

# CONCEPT PRESENTATION

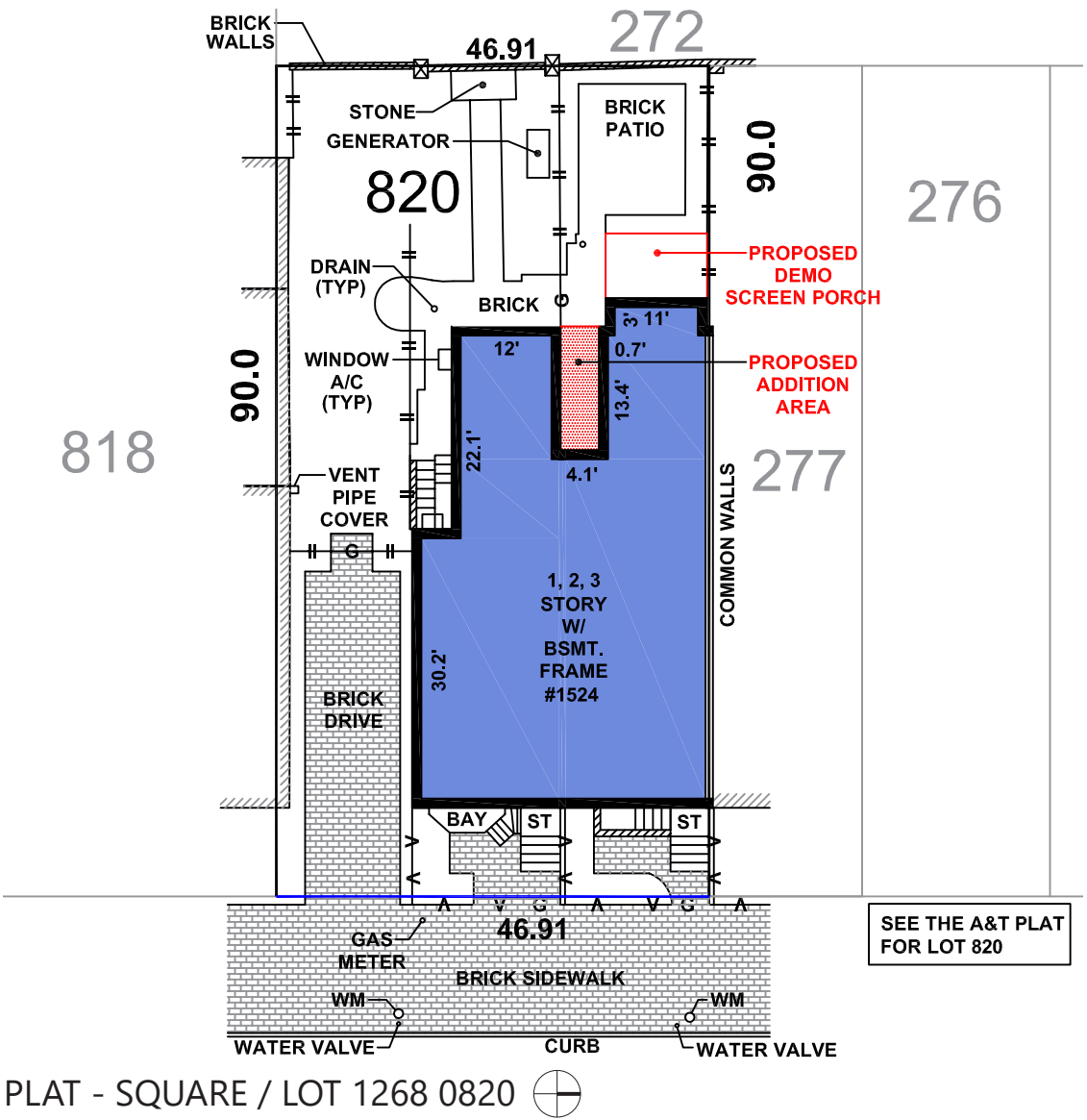
1524 29TH ST NW  
WASHINGTON, DC 20007

These two rowhouses in a row of six were combined by the previous owner to be a single family residence on a single lot, sharing a large garden at the rear, and served by a side yard driveway to the South. The scope of this project consists chiefly of selective interior alterations, remodeling of the existing kitchen space to be a sunroom overlooking the garden with new floor-to-ceiling windows on the rear and side elevations, and the introduction of three (3) new windows on the South Elevation facing the driveway. The footprint of the proposed project is slightly smaller than the existing, as the area of the proposed infill between the single story extensions is less than the area of the existing screen porch that is being demolished. On the second floor, a small corridor extension recessed deeply between the individual ells comprises an addition as well, but does not increase the footprint. The front elevation remains intact. The original cladding of the south elevation has been covered in aluminum siding and the rear elevation is clad in asbestos shingle siding in poor condition. Project scope proposes the removal of existing siding at the south elevation, and repairing or replacing the original siding in kind, if uncovered material is determined to be damaged beyond reasonable repair. Our intention is to install new wood siding to match original at rear elevation.

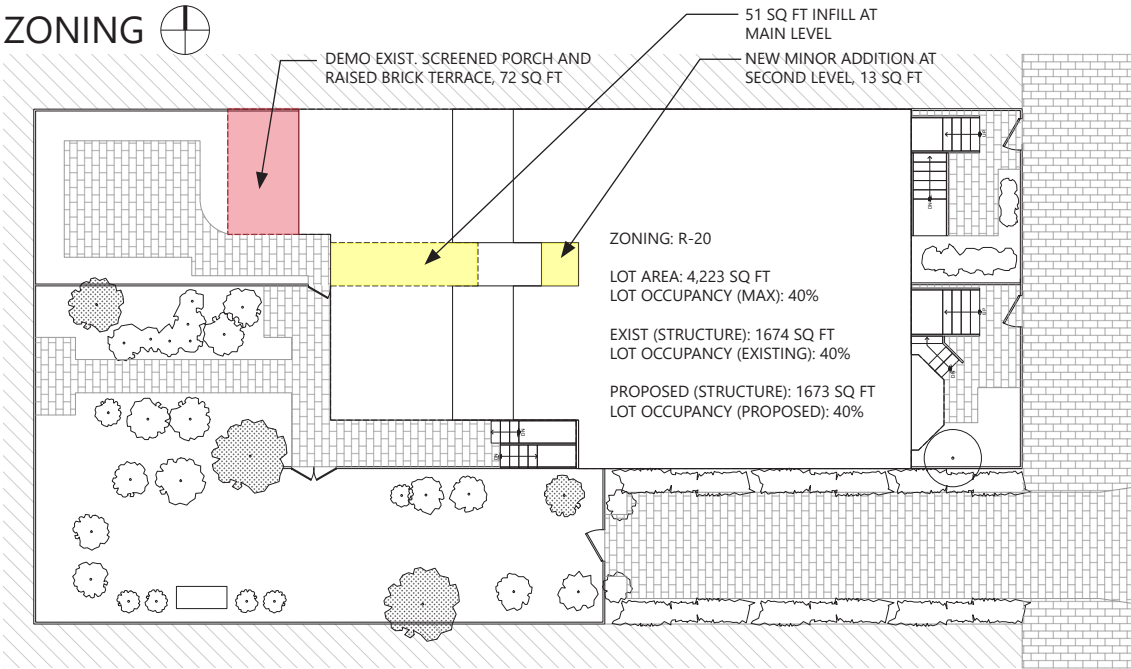
## 29TH STREET - LOOKING NORTHWEST



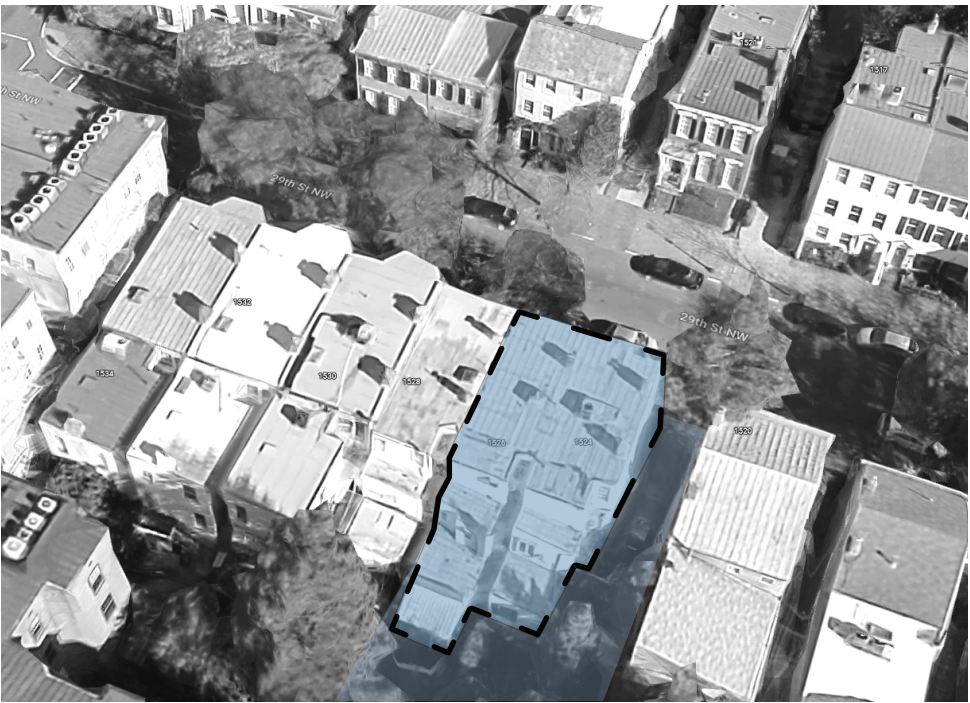
RICHARD WILLIAMS ARCHITECTS, PLLC



PLAT - SQUARE / LOT 1268 0820



CONCEPT REVIEW OLD GEORGETOWN BOARD  
JULY 07, 2022

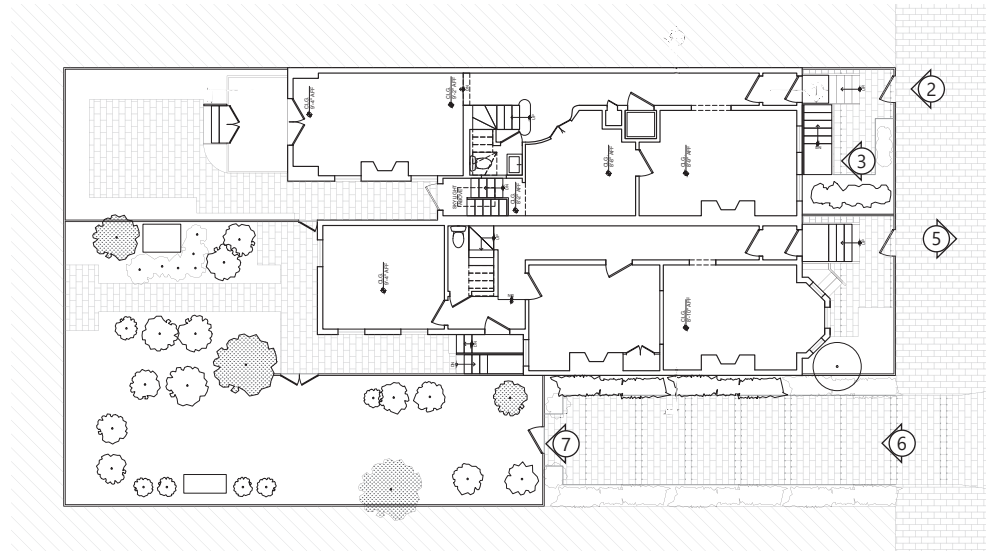


AERIAL PERSPECTIVE LOOKING NORTHEAST

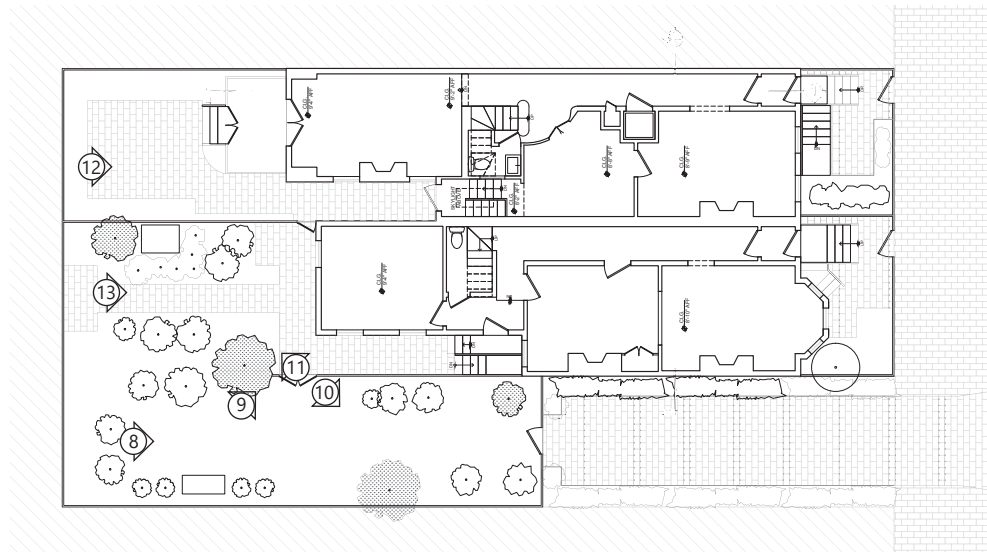


① VICINITY MAP  
SCALE: 1/128" = 1'-0"

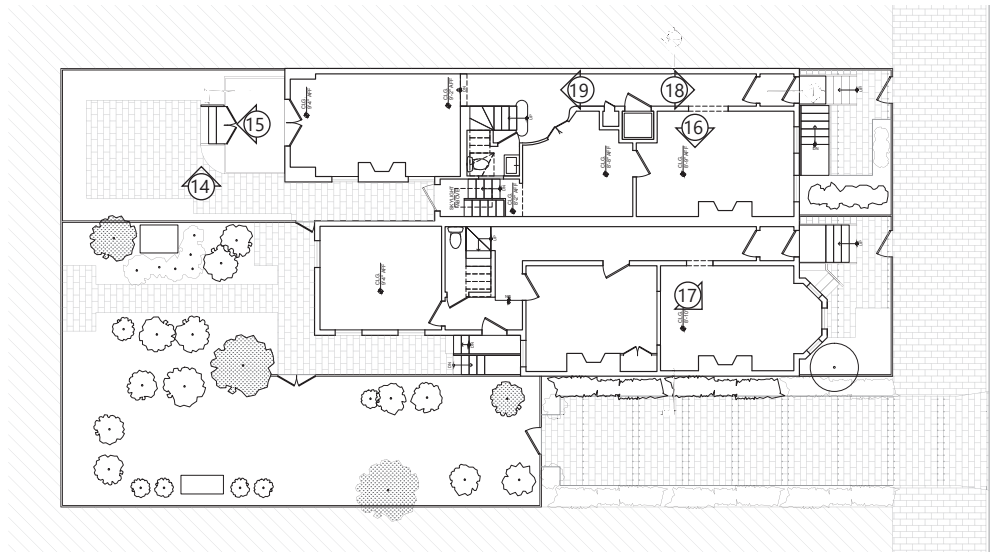












EXISTING MANTEL AND RUNNING TRIM TO REMAIN

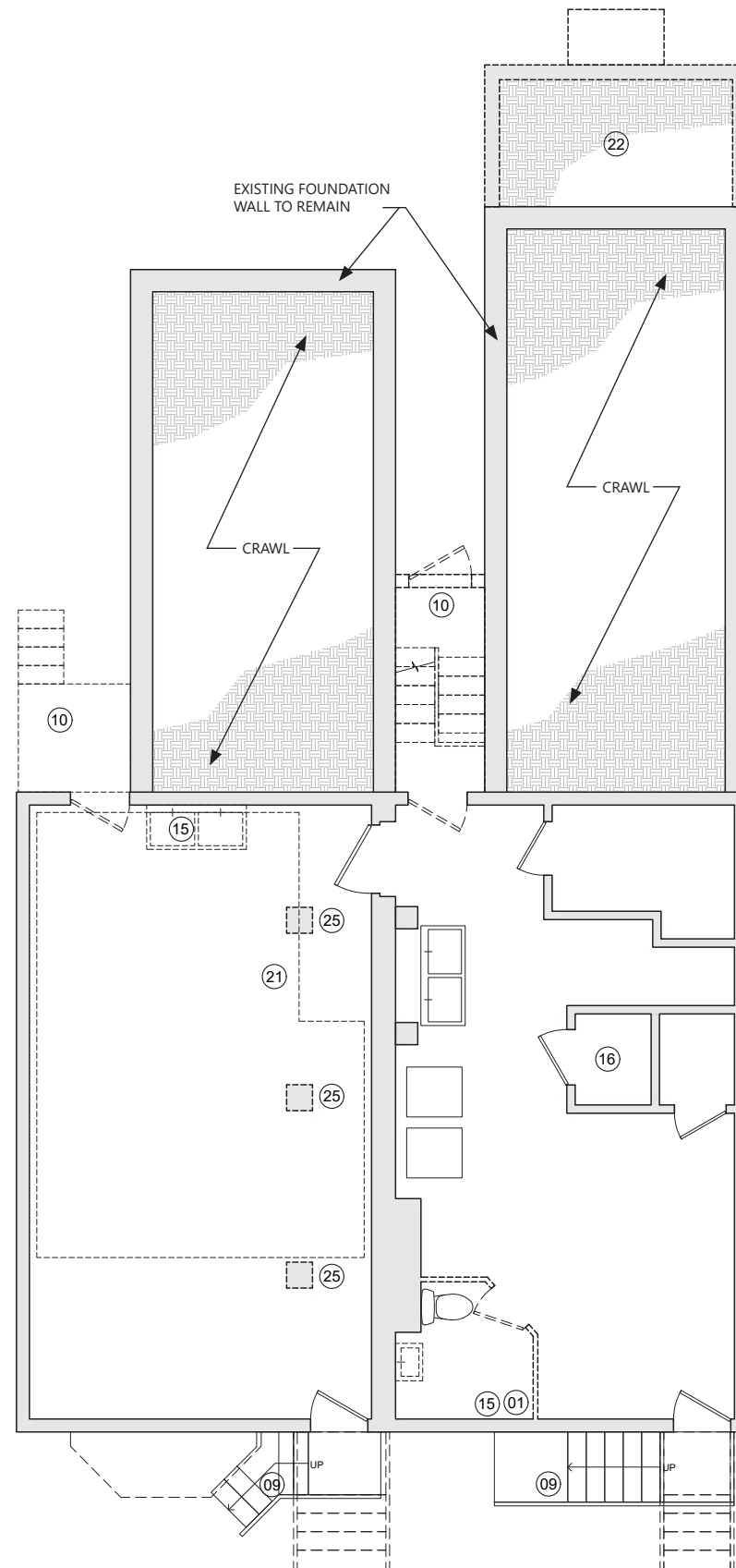


RESTORE LANDING AND LOWER STAIR RUN TO ORIGINAL CONFIGURATION USING HANDRAIL AND PICKETS SALVAGED FROM SOUTH STAIR TO BE REMOVED

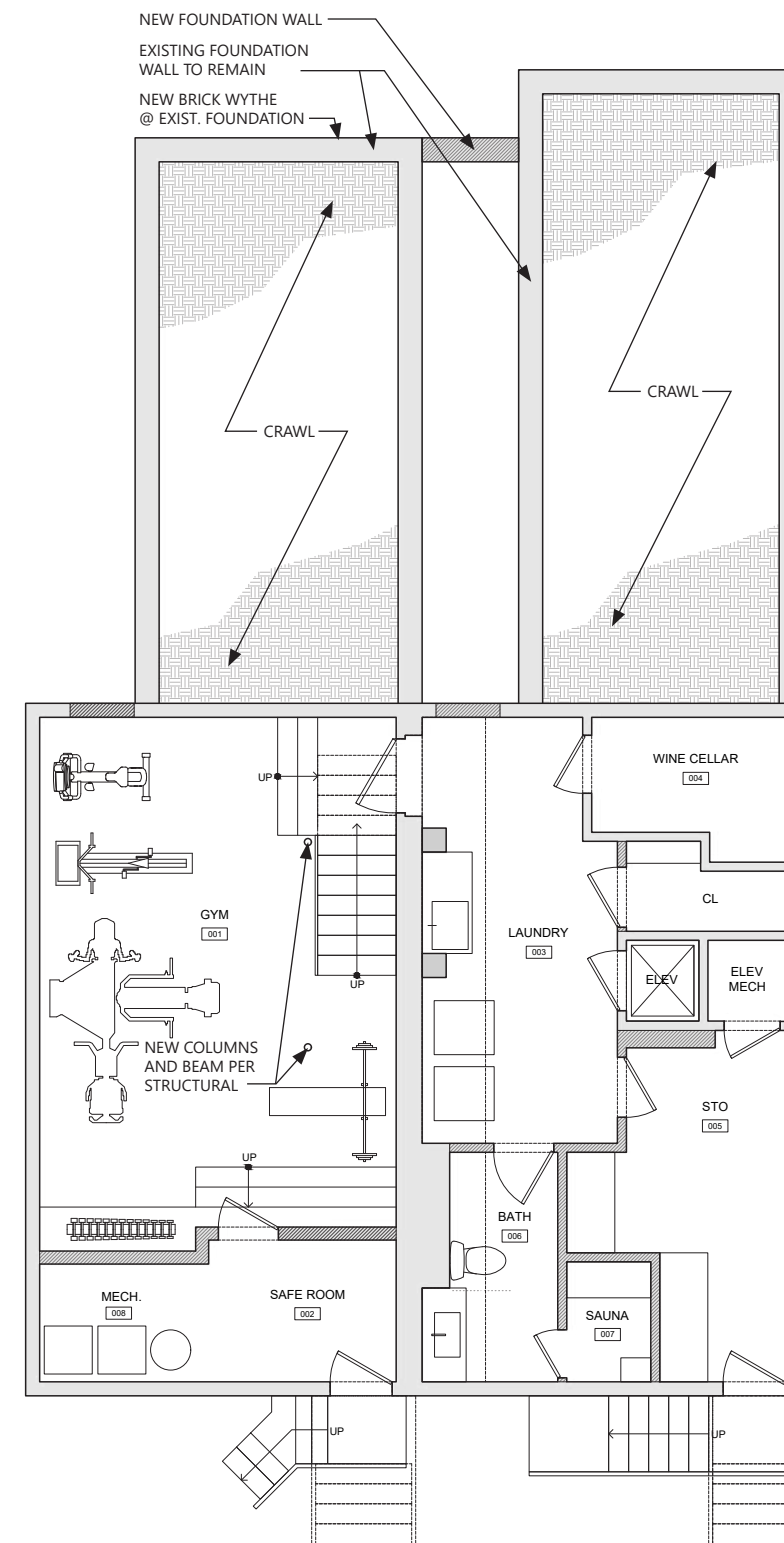


## DEMOLITION NOTES:

1. EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED, TYP.
2. ALL EXISTING WALL TO REMAIN SHADED.
3. ALL EXIST. HARDWOOD FLOORS TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED PLAN, PROTECT. TYP.
4. EXIST. FLOOR TO BE REMOVED.
5. DOORS TO BE REMOVED SHOWN DASHED, TYP. SALVAGE AND RELOCATED AS NOTED.
6. MILLWORK / BUILT-IN TO REMAIN.
7. DEMO EXIST. MILLWORK / BUILT-IN.
8. REMOVE TRIM / BASEBOARD AS REQ., SALVAGE FOR POSSIBLE RE-USE, TYP.
9. STAIR TO REMAIN.
10. DEMO EXIST. STAIR, SALVAGE PARTS FOR POSSIBLE RE-USE, TYP.
11. DEMO STAIR FROM FROM STRAIGHT RUN DOWN.
12. REMOVE EXIST. APPLIANCES, SALVAGE FOR POSSIBLE RE-USE.
13. LIGHTING FIXTURES TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED PLAN, PROTECT, TYP.
14. PLUMBING FIXTURES SHOWN DASHED TO BE REMOVED AND SALVAGED.
15. PLUMBING FIXTURES TO BE SALVAGED AT REMOVED MILLWORK.
16. EXIST. ELEVATOR TO REMAIN.
17. DEMO EXIST. FIREBOX AND SEAL CHIMNEY.
18. EXIST. FIREBOX AND CHIMNEY TO REMAIN.
19. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
20. GARDEN TO REMAIN.
21. LOWER SLAB APPROX. 18" TO ACHIEVE 8' CEILING HEIGHT.
22. DEMO RAISED BRICK TERRACE & SCREEN PORCH.
23. DEMO FLOOR AT NEW STAIR TO CELLAR.
24. DOOR TO REMAIN, FIX IN PLACE
25. DEMO POST TO ALLOW FOR 3'-6" BASEMENT STAIR, NEW POST AND BEAM PER STRUCTURAL, TBD



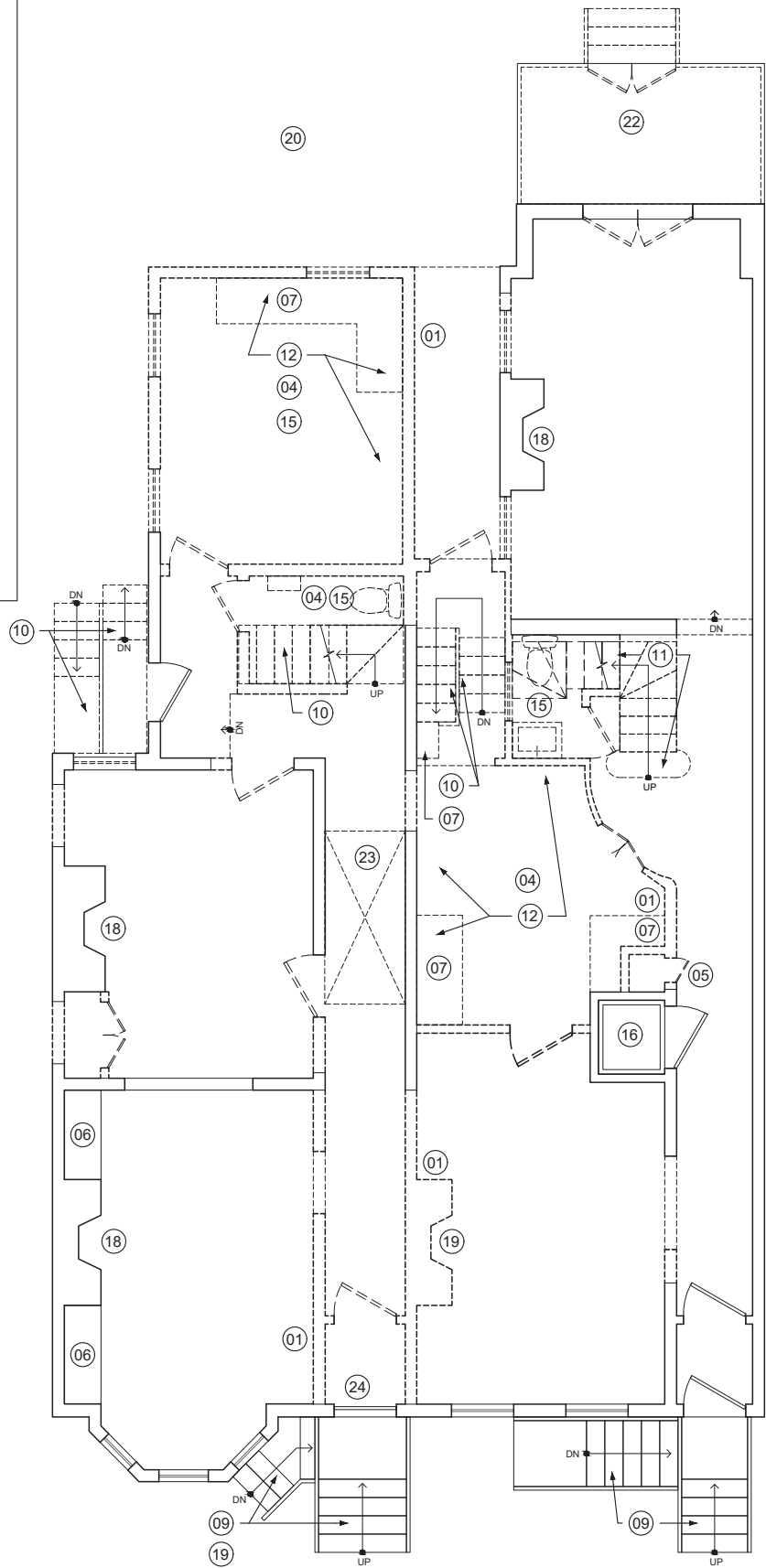
① CELLAR PLAN - EXISTING / DEMO  
SCALE: 1/8" = 1'-0"



② CELLAR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

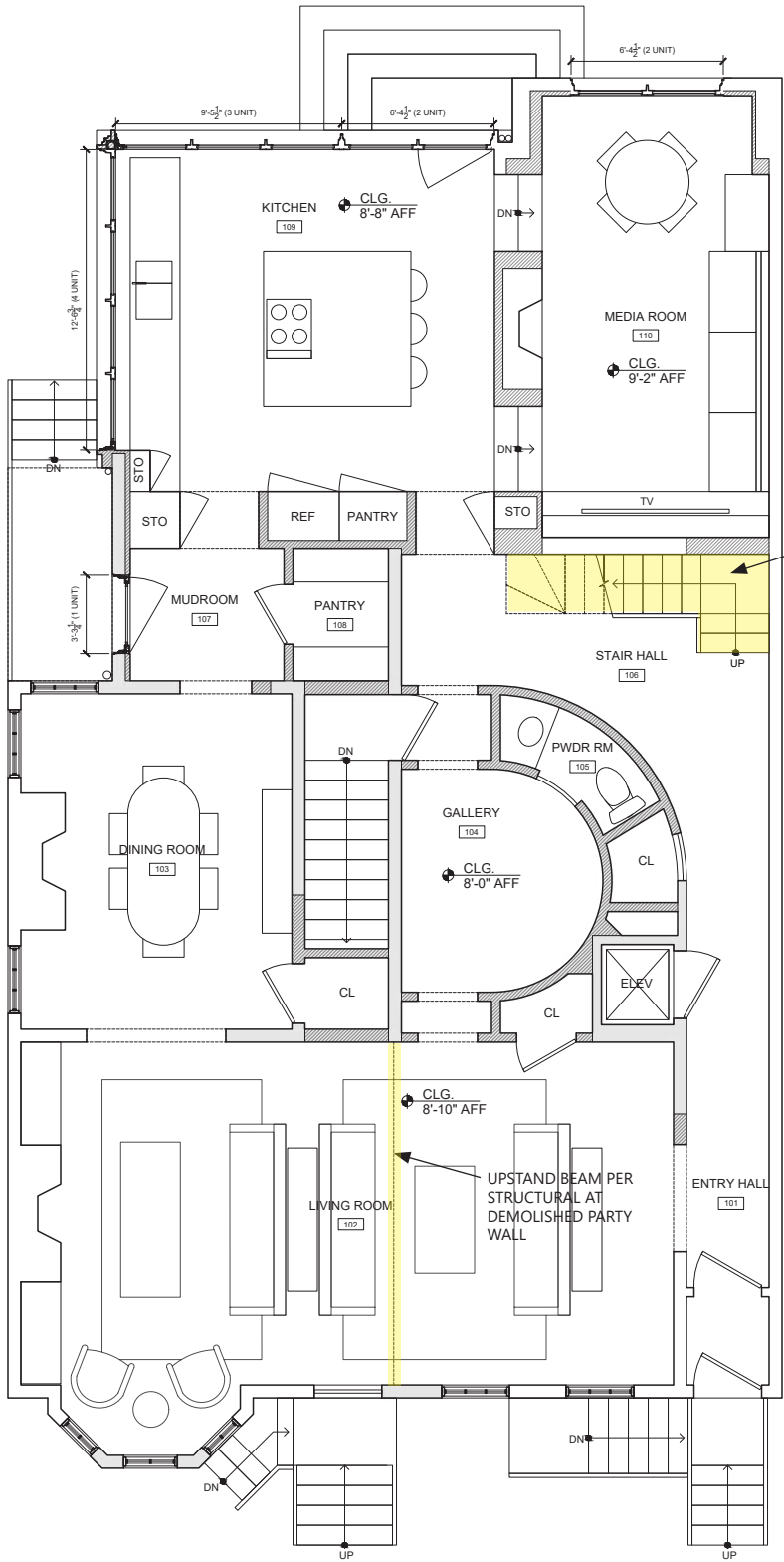
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1

MAIN LEVEL PLAN - EXISTING CONDITIONS / DEMO

SCALE: 1/8" = 1'-0"



2

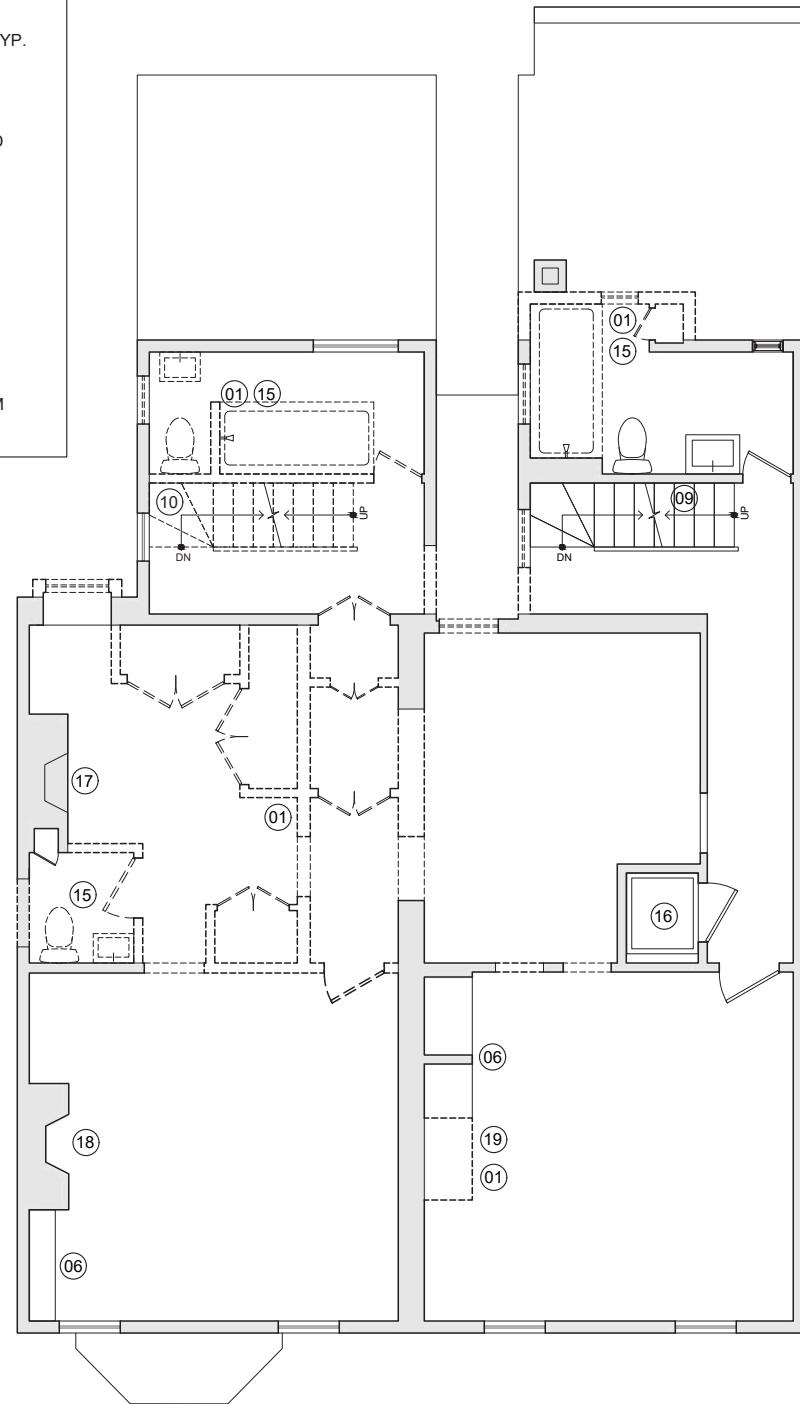
MAIN LEVEL PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

RESTORE LANDING AND LOWER STAIR RUN TO ORIGINAL CONFIGURATION USING HANDRAIL AND PICKETS SALVAGED FROM SOUTH STAIR TO BE REMOVED

## DEMOLITION NOTES:

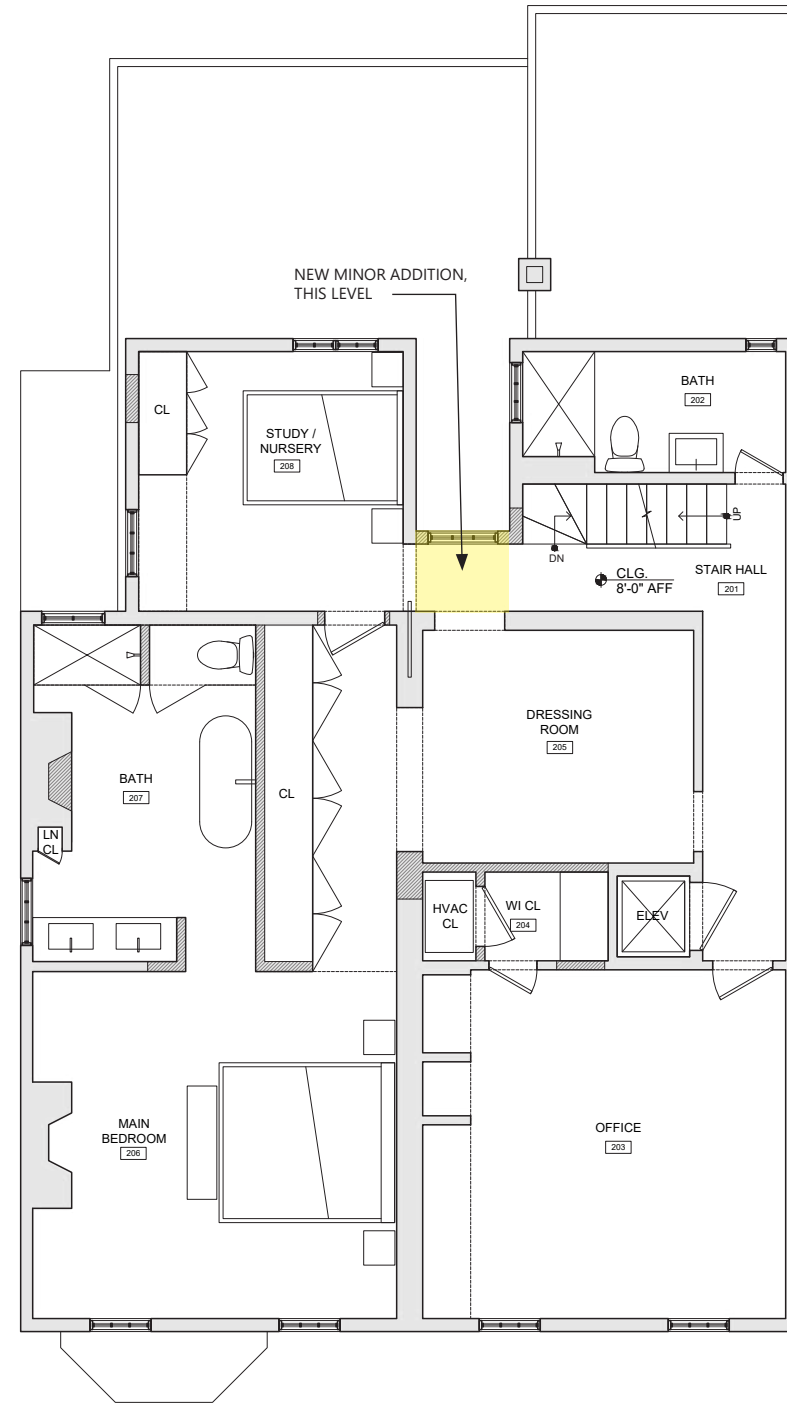
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1

## SECOND LEVEL PLAN - EXISTING CONDITIONS / DEMO

SCALE: 1/8" = 1'-0"



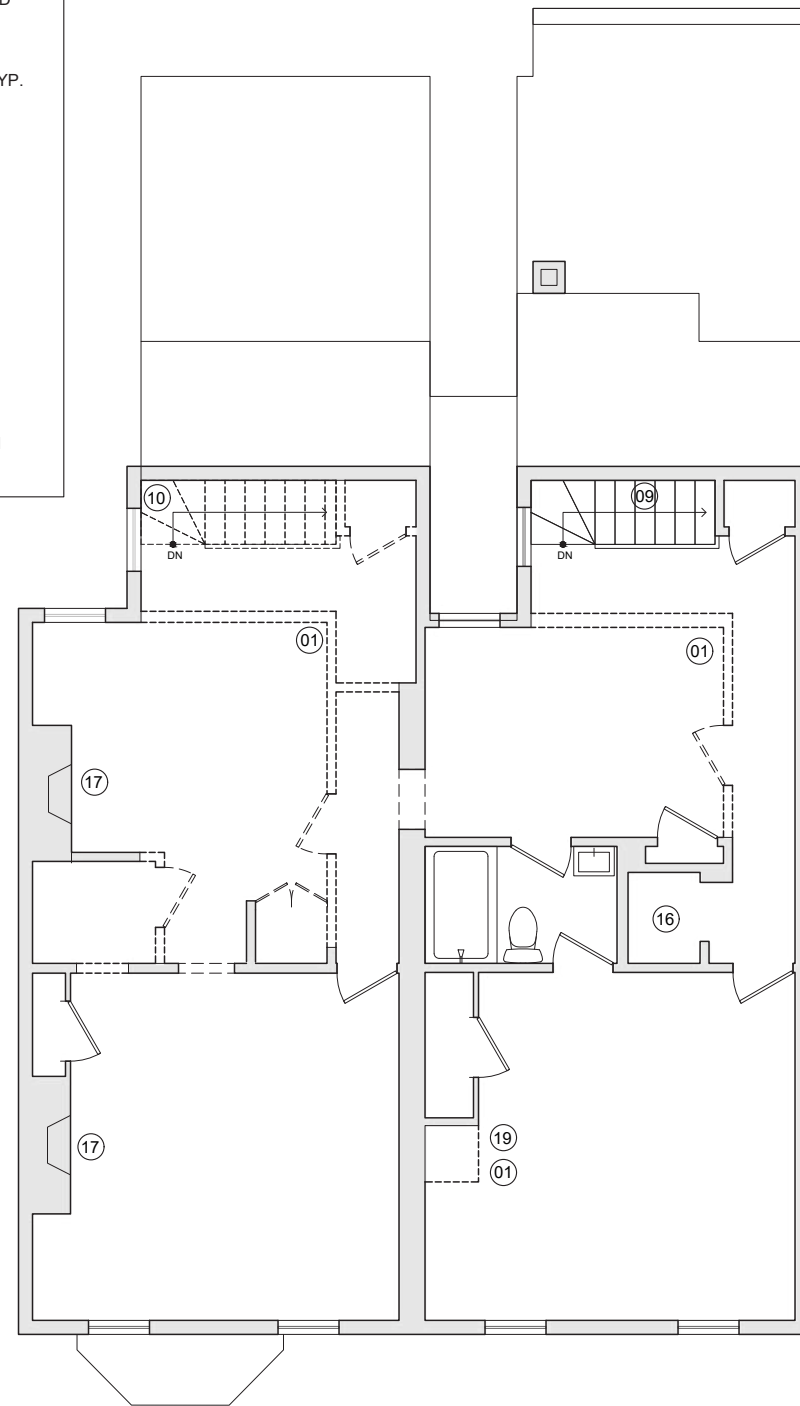
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## SECOND LEVEL PLAN - PROPOSED

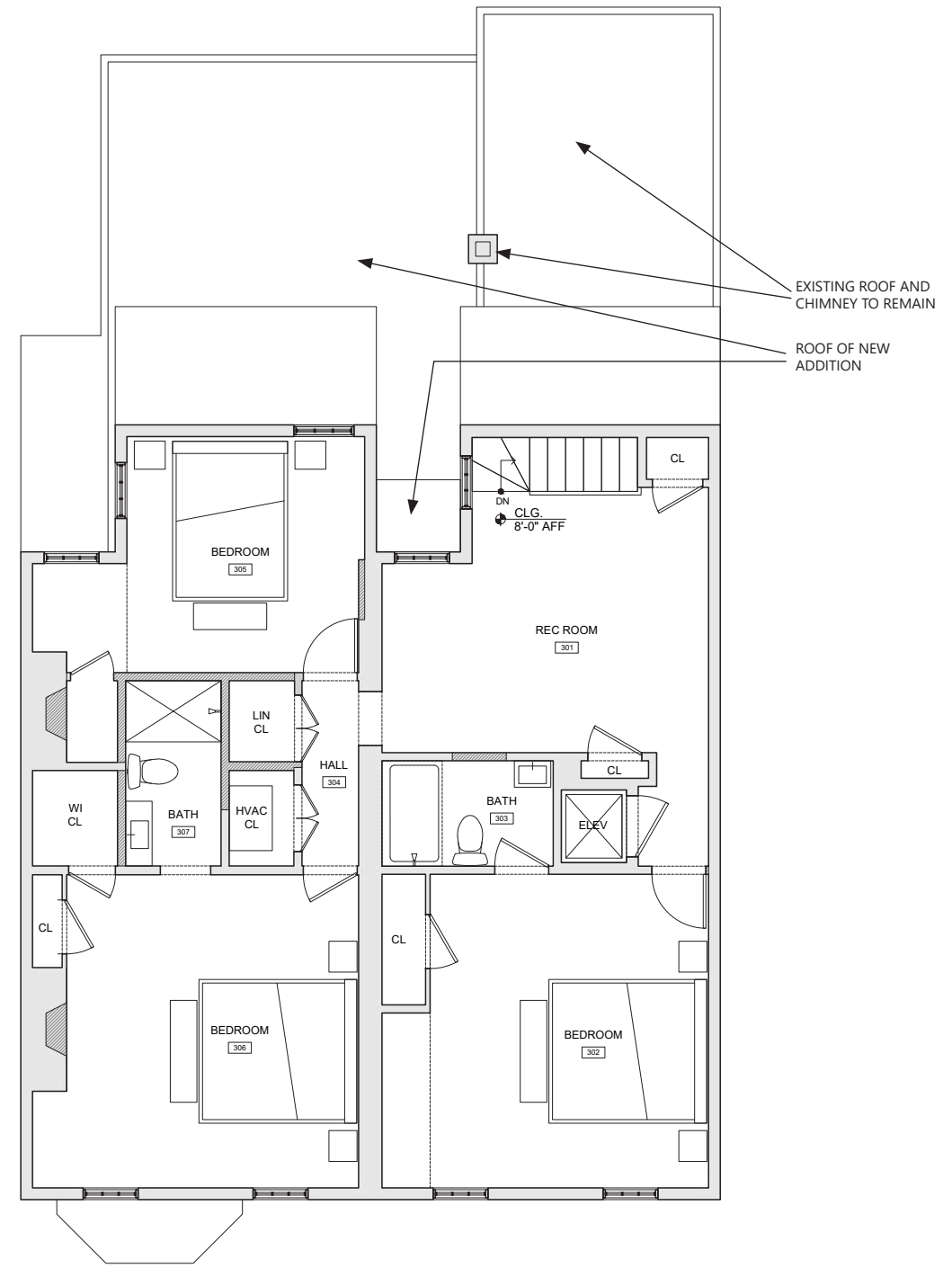
SCALE: 1/8" = 1'-0"

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① THIRD LEVEL PLAN - EXISTING CONDITIONS / DEMO  
SCALE: 1/8" = 1'-0"



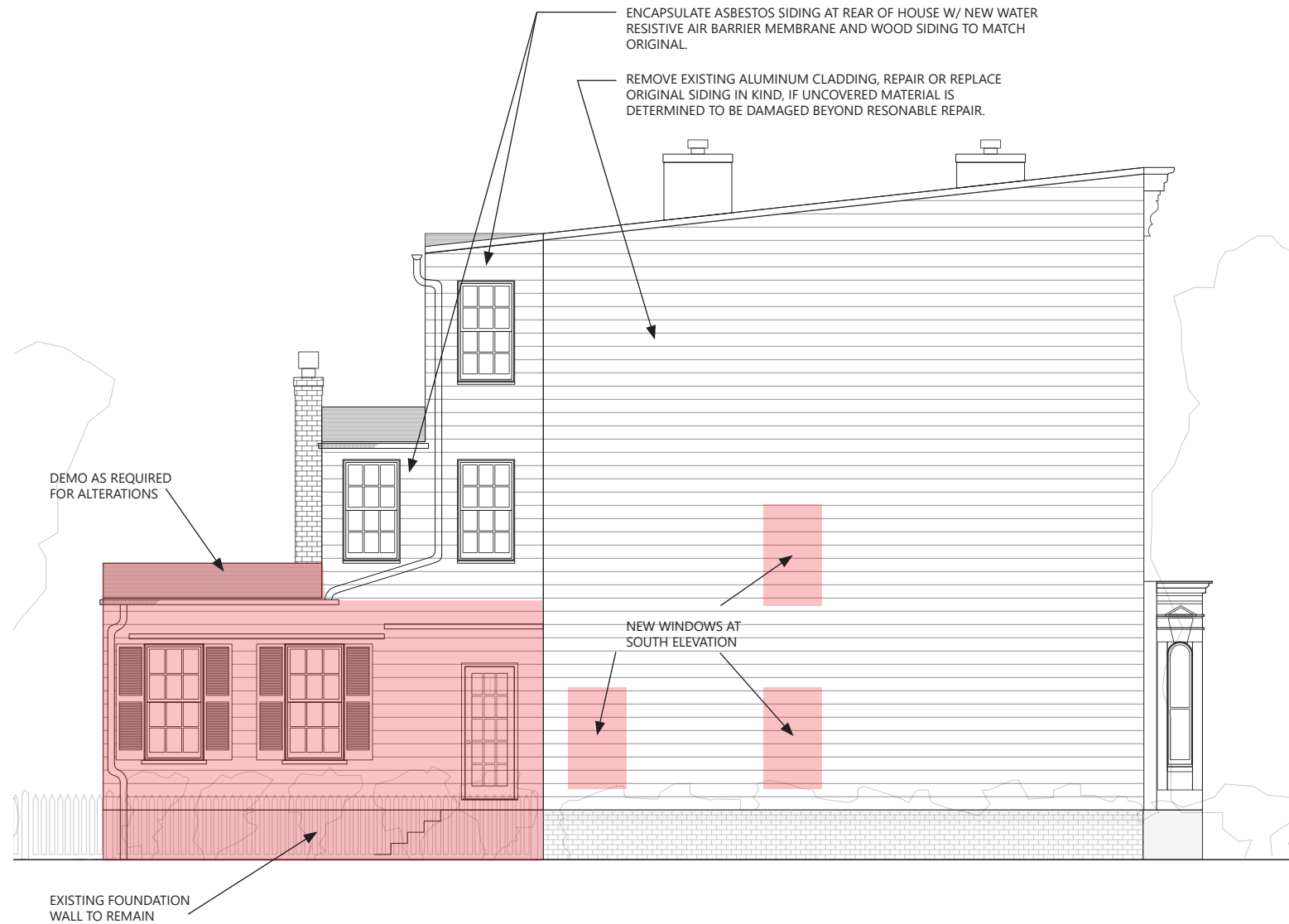
② THIRD LEVEL PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



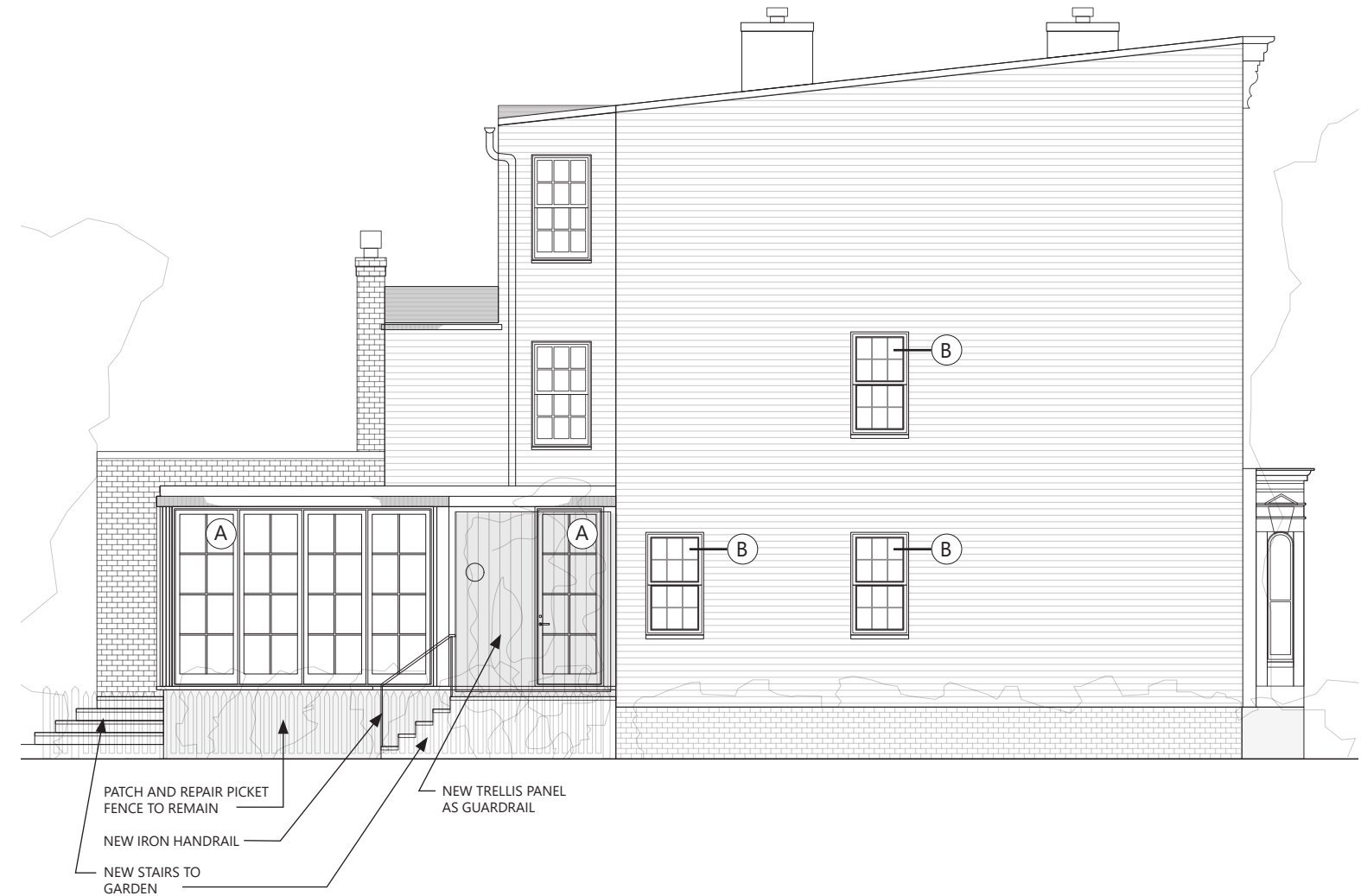


① EAST ELEVATION - TO REMAIN  
SCALE: 1/8" = 1'-0"



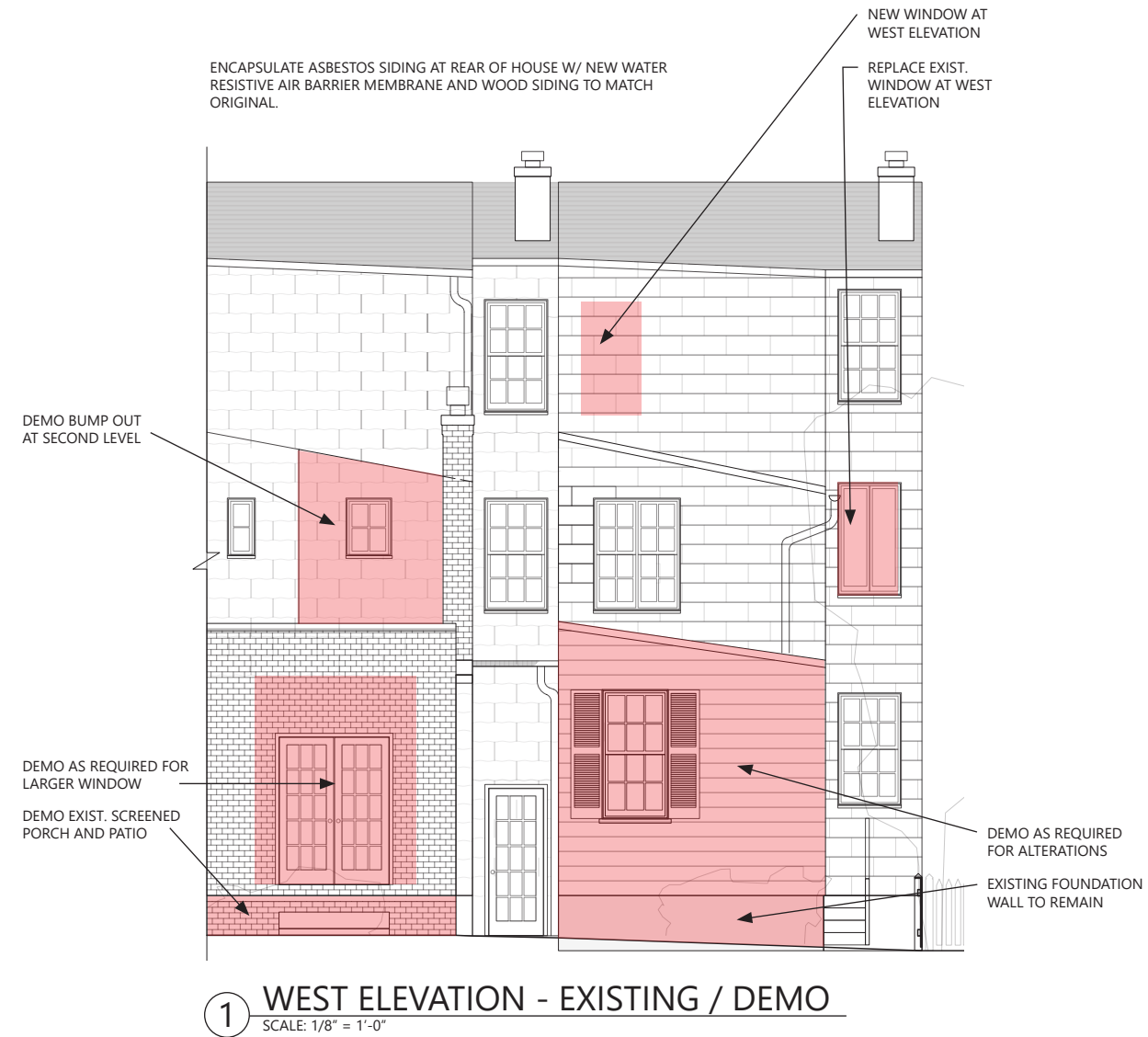


1 SOUTH ELEVATION - EXISTING / DEMO  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"









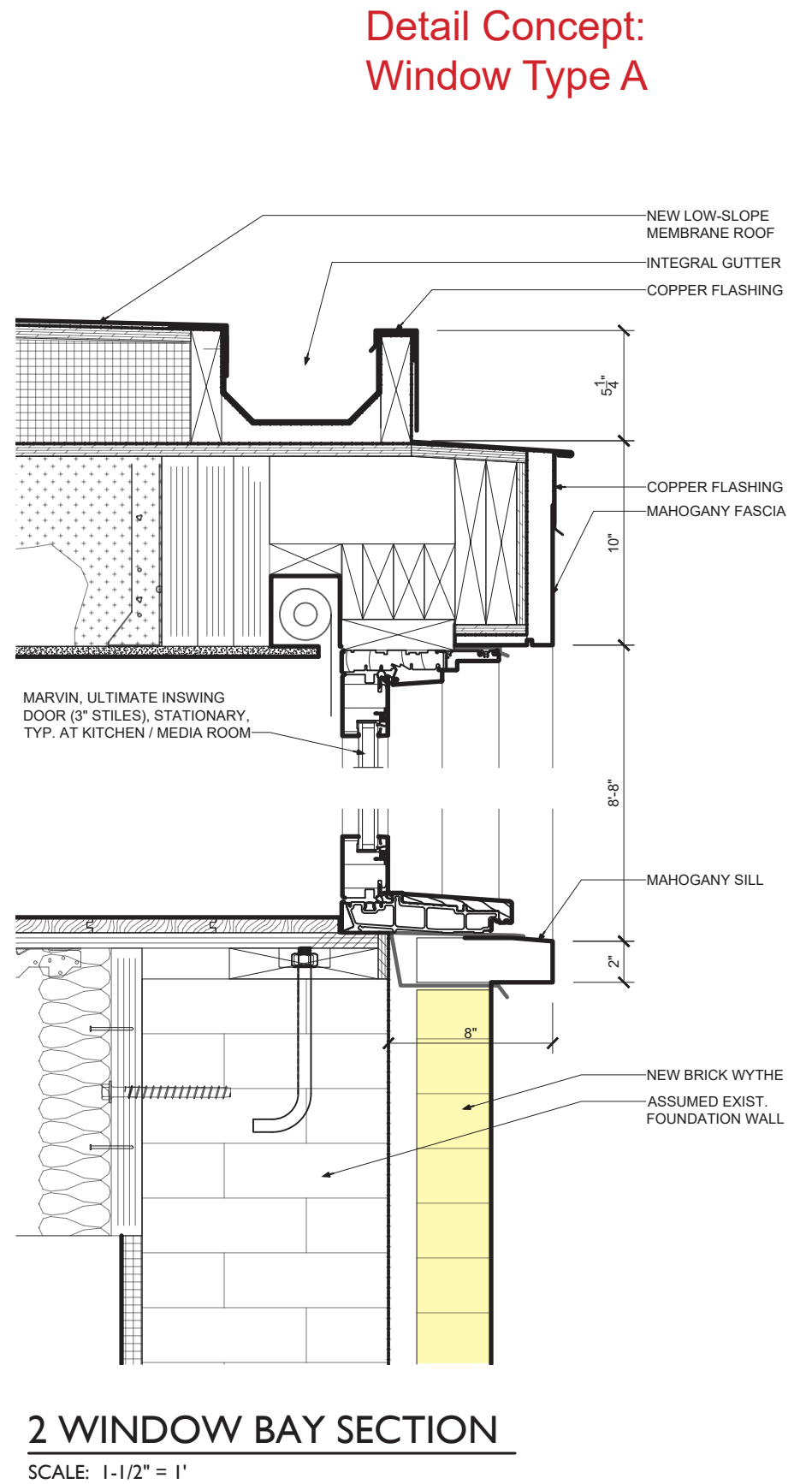
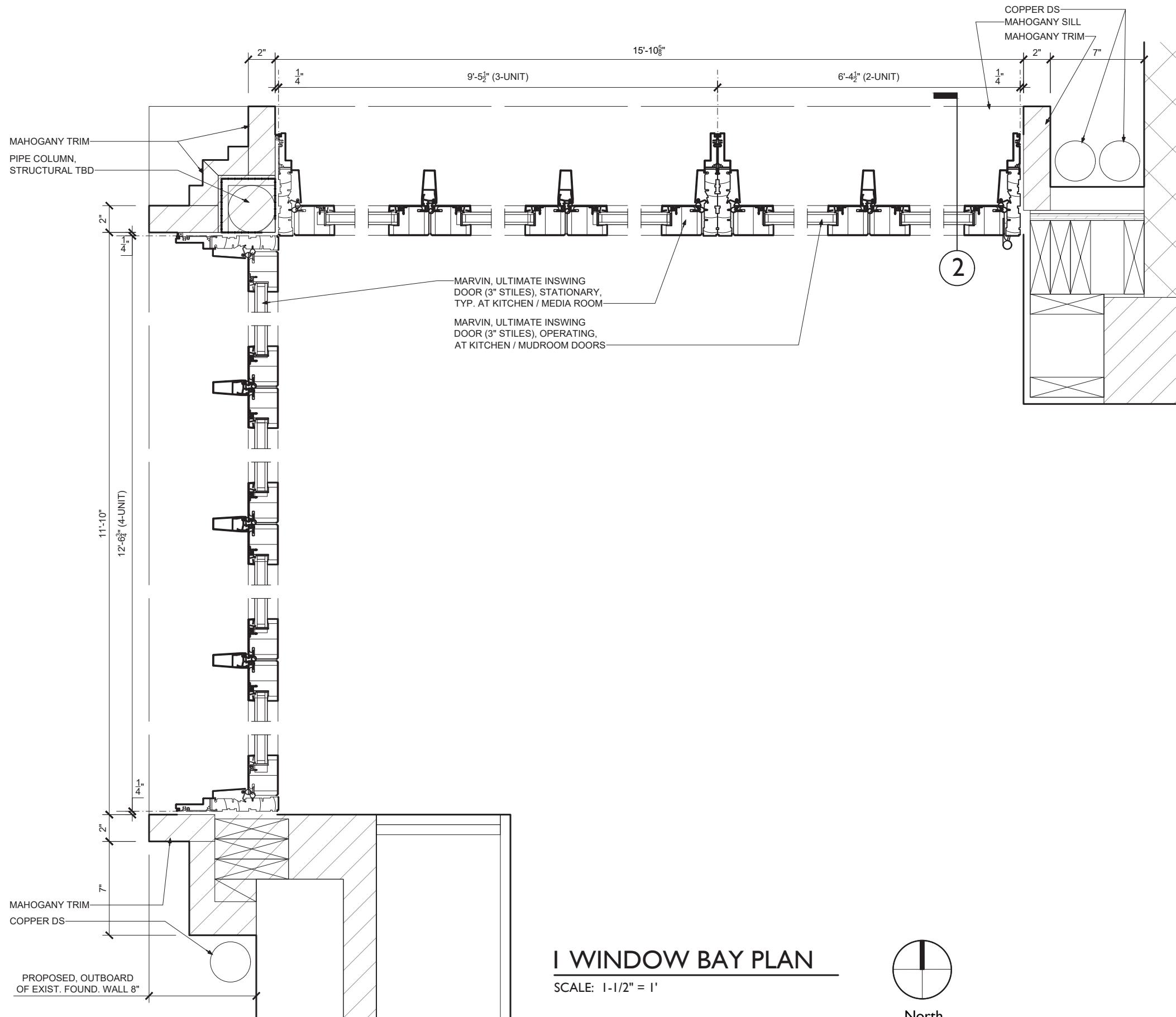
TYP. WINDOW DETAIL: JAMB EXTENSION, NO CASING. SIMILAR TO 1520 29TH ST (IMAGE 10, PAGE 3)



PATCH AND REPAIR PICKET FENCE TO REMAIN



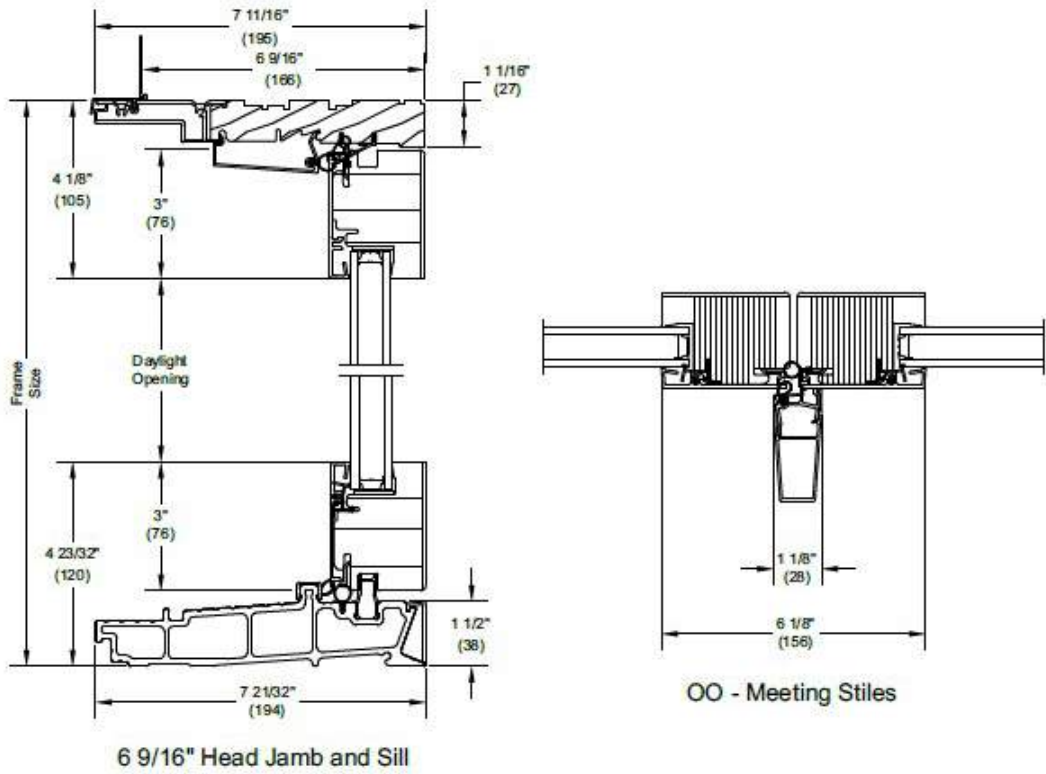




Detail Concept:  
Window Type A

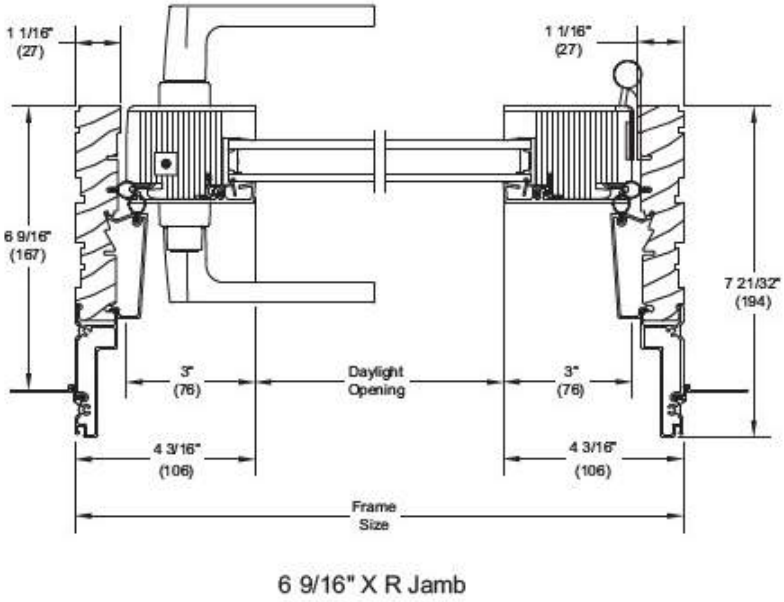
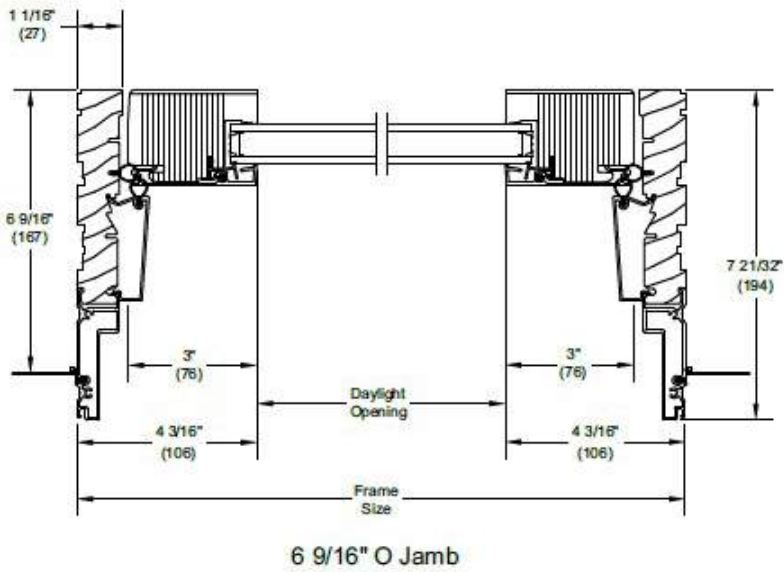
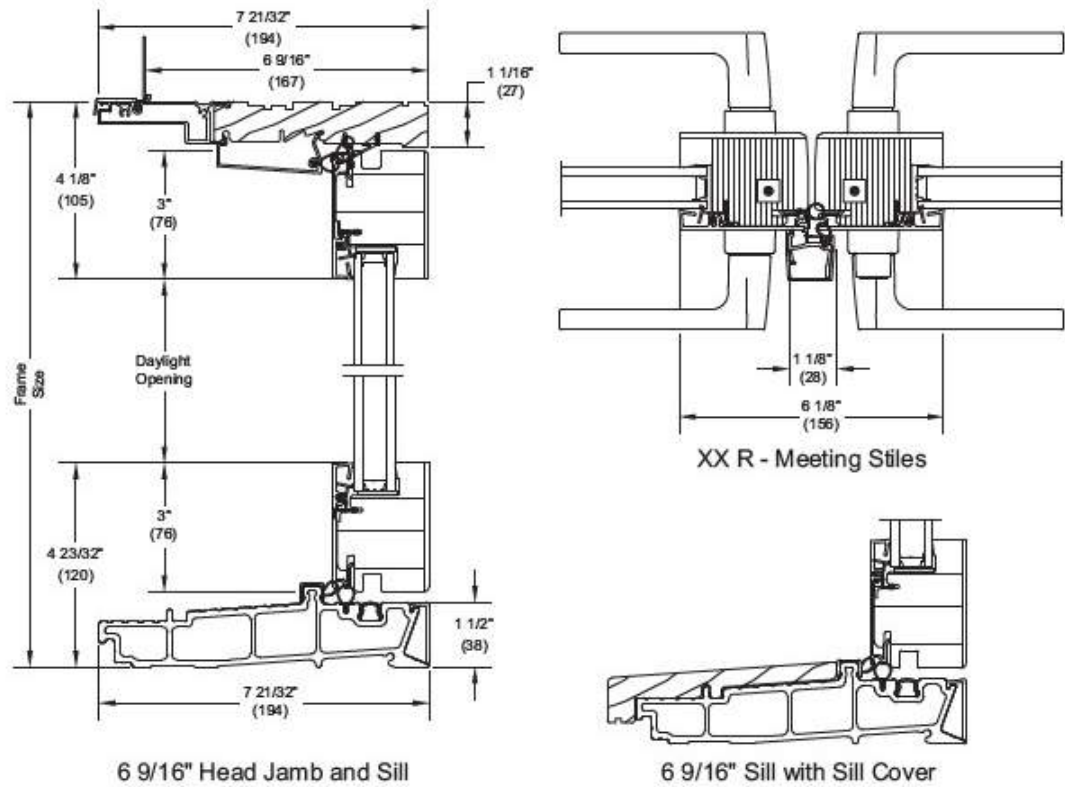
Inswing Section Details: Stationary

Scale: 3" = 1' 0"



Inswing Section Details: Operating

Scale: 3" = 1' 0"







Nantucket Sash

Ultimate Double Hung or Ultimate Double Hung Magnum – Unique Historic Application

Technical Information

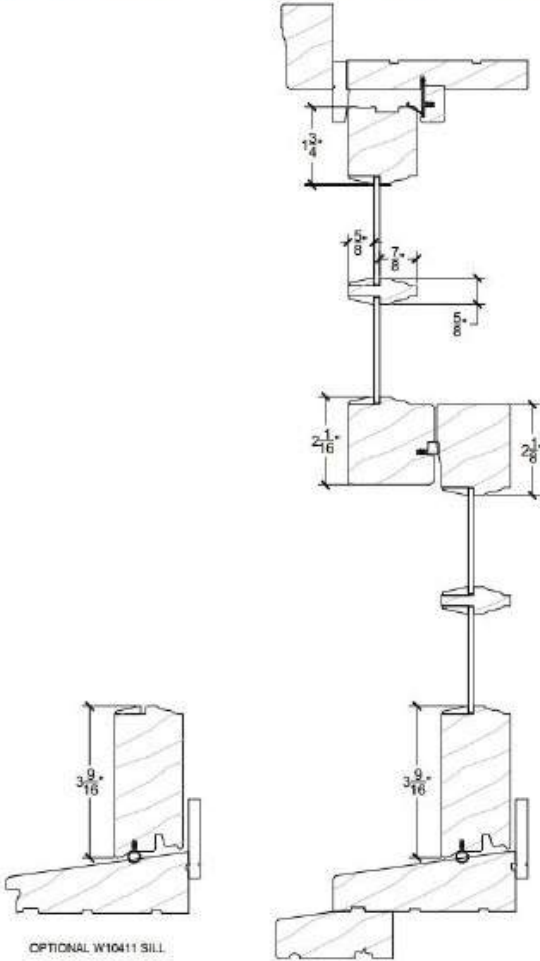
Special Profile Stiles, Rails, Checkrails and Authentic Divided Lite Munt Bars

Vertical Grain Dougle Fir - Single Glaze – ADL – No Energy Panel

Extended lead times will apply

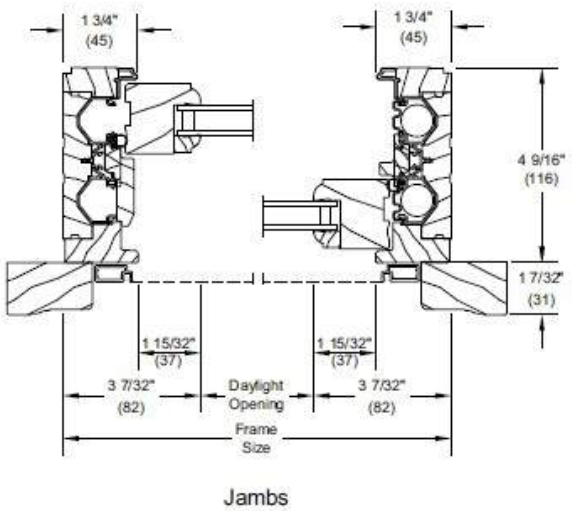
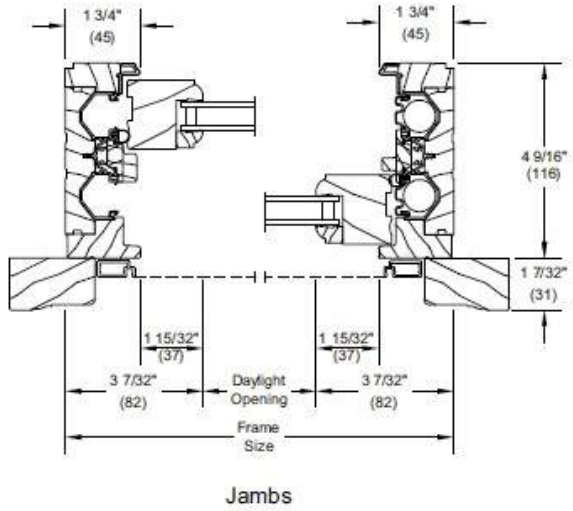
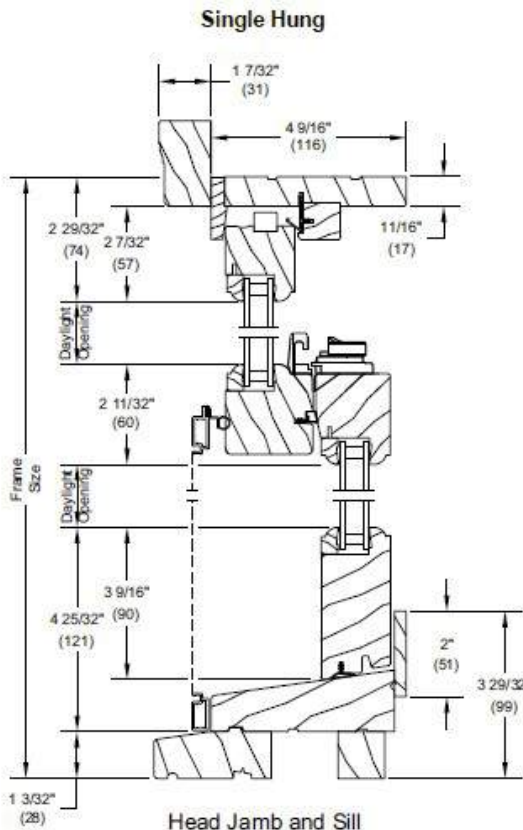
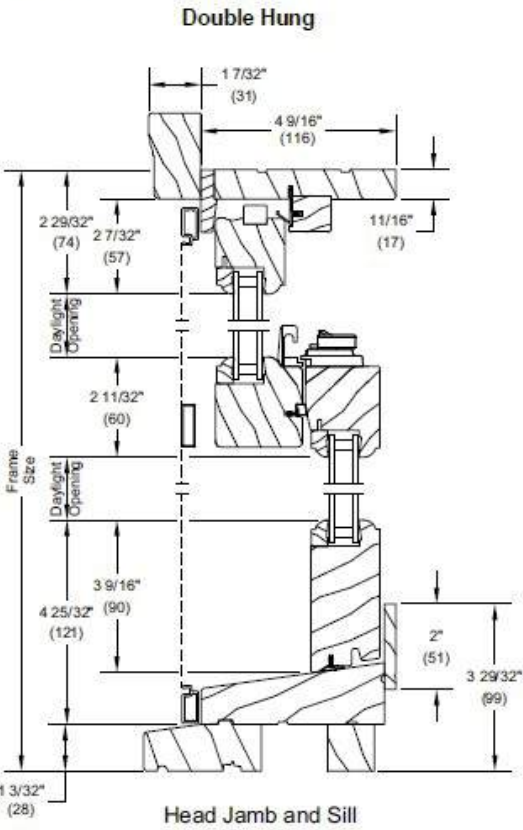
Supplemental Pricing – WUDH or WUDHM Section

Note: No Screens to be used @ replacement windows



Section Details: Operating

Scale: 3" = 1' 0"





② WEST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

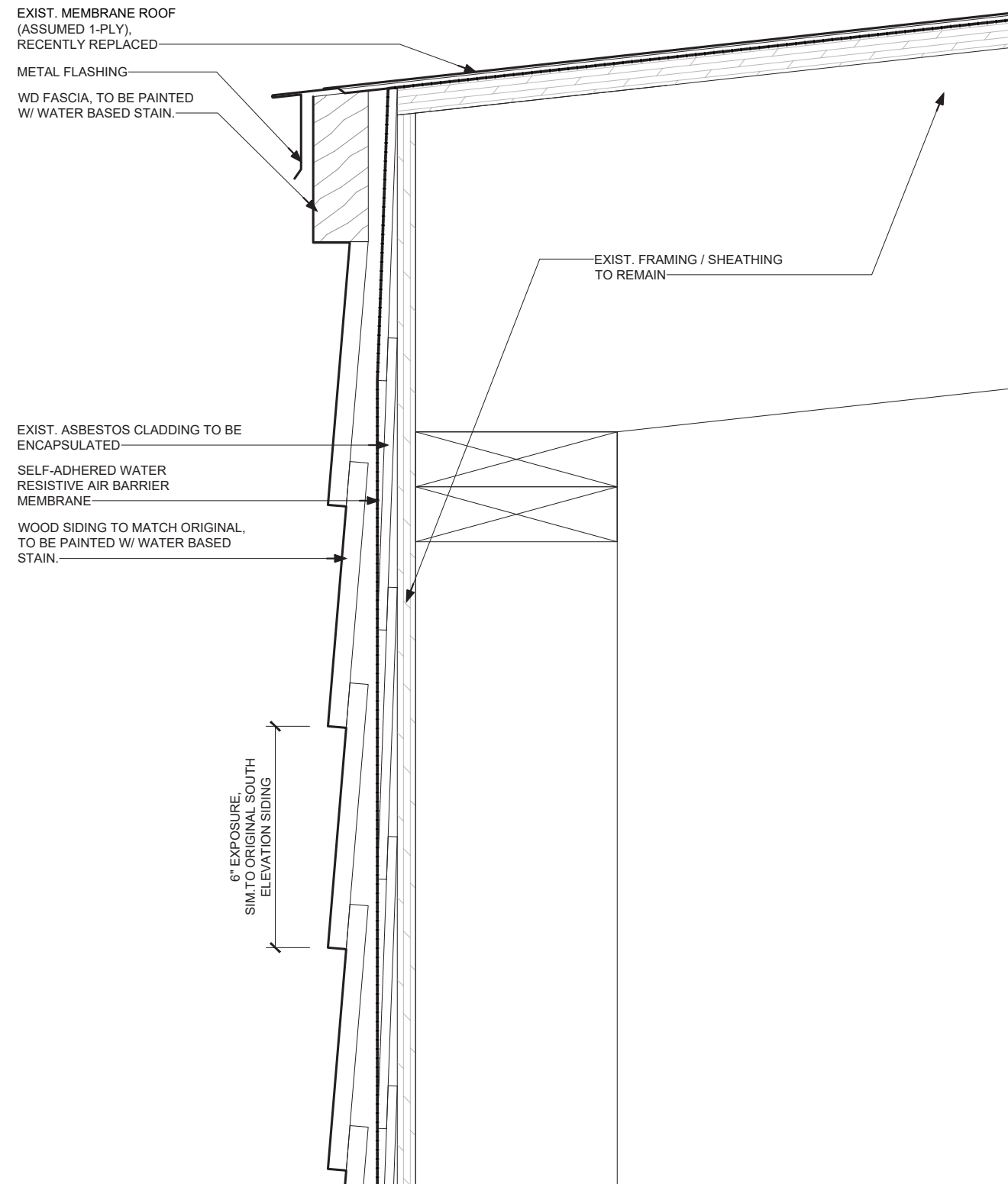
### CLADDING RESTORATION STRATEGY

- Remove existing aluminum siding to expose original siding, repair or replace original siding in kind, if uncovered material is determined to be damaged beyond reasonable repair.
- Install new wood siding to match original at rear elevation.



Photo of original siding during investigative demolition at south elevation.





**I TYP. WALL SECTION**

SCALE: 3" = 1'