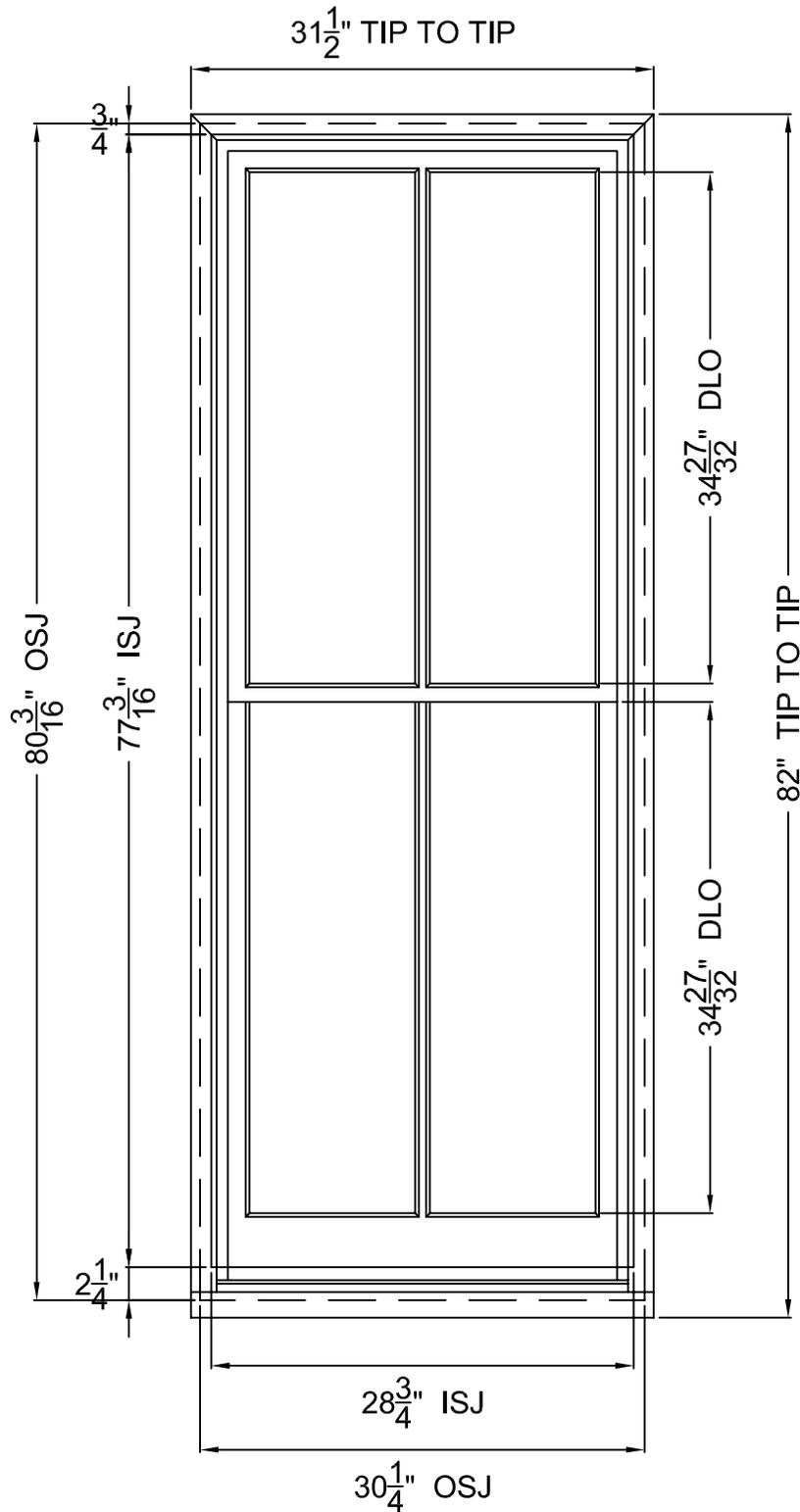
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2737 O st NW

DRAWING #
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DATE:5-11-20
REV. #:
REV DATE:

1st Floor -Living Room-Office-Front Room
 5 each
 Window E



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



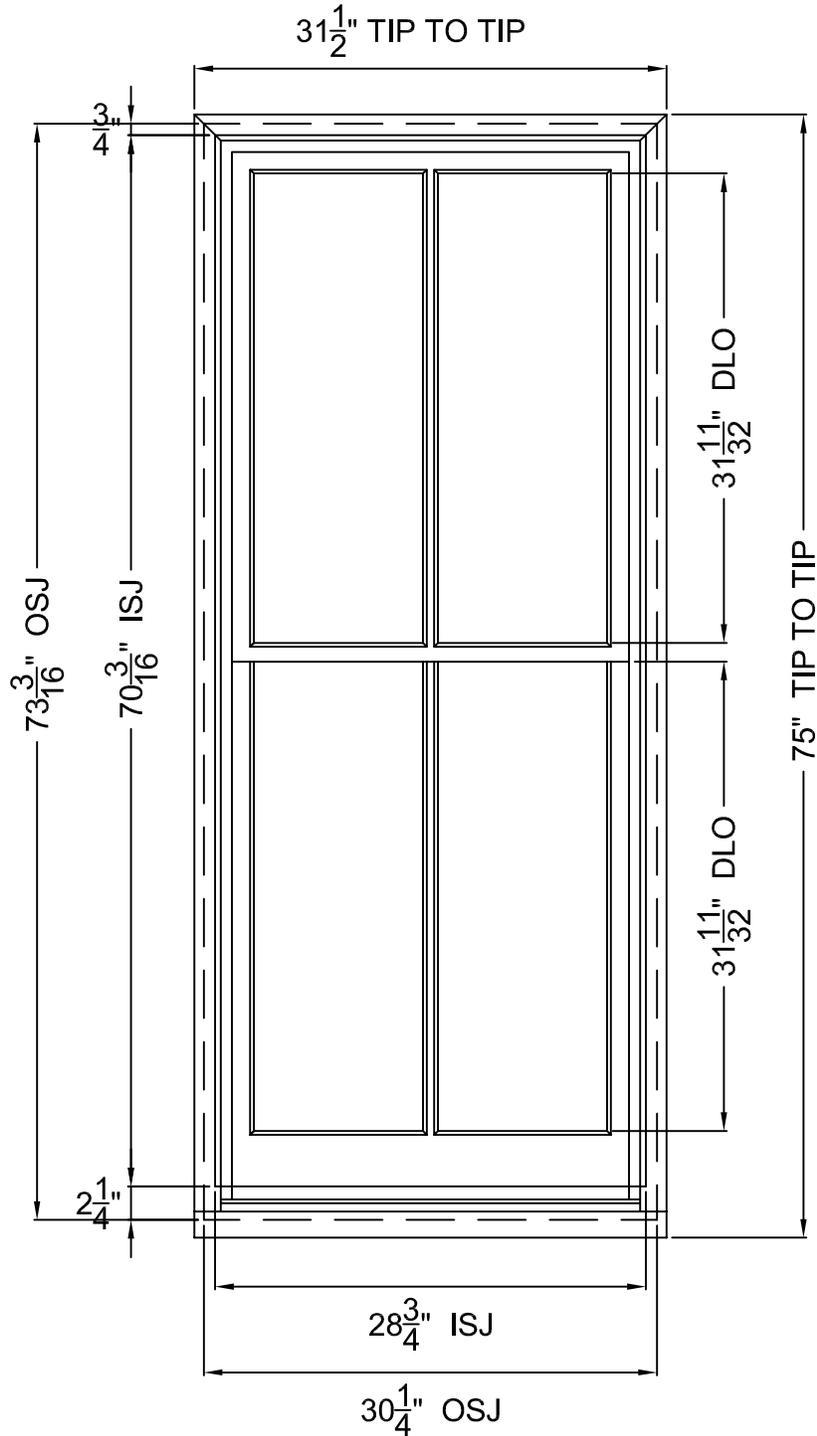
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REV. #:
REV DATE:

2nd Floor - Closet + Bedroom1
 3 each
 Window F



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



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2737 O st NW

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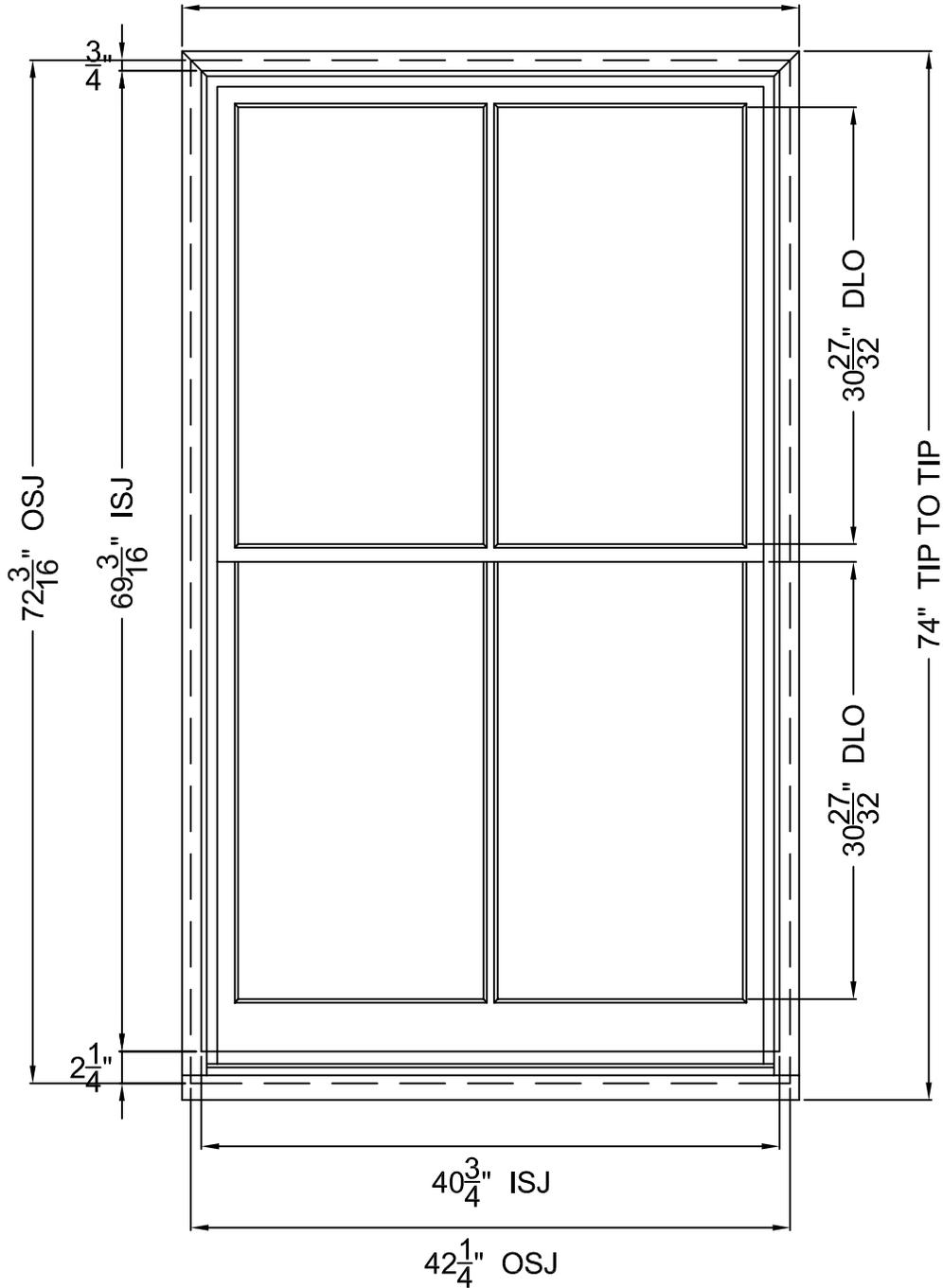
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REV. #:

REV DATE:

2nd Floor - Hallway
 1 each
 Window G

43 $\frac{1}{2}$ " TIP TO TIP



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND $\frac{1}{2}$ " TO THE "OSJ" HEIGHT



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2737 O st NW

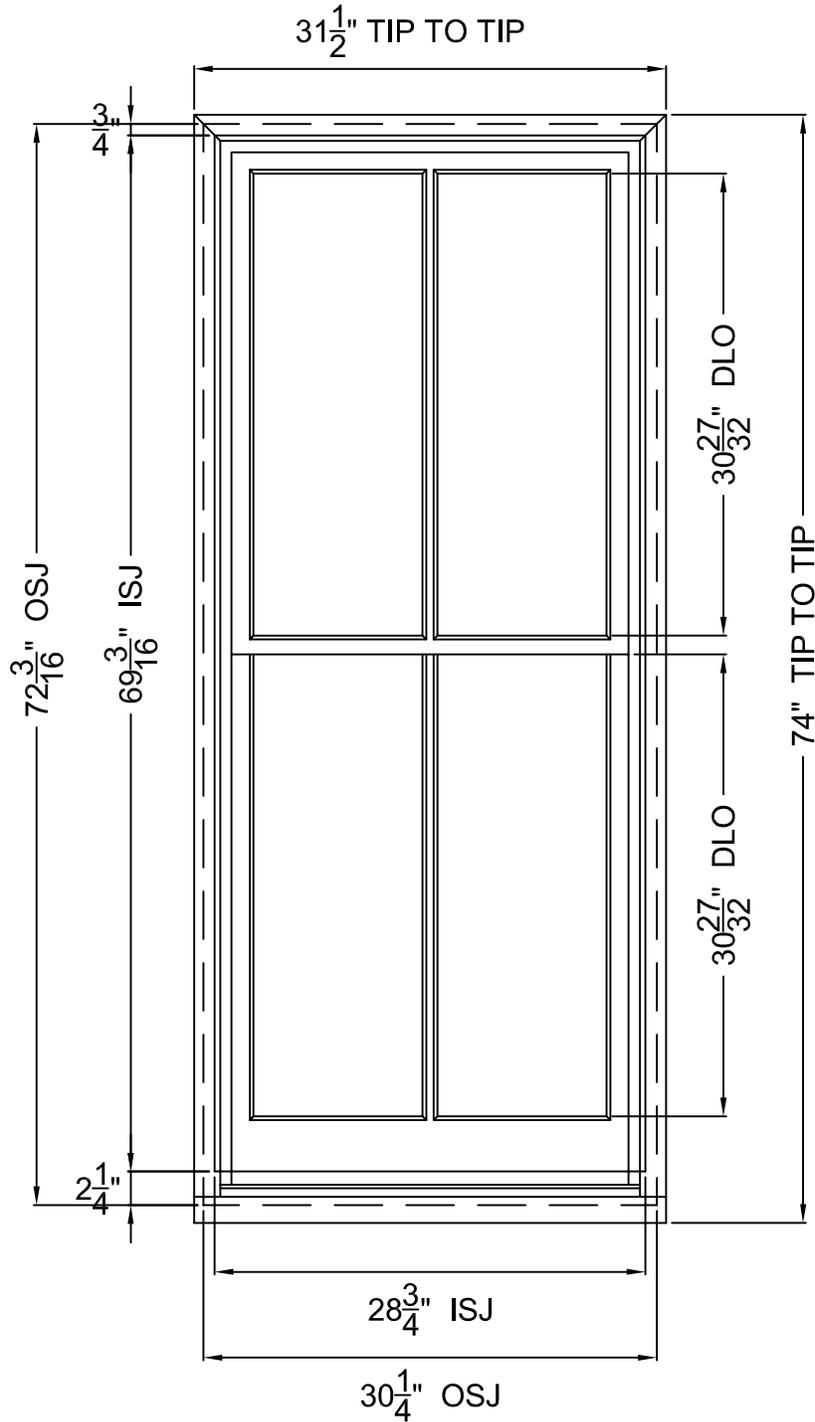
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DATE:5-11-20

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REV DATE:

2nd Floor - Bedroom 2
 5 each
 Window H



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



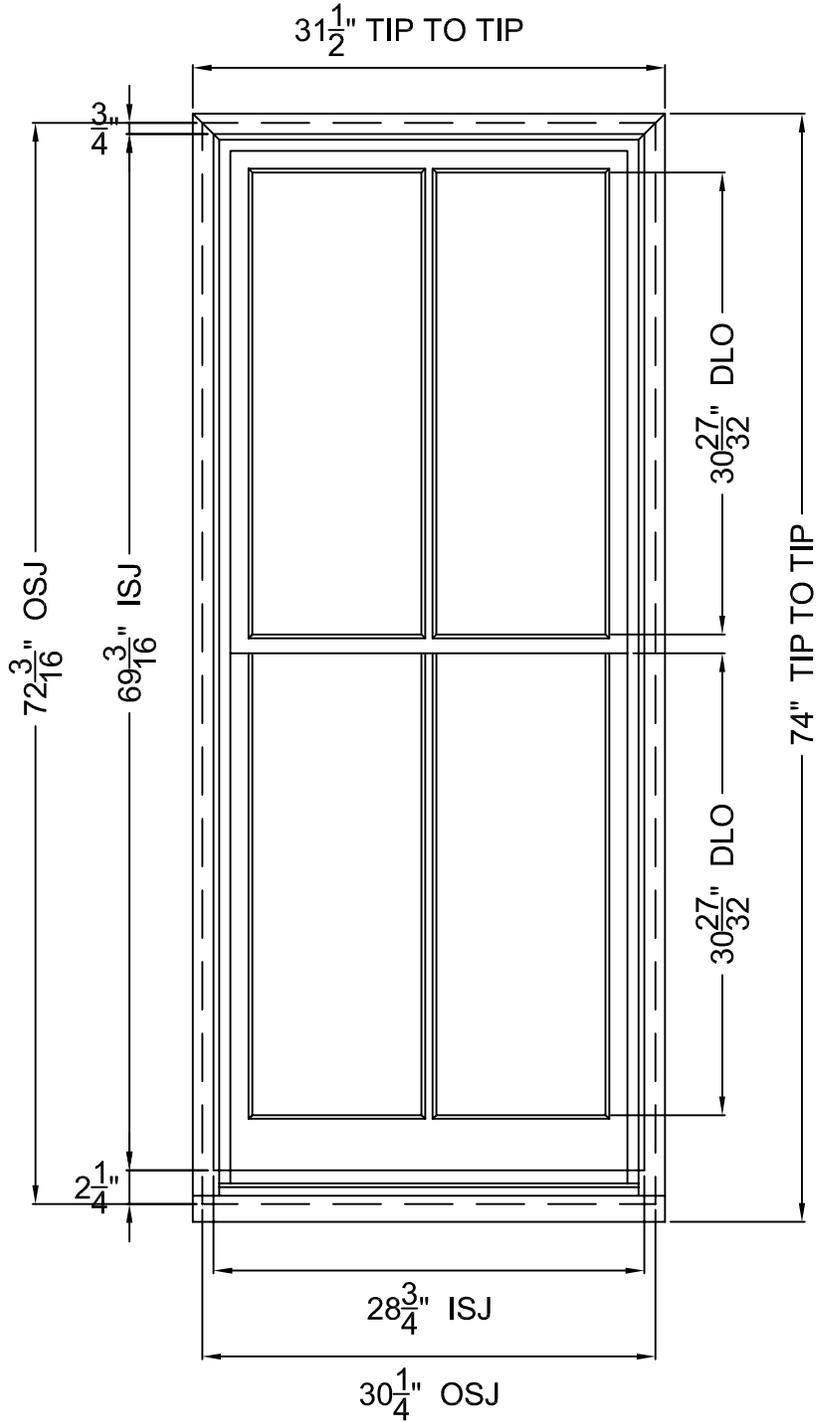
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2737 O st NW

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DATE: 5-11-20
REV. #:
REV DATE:

2nd Floor - Master Bedroom
 6 each
 Window I



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



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Architectural Window
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 2737 O st NW

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DATE: 5-11-20
REV. #:
REV DATE:

**2737 O ST, NW
ADDENDUM TO THE OGB PERMIT REVIEW REPORT
SUBMITTED JUNE 17, 2020**

Questions from Mary Catherine Bogard:

1 - What width muntin do you propose and will it be consistent from window to window?

As noted in our shop drawings, our proposed muntin is 1" wide and our plan is to make that dimension consistent on all windows. But as our windows are 100% custom that dimension could be tweaked.

As for historical precedent, while muntin widths on 2 over 2 windows in the late 19th century did vary, they were generally wider than the 3/4" - 7/8" width typically found on 20th century windows. We have found that 1" – 1-1/4" muntins are often the most common widths found from that period.

2 - Are you proposing scroll work in the wood lintel panel of the arched windows?

While we are very capable of fabricating decorative scrolls, we are not proposing decorative scrolls in the wood panels above the arched windows for the following reasons:

1. This house has been altered greatly over the years, most likely as its use changed. It appears to have been a commercial establishment at some point and possibly was once two separate buildings. I understand that more recently it was divided into apartments. All those changes have left just about every elevation with a mixture (one could say a hodge-podge) of (1) original window openings (arched with decorative brick headers), (2) possibly original openings (arched without decorative brick headers) and (3) added window openings that have rectangular lintels. Hence we feel that adding decorative scrolls to the arched windows would emphasize those differences when it is far more appropriate to de-emphasize them.
2. The home we have used as our most relevant model, 1250 28th St, does not employ decorative scrolls.
3. While I am not an expert on house styles, particularly when a house does not fit neatly into a single architectural type, I would best describe this home as simple Italianate. And the simplicity of 2737 O St does not lend itself to high Victorian flourishes such as decorative scrolls.

As an example, here is a similar home on Capitol Hill w/o decorative scrolls:



4 - For the tripartite window, would the new pilaster-like element extend from sill to lintel of the transom? Or did you envision it stopping at the top of the double-hung window?

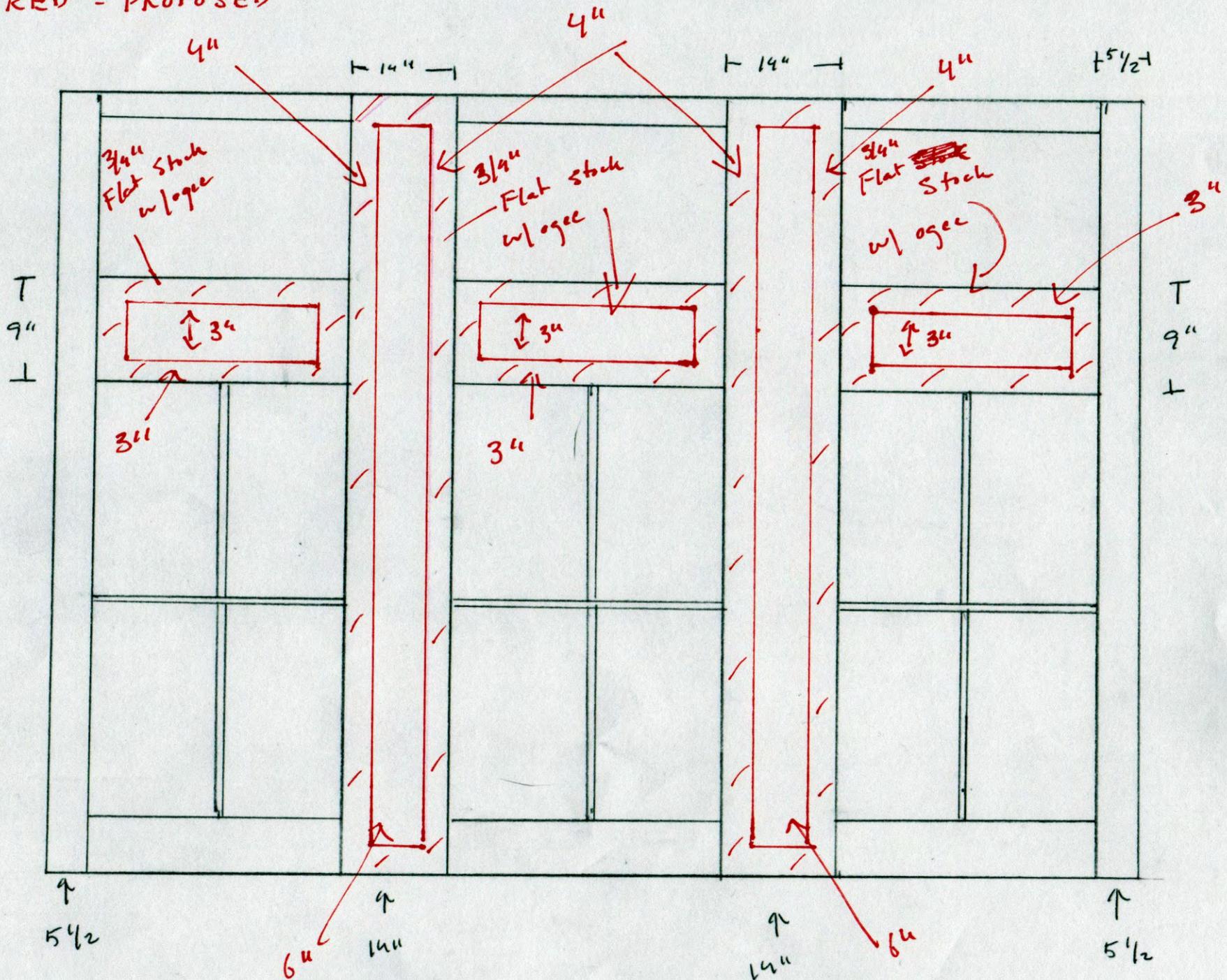
We are planning to employ the pilaster-like element within the entire masonry opening.

See below:



2737 O ST, NW - TRIPLE WINDOW NEW CASING - OPTION 1

RED = PROPOSED



2737 O ST, NW - TRIPLE WINDOW NEW CASING - OPTION 2
RED = PROPOSED

