

# 1537 30th St. NW Unit D1

## Washington, DC 20007

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For your consideration, please review the proposal for the Downing & Vaux House Condominium Association Unit D1. This proposal is to place windows in the lower portion of the corner unit facing 30th and Q St. NW. The English Basement unit has a room that was promoted as a ‘porch’, although two-thirds of the room is below ground level. As can be seen in an earlier photo of the original building, the room is situated beneath the original verandah.

Three openings of this room face the west on 30th St. NW and are obscured by existing mature landscaping. A larger opening faces north on Q St. NW. This window is immediately in front of the bus stop on Q St. NW. In addition to pollen and dust coming in these openings, the fumes from vehicles stopping at the intersection and the bus stop are quite noticeable. To mitigate the pollutants and noise, the proposal is to place glass windows into the 4 openings to add a layer of protection between the room and the outside.

This adaptive use of glass would allow a wonderful architectural space to be used year-round. From this room are French doors that lead directly to the living room. The French doors must currently remain closed and securely locked to prevent pollutants and trespassers from entering the home. Due to the size of the openings, any person could enter this room from the ground level and into the unit posing a security concern. This room is included in the unit’s interior square footage and the maintenance of the room is to be kept by the owner. Installation of windows will help mitigate long term maintenance, associated costs, and improve health and security concerns.

Of course, one of the most important concerns in my proposal is to maintain the historical integrity of the building and prevent undermining any historic character defining features. The windows to be installed will not change the existing openings nor will the installation in any way impact the existing masonry. The installation of these windows could easily be altered with no damage to existing structure. This will help maintain the appearance that these areas are open, as the architect most likely intended.

The windows will be installed on the interior side of the openings and only the windows facing 30th St. NW would open to the inside. The window facing Q St. NW would mimic the other two existing windows in this unit facing Q St. NW currently on this level.

This proposal includes the specifics of the installation from Pella to do this in the most minimal way feasible. Any trim visible would be painted the existing historic green color that is on the rest of the facade.

The Downing & Vaux House Condominium Association Board has already granted approval to proceed with this request.

Thank you for your consideration.

## *Installation of Interior Windows to Basement Unit*



Downing & Vaux House from the Corner of 30th St. NW & Q St. NW



1537 30th St. NW Unit D1  
Washington, DC 20007

Exterior Facade  
Q St. NW View Looking South



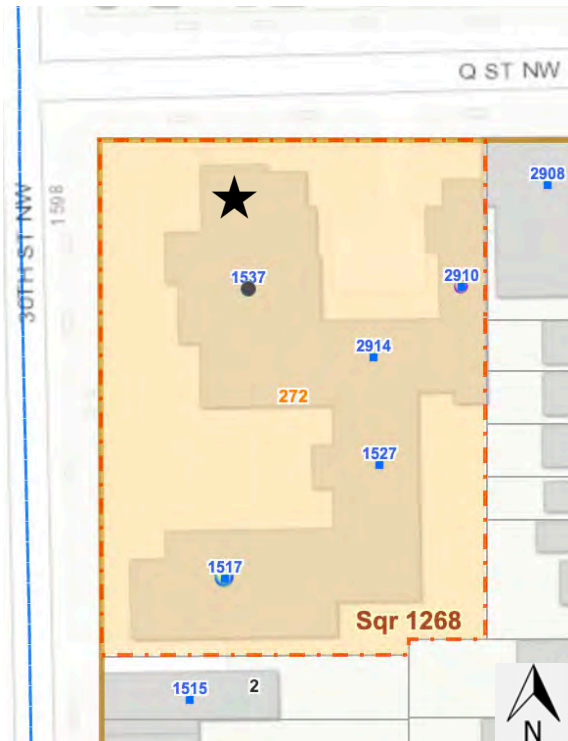
2908 & 2910 Q St. NW



Property Private Parking Lot and Walkways to Basement Units



1537 30th St. NW Unit D1 - Basement Unit (From Q St. NW)



Area of Work  
View from Sidewalk  
Corner of 30th & Q St. NW





1537 30th St. NW Unit D1  
Washington, DC 20007

*Exterior Facade*  
*30th St. NW View Looking East*



Bus Metro Stop  
Corner of 30th & Q St NW



Area of Work



1537 30th St. NW (From 30 St. NW)



Continuation of  
Downing & Vaux Condos  
1527 & 1517 30th St. NW



Area of Work  
View from Sidewalk



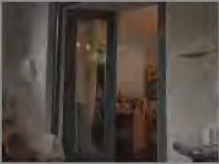
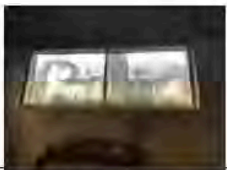
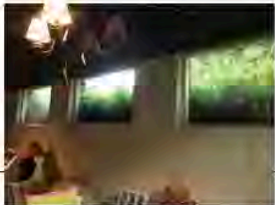


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Installation of Interior Windows  
Pella Design Notes

Jane DaviesOrder verification and Pre- Construction FormPage \_\_\_\_ of \_\_\_\_

Customer \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

1)	2)	3)	
<div>Product</div> <div>Hinge / vent</div> <div>Exterior view</div> <div></div>	<div></div>	<div></div> <div>Awning</div>	
Material	Wood	Fix glass	
Exterior Color	Custom	Pw stops int	Poplar white
Interior finish	White	1x stop	1x stops
Glass	Full lt	lg low e argon	Low e argon
Hardware	Brass Lever X2		
Doors sill	Mill		
Screen	No	No	Tbd as possible
Shades/ Blinds	No	No	No
Muntin/Grilles	No	No	No
Installation			
Jamb Depth	4 9/16	To wood surround	To wood surround
Interior trim	To drywall	Stop int ext	1x stop
Exterior trim	5/4 paint custom match	Color match existing	Color match existing
Bay/Bow Roof			
Comments	Match style existing w new	Glass pack into op as historic  Tbd per historic guidelines	Awnings to hinge in for vent Can not swing out. Bushes

- 1)  
- Interior door not part of review.
- 2)  
- One window facing the Metro Bus Stop on Q St. NW.  
- Exterior and interior trim colors to match existing historical paint colors, specific to Downing and Vaux Condos.  
- Window installation will not change the existing openings, nor will the installation impact the existing masonry.
- 3)  
- Three windows facing 30th St. NW, obscured by current landscaping.  
- Awning syle windows with screens opening to the inside.  
- Exterior and interior trim colors to match existing historical paint colors, specific to Downing and Vaux Condos.  
- Window installation will not change the existing openings, nor will the installation impact the existing masonry.

Date 6-3-21Customer Signature Order Verifier T Card

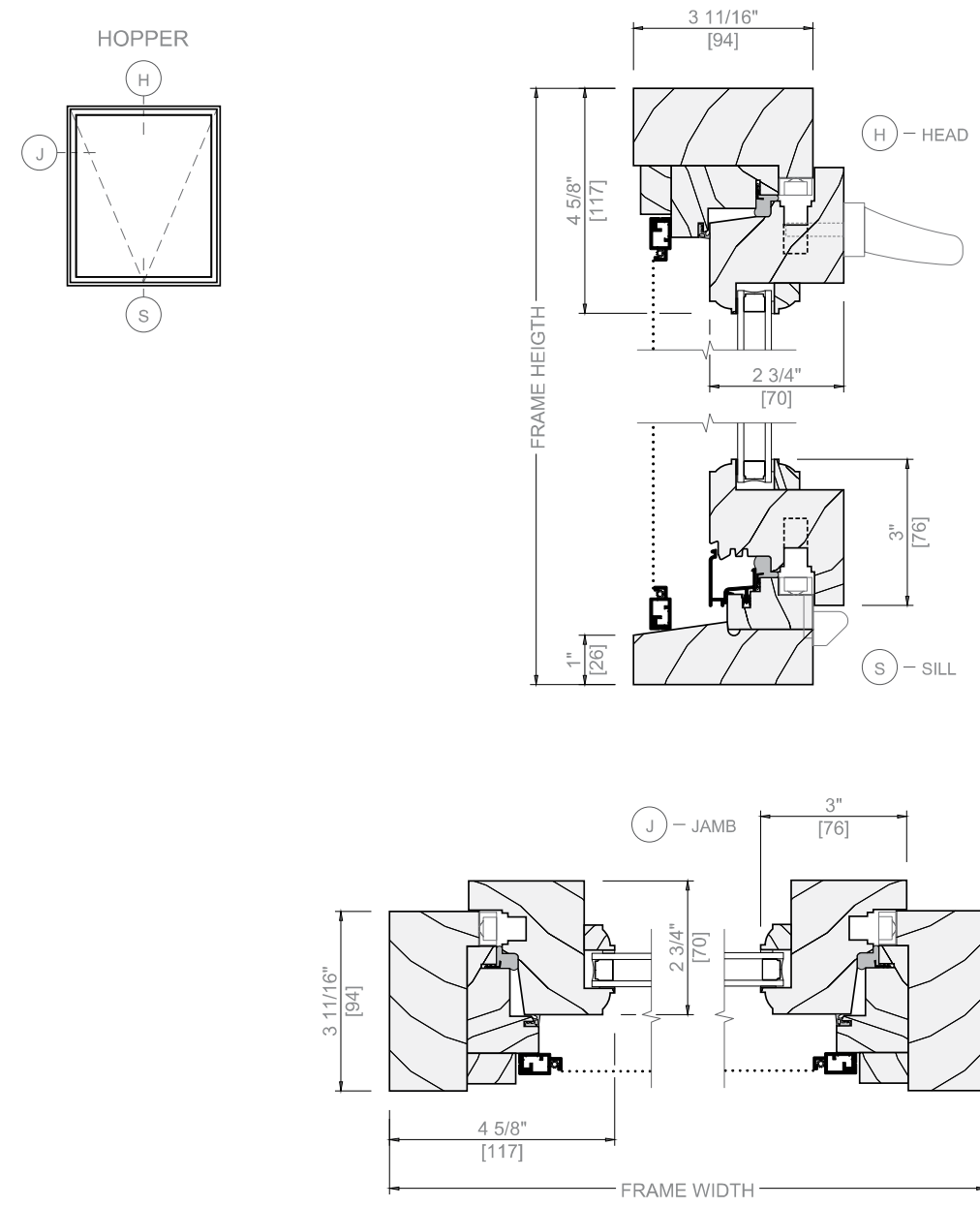


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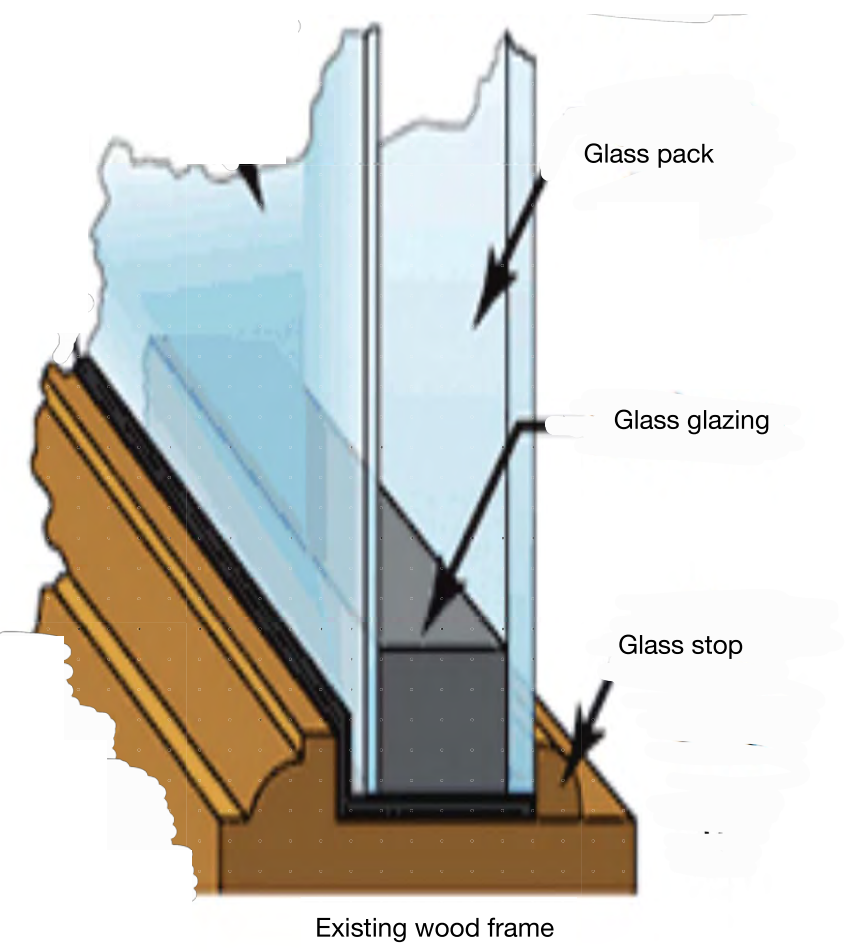
Installation of Interior Windows  
Pella Design Drawings



Pella® Reserve™ Hopper Window  
Unit Sections - Wood Exterior



On this opening, we are leaving the existing frame installing new glass pack inside of current jambs/frame and installing a new wood stop on interior and exterior.



Three windows facing 30th St. NW

One window facing Q St. NW



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## *Exterior - Current Close-Up Window Examples*



- Exterior openings (three total) facing 30th St. NW
- Existing frames and screens installed by previous owner, present on purchase of condo.



- Exterior opening (one) facing Q St. NW
- Existing frame and screen installed by previous owner, present on purchase of condo.



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**Washington, DC 20007**

*Interior - Current*  
*Close-Up Window Examples*



- Interior openings (three total) facing 30th St. NW
- Existing frames and screens installed by previous owner, present on purchase of condo.
- Plastic temporarily installed on interior of existing frames and screens to prevent dust, pollen, and water from entering.



- Interior opening (one) facing Q St. NW
- Existing frames and screens installed by previous owner, present on purchase of condo.
- Plastic temporarily installed on interior of existing frames and screens to prevent dust, pollen, and water from entering.
- View directly looks at bus stop



- Above:
- Standing water in unit due to screened existing openings
- Left:
- Current use of room included in square footage as interior space