

## **3327 N Street NW**

October 13, 2022

### **General**

- Paint windows; repair as necessary. The windows will be painted white

### **Front/South side of house**

- Repaint the main entry door and door to the basement
- Replace the lanterns at both entries
- Replace the doorbell/video device
- Repair the two iron gates- repair front door and basement entry
- Replace the failing windows in the window wells

### **Rear/North side of house**

- Replace existing sliding doors at the lower level garden room with two pairs painted wooden French doors
- Replace doors at the lower level mechanical room and add one to new porch
- Add painted wooden porch with stairs to connect the main floor of the house to the upper level of the garden. Proposing a metal railing or a wood railing, metal is the preferred option.
- Remove HVAC vents, metal ties and exposed wiring on facade. All connections needed will be underground using existing, available conduits currently running from garage to house.
- Repoint/repair all chimneys, redo the caps
- Repair and repaint main floor windows
- Replace windows at the top three floors with painted wooden windows, similar to existing at the front of the house. Windows to have insulated glass
- Paint rear stucco on upper levels to match natural stucco on the east side (natural buff color)

### **East side of the house**

- Replace existing window with metal panel below with full height window to fit in the existing masonry opening

### **Existing 2nd floor roof porch**

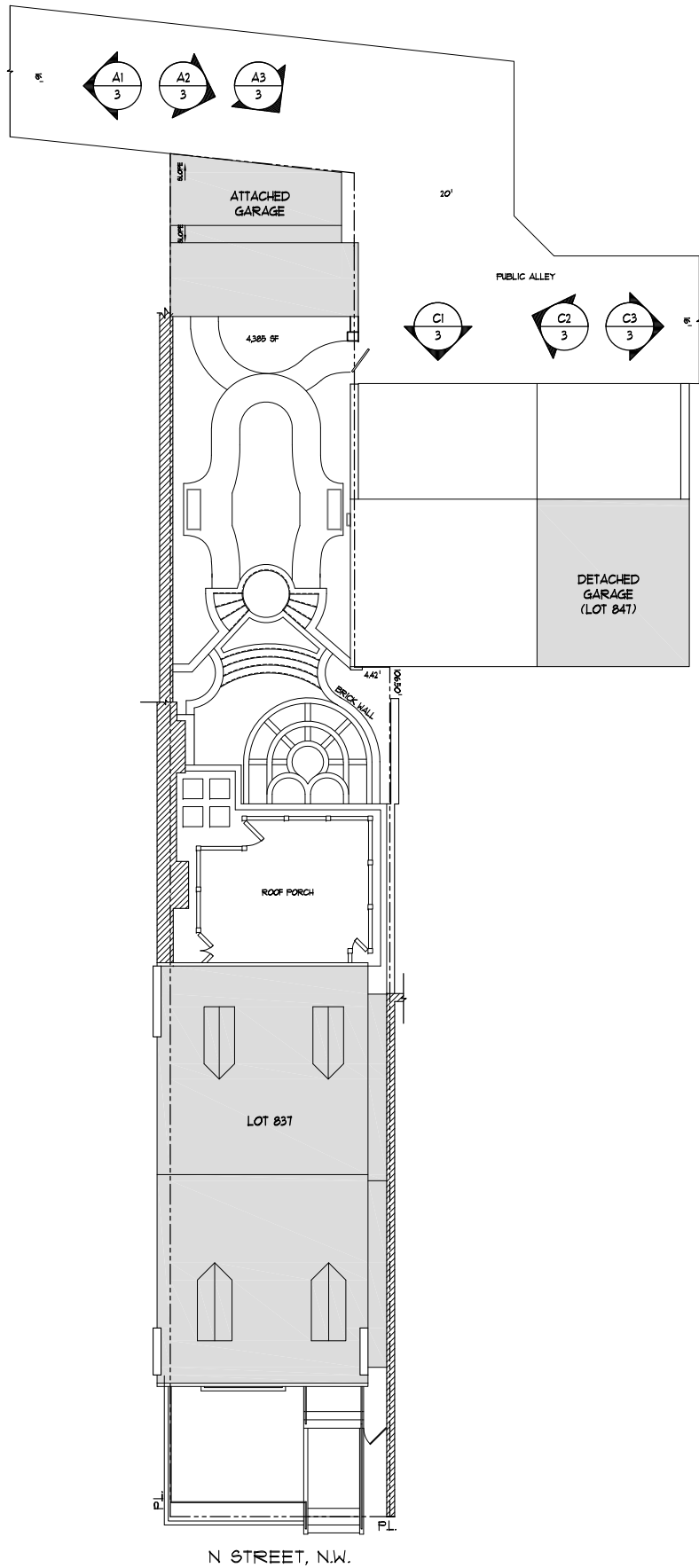
- Replace deteriorated railing with lower (3' tall) painted metal railing
- Replace all 4 compressors with new heat pump units in similar location
- Replace deteriorated synthetic deck surface
- Keep the retractable awning
- Replace roofing under deck
- Align the head of the center fenestrated opening with flanking openings
- Move the door to the location of the west (right) window

### **Garden**

- Install simpler planting, (no large trees of regulated size are being removed)
- Build small flagstone patio next to the garage
- Repave lower patio, retain curved steps and modify retaining walls, overbuild new stairs on axis over former pond.

### **Attached Garage**

- New standing seam metal roof gable covering both bays, with a shed dormer facing house
- Repoint/ repair brick
- New bi-folding glass doors opening to the garden
- New carriage style wood garage doors, with translucent top panel at alley



C1  
1  
EXISTING SITE PLAN - ROOF PLAN  
1/64"=1'-0" WHEN PRINTED AT 11" X 17"



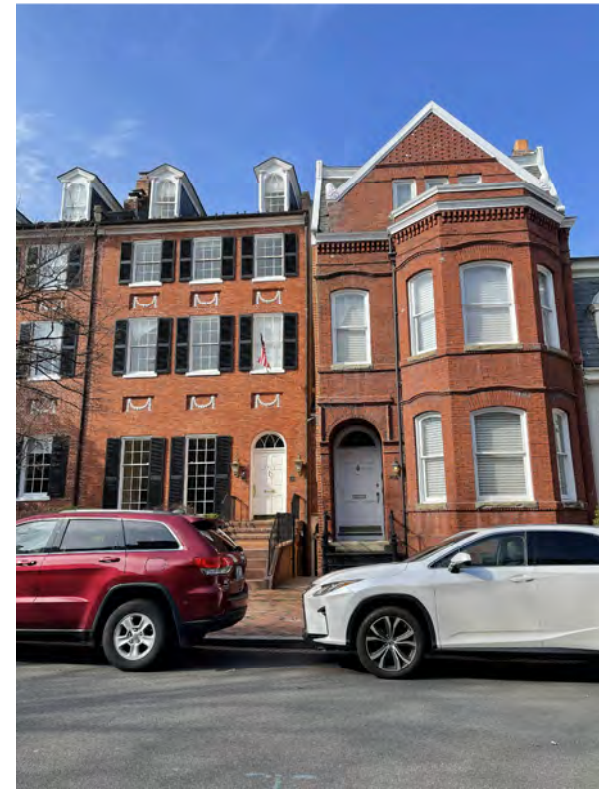
C2  
1  
STREET VIEW OF WEST NEIGHBORS



C3  
1  
FRONT VIEW OF PROPERTY



C4  
1  
STREET VIEW OF EAST NEIGHBOR



A2  
1  
PROJECT LOCATION AND VICINITY MAP

DRAWING:	SITE AND PHOTOS
ISSUED:	
08/11/2022	OCB CONCEPT SUBMISSION
10/13/2022	OCB CONCEPT SUBMISSION REVISED
10/18/2022	OCB CONCEPT SUBMISSION REVISED





A1  
2

EXISTING FRONT ELEVATION



A2  
2

EXISTING FRONT ELEVATION



A3  
2

EXISTING FRONT ELEVATION



C1  
2

N STREET VIEW



C2  
2

N STREET VIEW



C3  
2

N STREET VIEW

DRAWING:	PHOTOS	
	ISSUED:	
	08/11/2022	OCB CONCEPT SUBMISSION
	10/19/2022	OCB CONCEPT SUBMISSION REVISED
	10/18/2022	OCB CONCEPT SUBMISSION REVISED





A1  
3 EXISTING PUBLIC ALLEY VIEW TOWARDS 34TH ST.



A2  
3 EXISTING ALLEY VIEW



A3  
3 EXISTING ALLEY VIEW



C1  
3 SIDE VIEW OF ATTACHED GARAGE



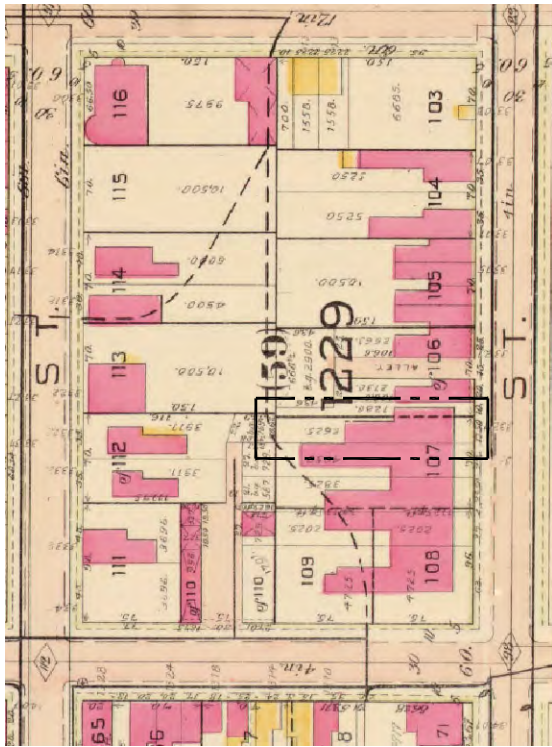
C2  
3 PUBLIC ALLEY VIEW OF ATTACHED GARAGES



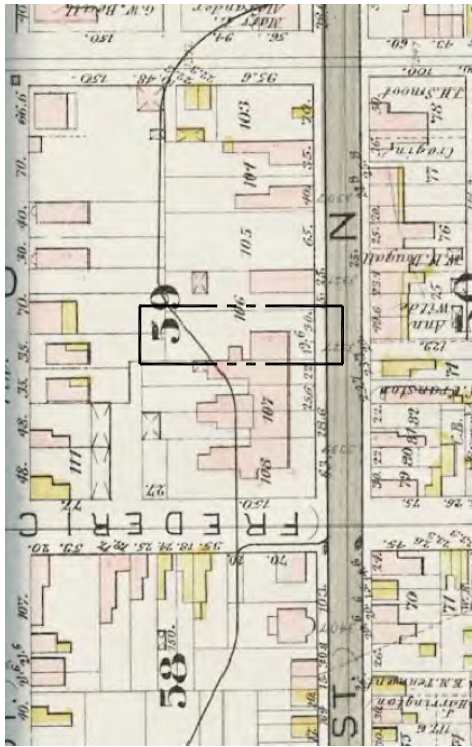
C3  
3 VIEW OF EXISTING ALLEY TOWARDS 33RD ST.

DRAWING:	PHOTOS				
ISSUED:	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022
	08/11/2022	08/11/2022	08/11/2022	08/11/2022	08/11/2022

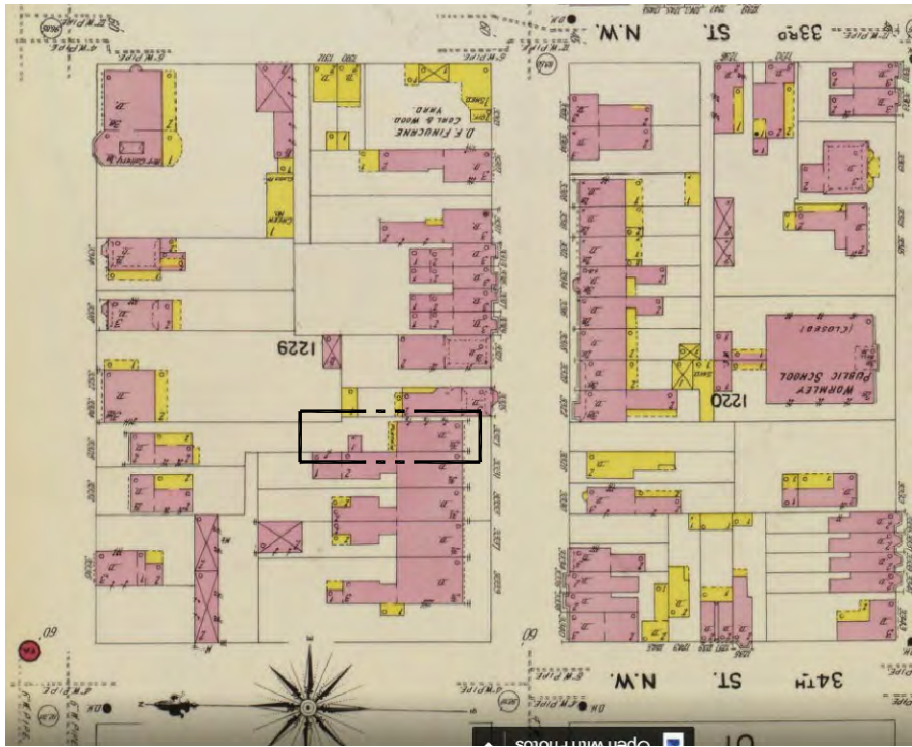




A1 1887 DC SURVEY MAP- ORIGINAL HOUSE WITH 'L' AT THE REAR  
4 NA



A2 1903 BAIST MAP - SHOWS 'L' REMODELED  
4 NA



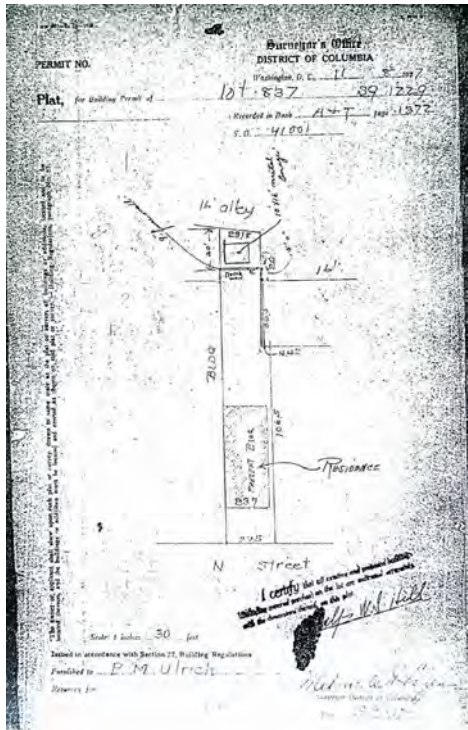
A3 1903 SANBORN MAP - SHOWS BRICK STRUCTURE AROUND THE CHIMNEY AND WOOD REAR PORCH  
4 NA



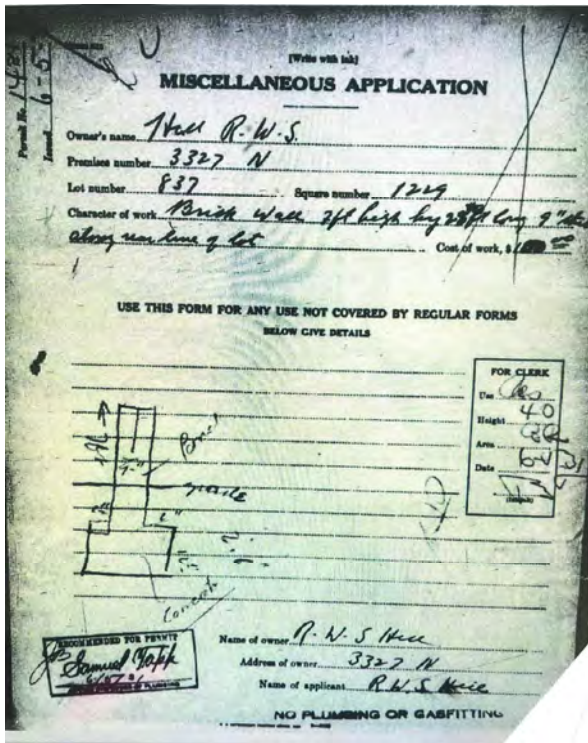
A4 1937 BAIST MAP - REAR ACCESSORY BUILDING  
4 NA



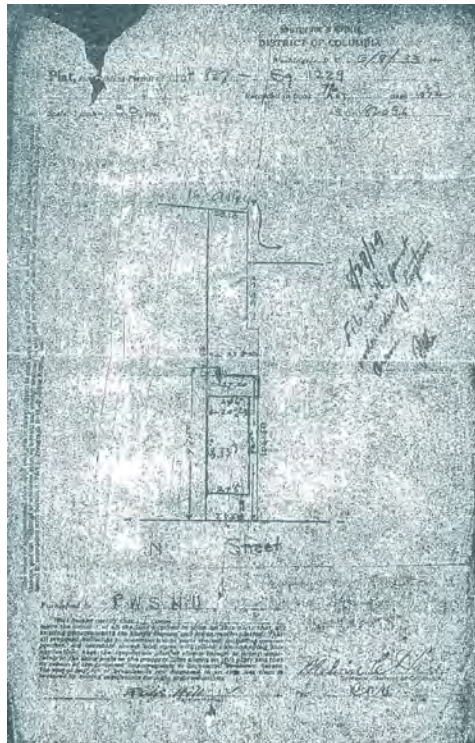
C1 2022 VICINITY MAP  
4 NA



C2 1927 PERMIT - 10' X 16' METAL GARAGE  
4 NA



C3 1931 GARDEN WALL PERMIT  
4 NA



C4 1933 REAR ADDITION PERMIT  
4 NA

HISTORIC TIMELINE:

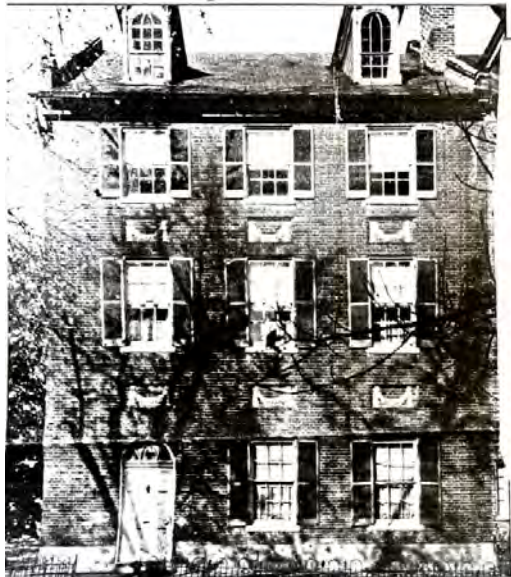
- 1817 - FEDERAL STYLE ROW HOUSE BUILT, PART OF COX'S ROW
- 1887 DC SURVEY MAP - SHOWS THE ORIGINAL HOUSE WITH 'L' AT THE REAR
- 1903 BAIST MAP - SHOWS 'L' REMOVED AND BRICK STRUCTURE AROUND THE CHIMNEY
- 1903 SANBORN MAP - SHOWS BRICK STRUCTURE AROUND THE CHIMNEY AND A WOOD REAR PORCH
- 1927 PERMIT FOR BUILDING 10' X 16' METAL GARAGE SHED
- 1931 PERMIT FOR BUILDING EXISTING REAR ADDITION
- 1937 BAIST MAP - SHOWS GARAGE AND THRU THE BLOCK ALLEY
- 2004 FPHG EASEMENT GRANTED

DRAWING:	HISTORIC MAPS
ISSUED:	
08/11/2022	OG&B CONCEPT SUBMISSION
10/19/2022	OG&B CONCEPT SUBMISSION REVISED
10/18/2022	OG&B CONCEPT SUBMISSION REVISED





A1 1948 ARTICLE SHOWING WINDOWS AT REAR ELEVATION  
5 NA



Cox's Row, one of Georgetown's prestige locations

By SHERRIE SUNDICK

Georgetown is filled with a wealth of history and charm. It consists of many, fascinating houses. Cox's Row named after Colonel John Cox is one of Georgetown's most prestigious locations. One of the homes on Cox's Row located at 3327 N. Street, N.W. is now on the market and it is priced at one million, nine hundred thousand dollars.

"There was a large building boom in Georgetown after the war of 1812," said Sandy Hall Haffler, listing agent who is affiliated with Pardoe Real Estate in Georgetown. Colonel Cox was one of the individuals involved in this building boom. A former Mayor of Georgetown for twenty-five years, Cox resided at 3339 N Street and the rest of the houses were spec homes.

The house which is now for sale was built in 1817 and it was originally the home of William Hunter who was Chief Clerk of the State Department. It is 7,000 square feet, has five bedrooms, six full baths and three half-baths plus four single car garages.

This Federal home was originally a five unit apartment building where the owner lived on one level and rented out the other levels. "Samuel Pardoe bought the house in the late 80's and turned it back into a single family home," she said. "He respected the old house, put in a new staircase, an elevator and all new systems. The house has four core heating and air-conditioning," she added.

One floor has an entire master bedroom suite consisting of two baths, a walk-in closet and its own terrace. Both the fourth and fifth floors have two bedrooms and two baths. Other features include six working fireplaces, a forty-eight foot long double parlor with twelve foot ceilings and it has an English basement based on the row house in London. The kitchen, dining room and garden room are at the garden level and the double drawing room and the library are at the front door level on N. Street.

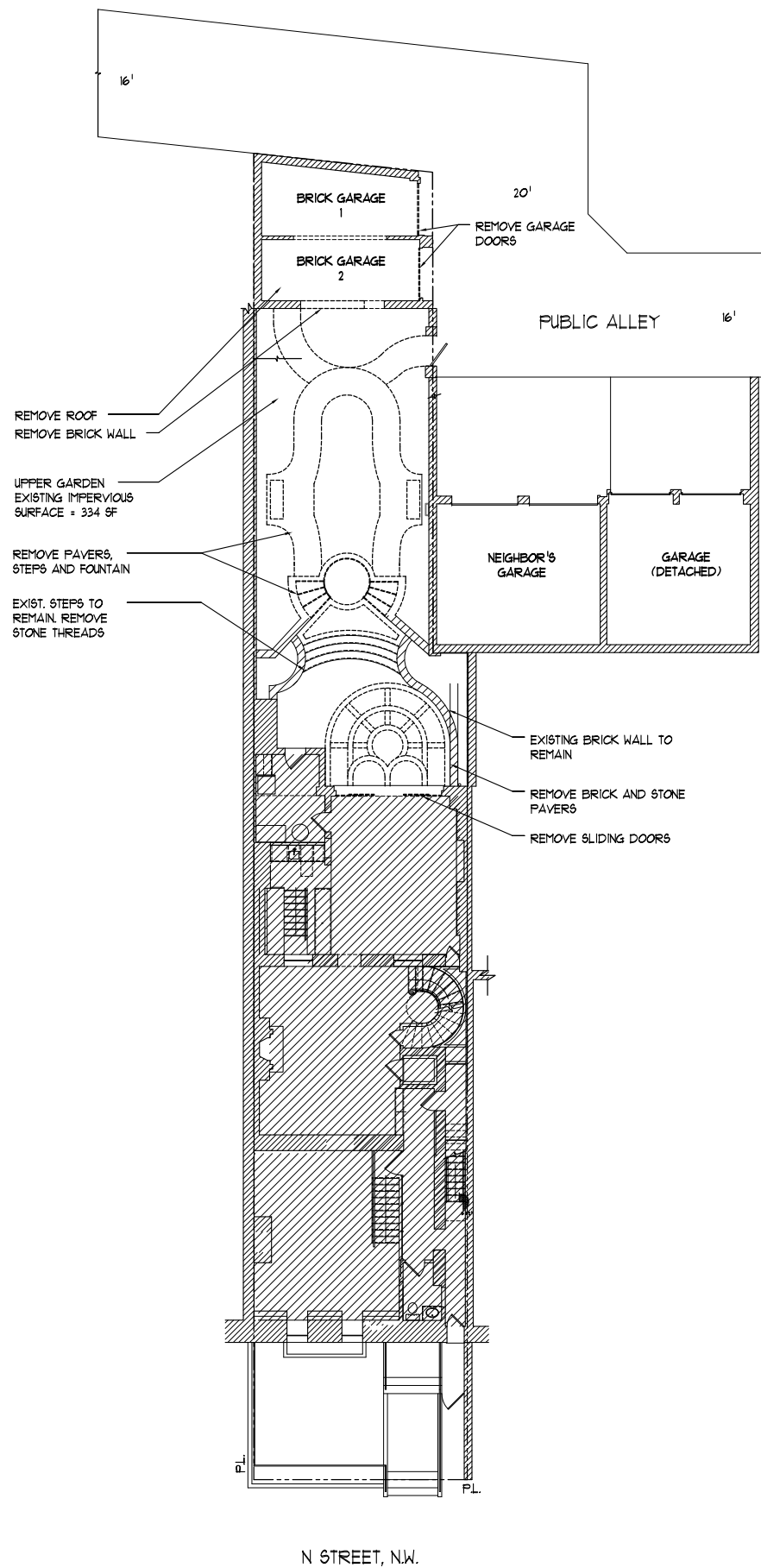
"It has a lot of interesting architectural details. Random width floors are on three out of the five floors, windows in the library came from an eighteenth century church and the historic marble floor in the garden room was supposed to have come from the cloak room in The White House. There are also antique marble mantels in the drawing room," said Haffler.

"The entrance to the house has lovely dormers and leaden swags and recessed panels grace the facade and the dooryard beckons you to enter," Haffler said. The

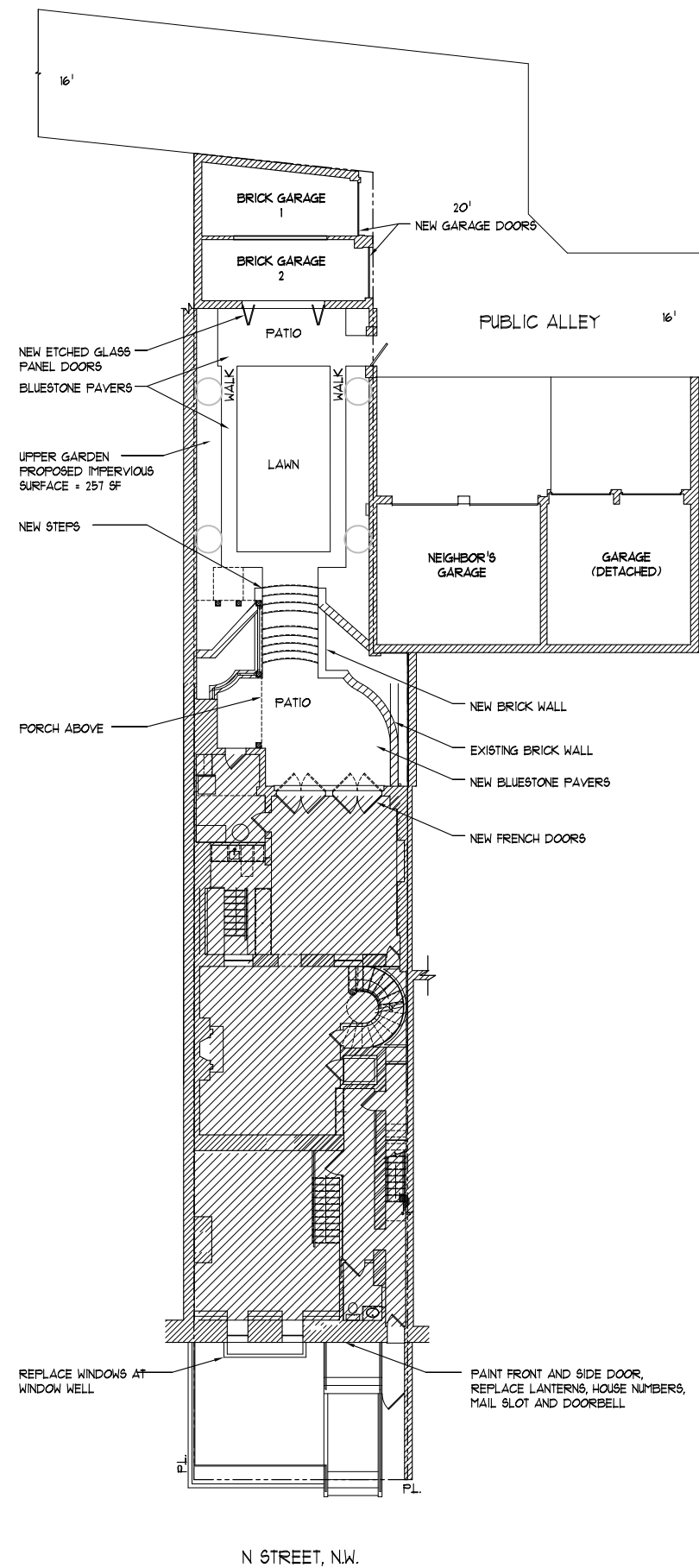
ANUARY 1998 THE GEORGETOWNER

A2 1998 ARTICLE SHOWING WINDOWS AT 1930'S REAR  
5 ADDITION CAME FROM AN 18TH CENTURY CHURCH  
NA

DRAWING:	SITE PLANS
ISSUED:	
08/11/2022	OG&B CONCEPT SUBMISSION
10/13/2022	OG&B CONCEPT SUBMISSION REVISED
10/18/2022	OG&B CONCEPT SUBMISSION REVISED



CI DEMO SITE PLAN - GARDEN LEVEL  
3/64"=1'-0" WHEN PRINTED AT 11" X 17"



C2 PROPOSED SITE PLAN - GARDEN LEVEL  
3/64"=1'-0" WHEN PRINTED AT 11" X 17"

2202

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Graham-Clarke  
Residence  
3327 N Street, NW  
Washington DC 20007

DRAWING: SITE PLANS

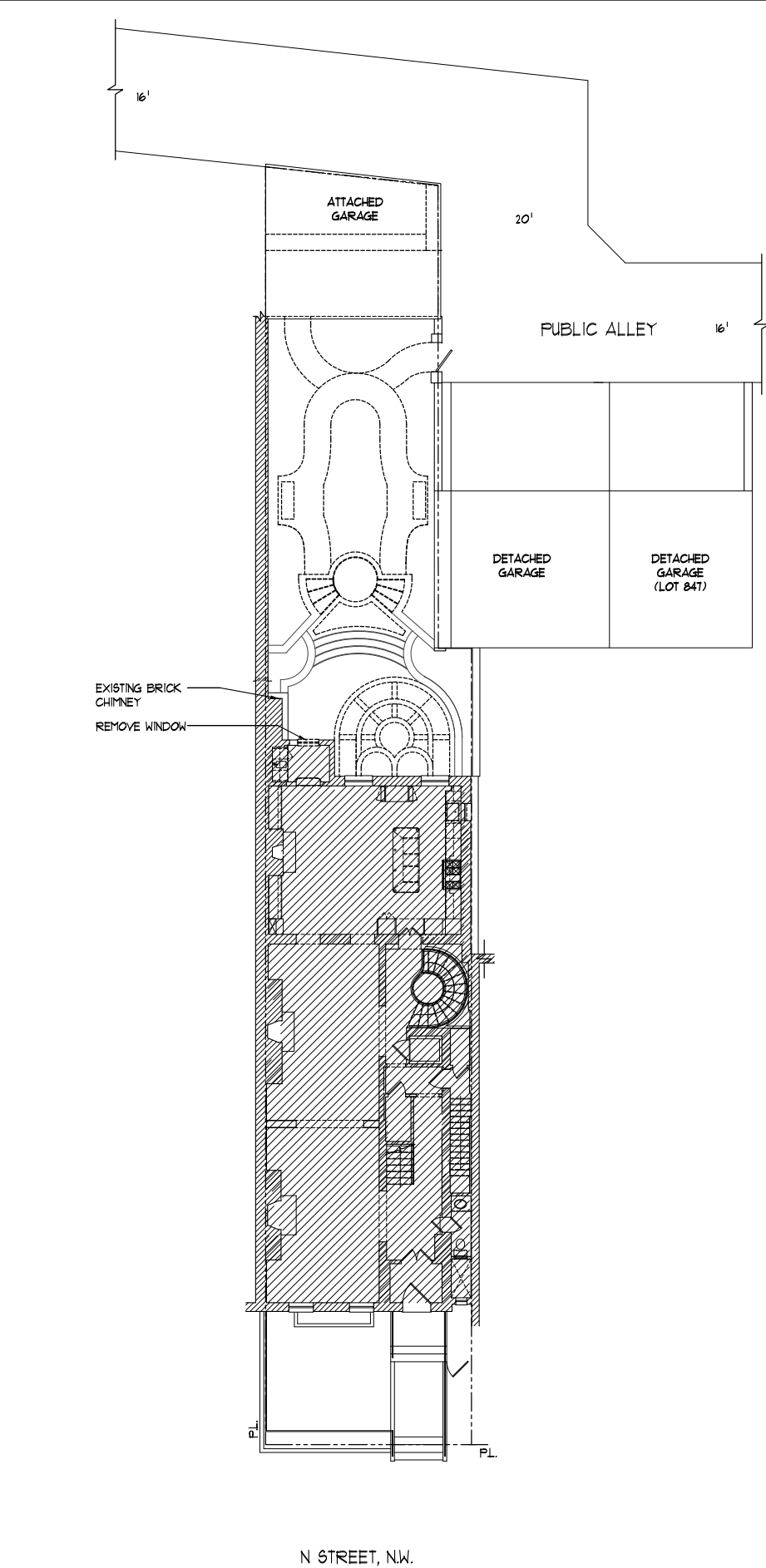
ISSUED:

08/17/2021 O&B CONCEPT SUBMISSION

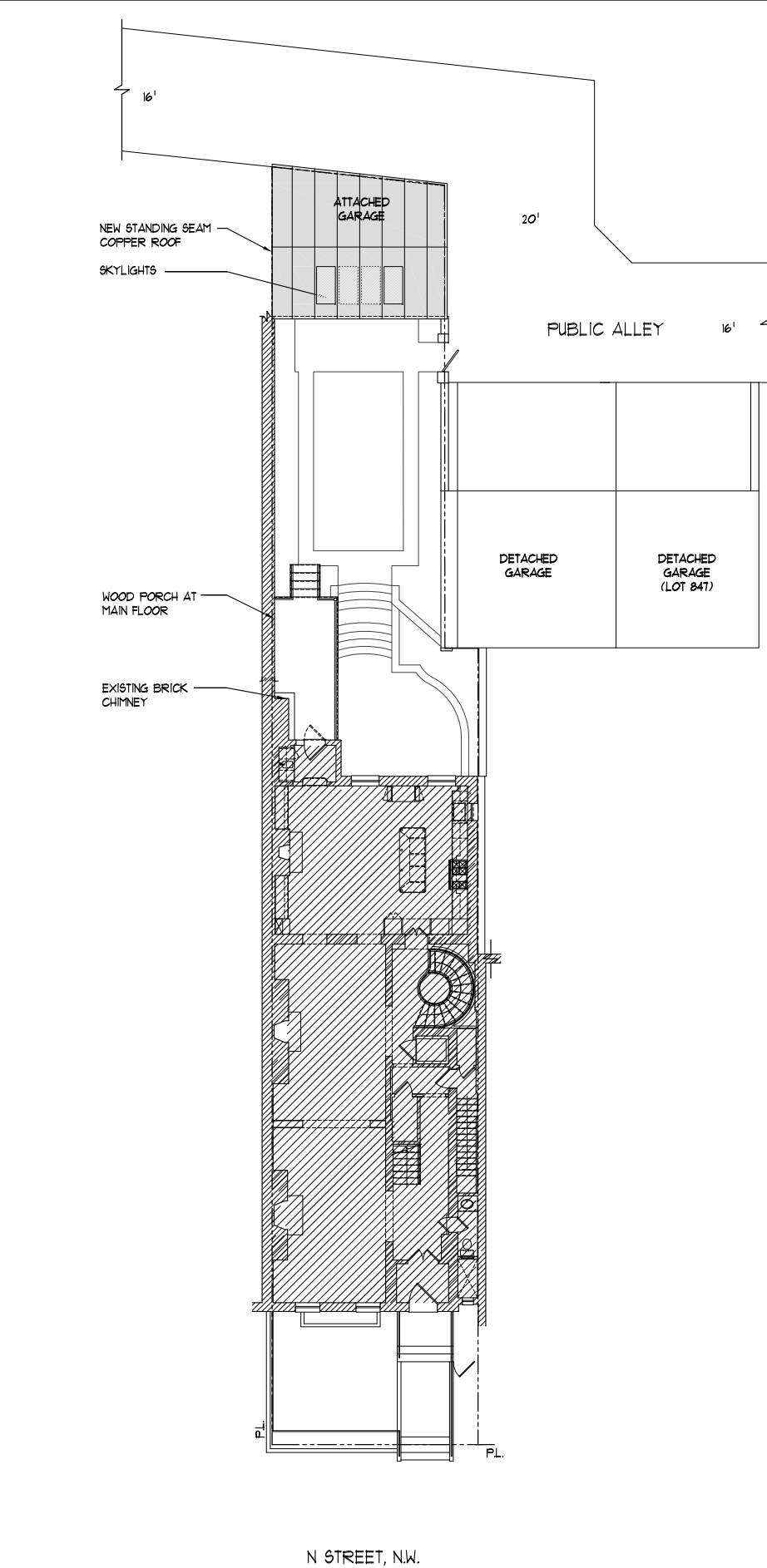
10/13/2021 O&B CONCEPT SUBMISSION REVISED

10/18/2021 O&B CONCEPT SUBMISSION REVISED

6



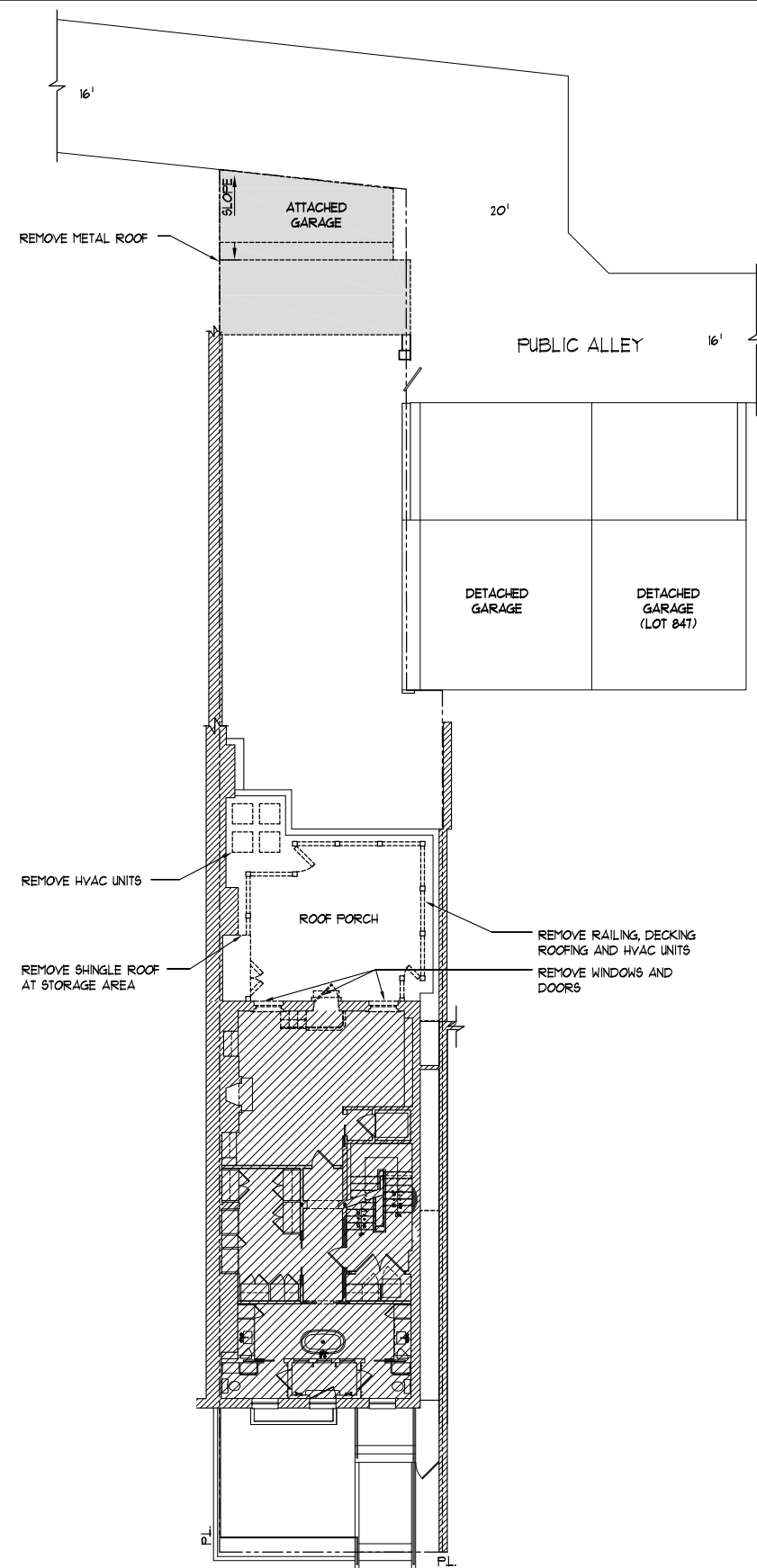
CI  
 6A  
 DEMO SITE PLAN - FIRST FLOOR PLAN  
 3/64"=1'-0" WHEN PRINTED AT 11" X 17"



C2  
 6A  
 PROPOSED SITE PLAN - FIRST FLOOR PLAN  
 3/64"=1'-0" WHEN PRINTED AT 11" X 17"

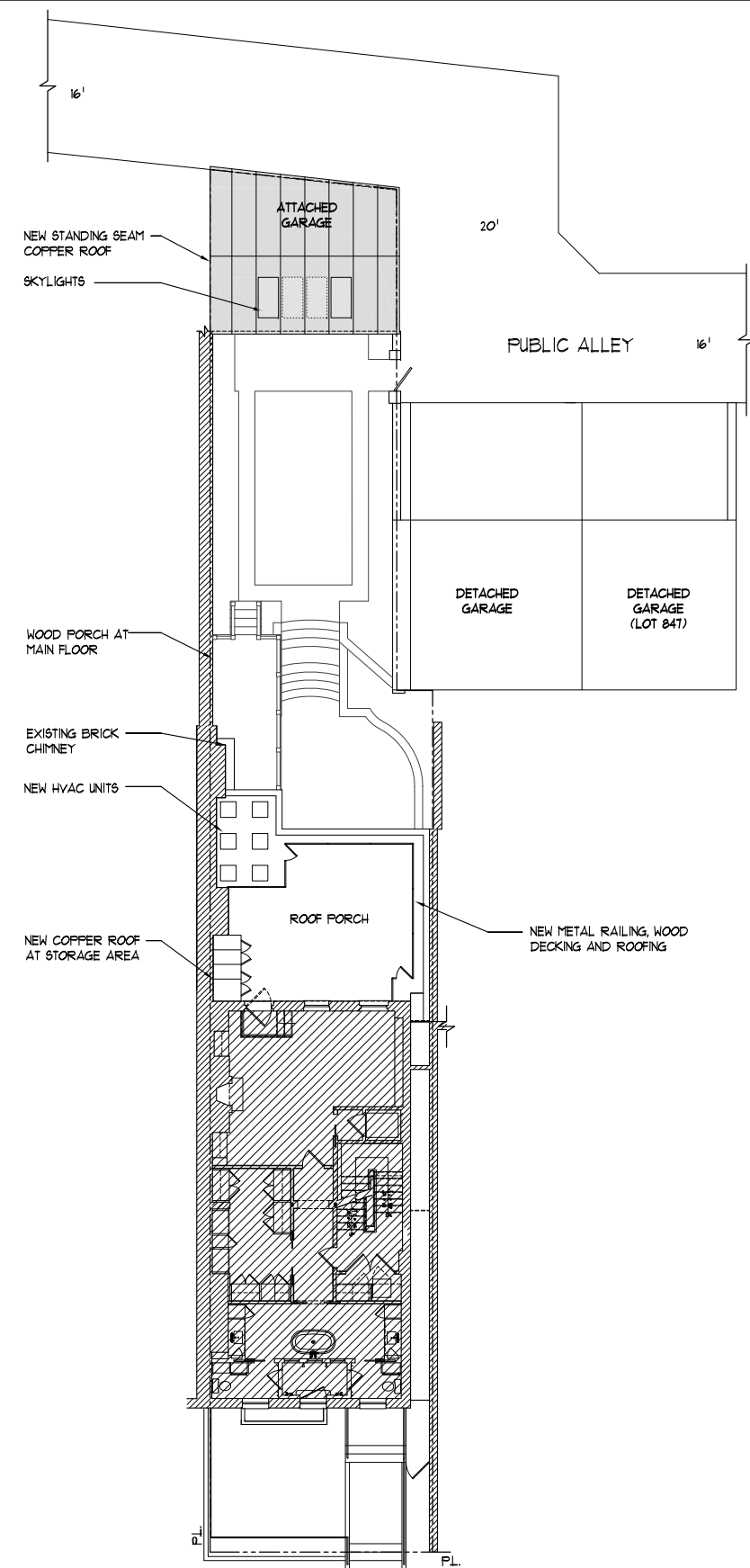
DRAWING: SITE PLANS				
ISSUED:	08/17/2022	06B CONCEPT SUBMISSION		
	10/19/2022	06B CONCEPT SUBMISSION REVISED		
	10/18/2022	06B CONCEPT SUBMISSION REVISED		





N STREET, N.W.

C1 DEMO SITE PLAN - SECOND FLOOR PLAN  
3/64"=1'-0" WHEN PRINTED AT 11" X 17"



N STREET, N.W.

C2 PROPOSED SITE PLAN - SECOND FLOOR PLAN  
3/64"=1'-0" WHEN PRINTED AT 11" X 17"

2202

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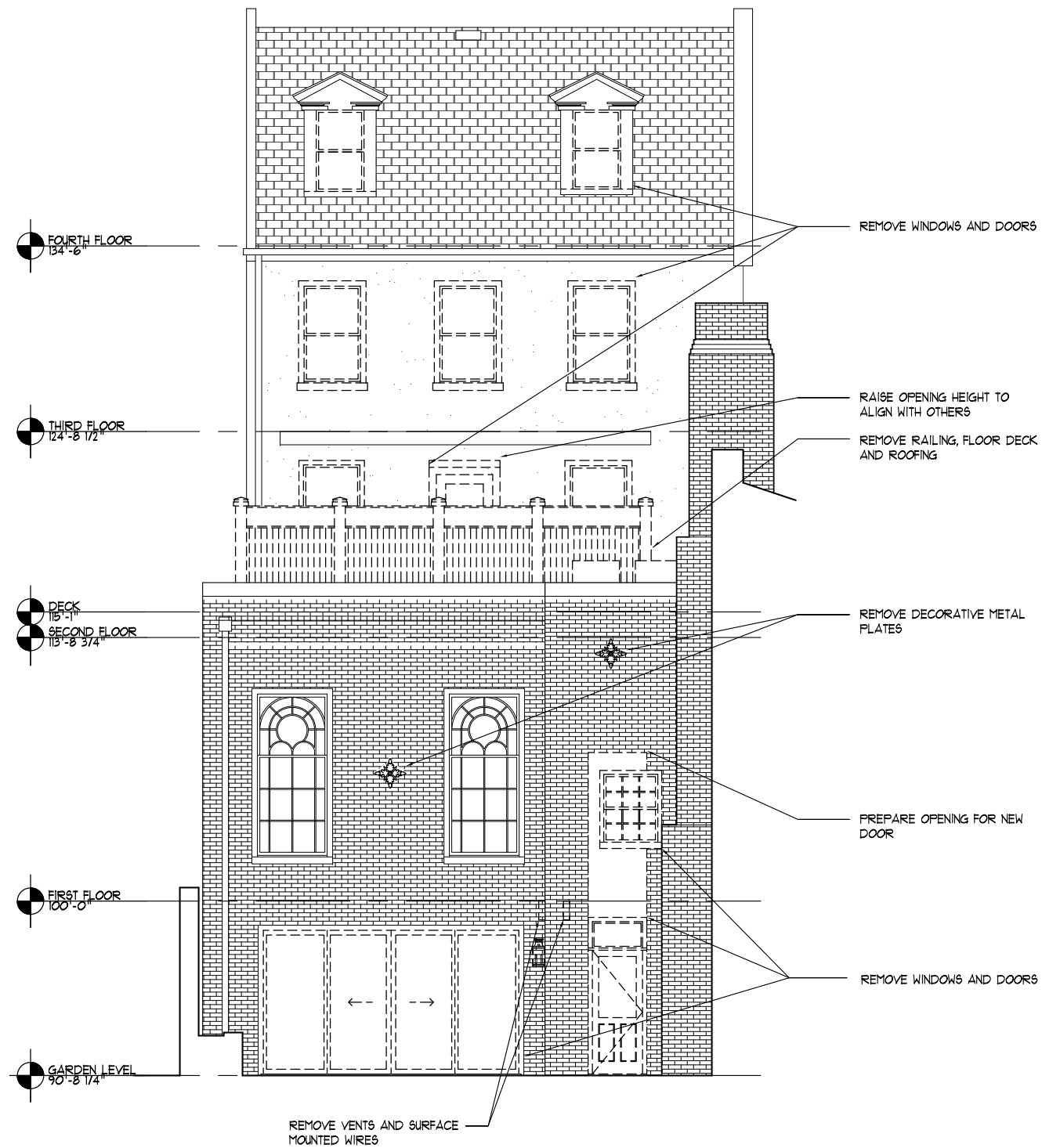
DRAWING: SITE PLANS

ISSUED:

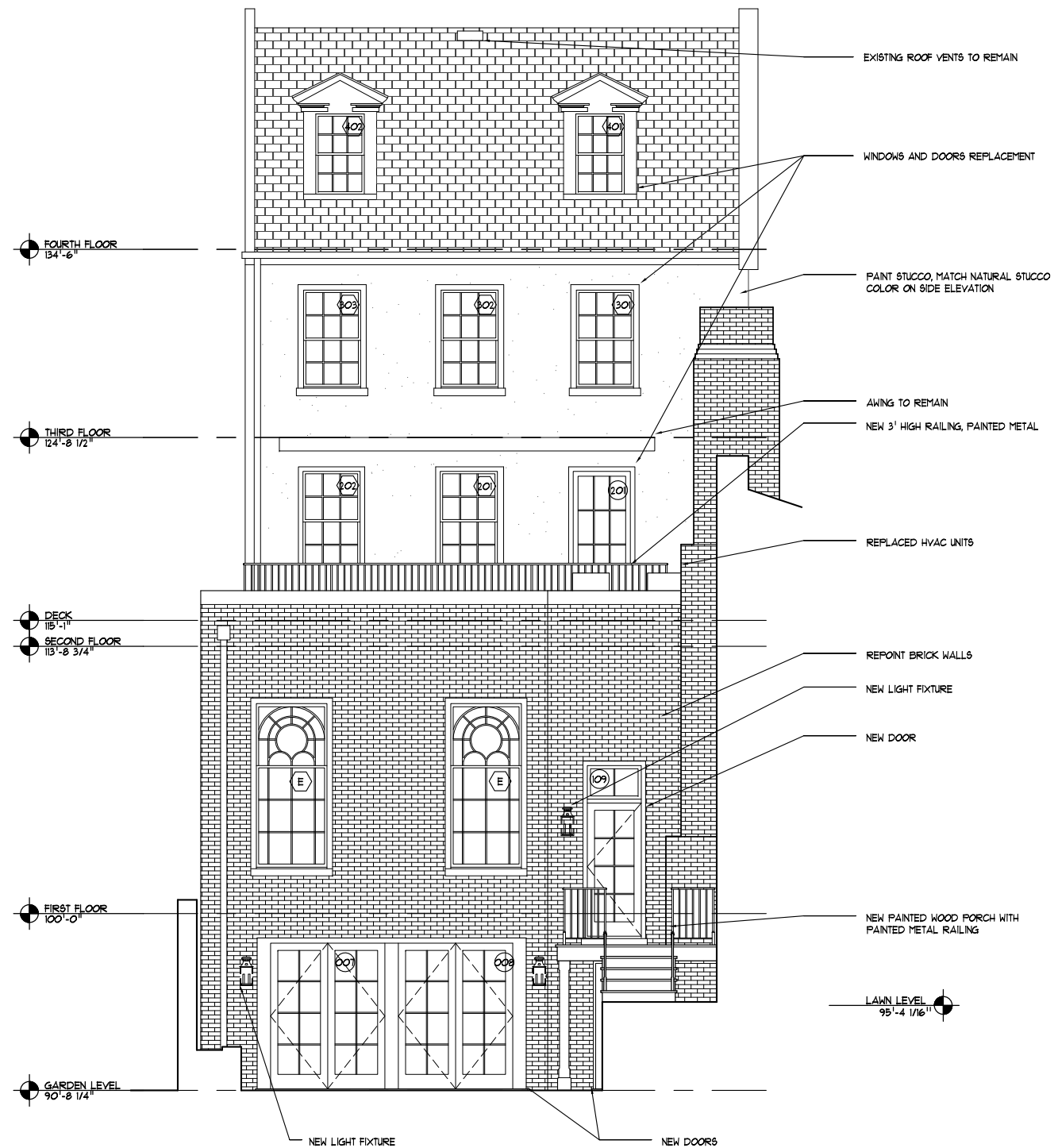
08/17/2022	06B CONCEPT SUBMISSION
10/19/2022	06B CONCEPT SUBMISSION REVISED
10/18/2022	06B CONCEPT SUBMISSION REVISED

7





C1 EXISTING NORTH ELEVATION  
8 1/8"=1'-0" WHEN PRINTED AT 11" x 17"



C2 PROPOSED NORTH ELEVATION  
8 1/8"=1'-0" WHEN PRINTED AT 11" x 17"

2202

BVA

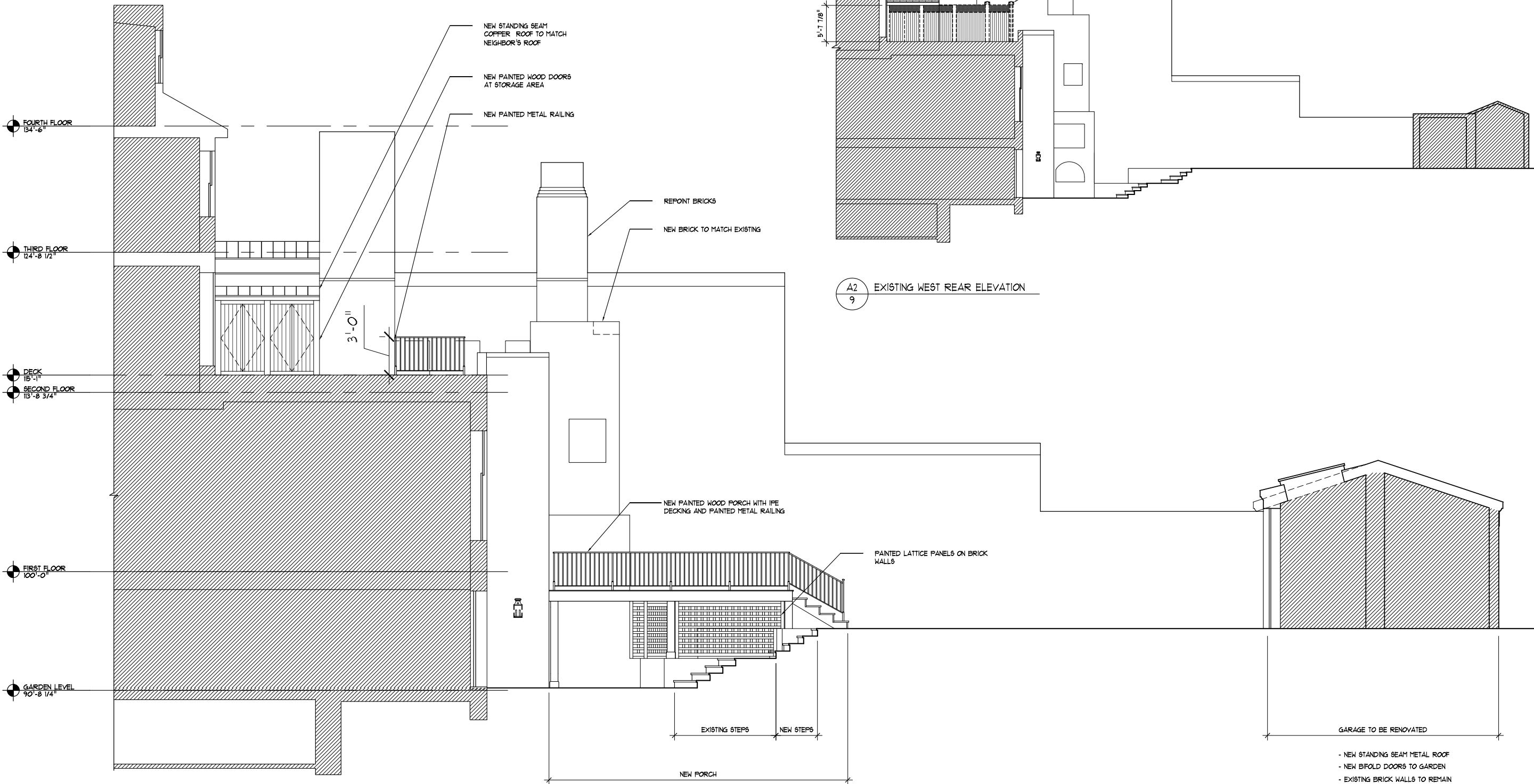
BarnesVance Architects Inc.  
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Washington DC 20007  
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Graham-Clarke  
Residence  
3327 N Street, NW  
Washington DC 20007

DRAWING: REAR ELEVATIONS

ISSUED:	08/17/2022	08/17/2022	08/17/2022
	08/17/2022	08/17/2022	08/17/2022
	08/17/2022	08/17/2022	08/17/2022
	08/17/2022	08/17/2022	08/17/2022

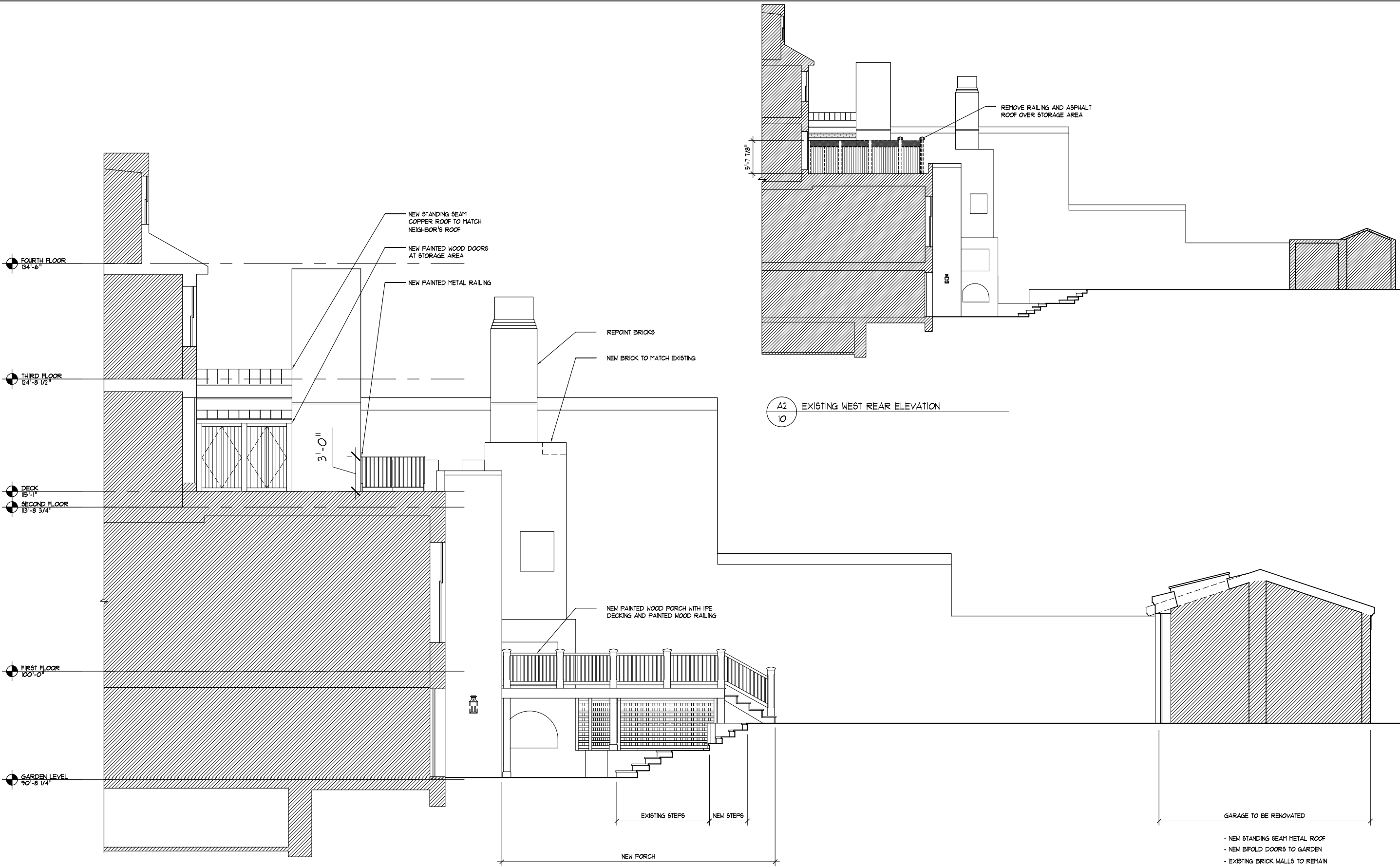




CI PROPOSED WEST REAR ELEVATION - OPTION I (PREFERRED)  
9 1/8" = 1'-0" WHEN PRINTED AT 11" x 17"

DRAWING: REAR EXTERIOR ELEVATION			
ISSUED:	08/17/2022	08/17/2022	08/17/2022
	08/17/2022	08/17/2022	08/17/2022
	08/17/2022	08/17/2022	08/17/2022
	08/17/2022	08/17/2022	08/17/2022

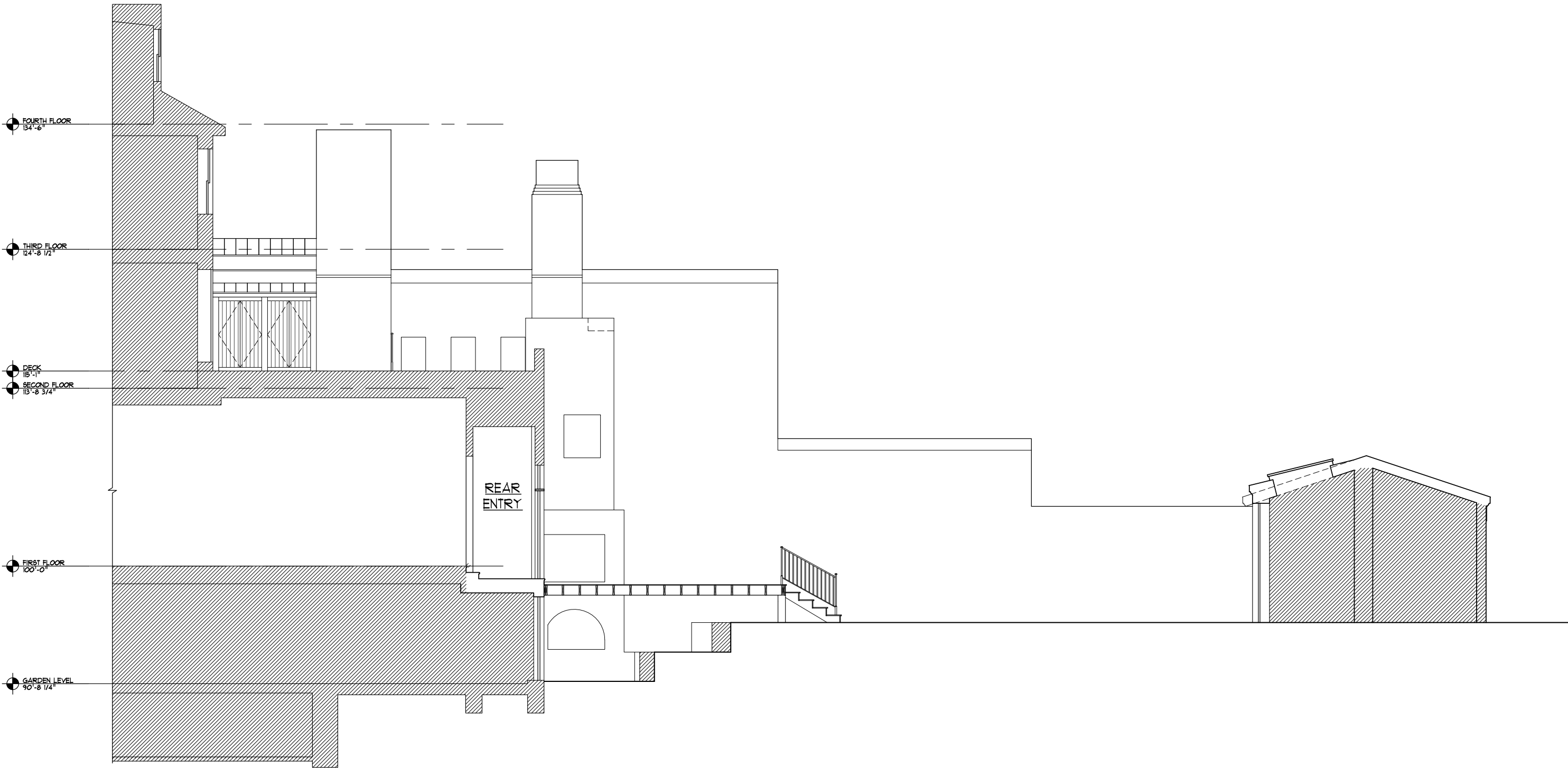




C1 PROPOSED WEST REAR ELEVATION - OPTION 2  
1/8" = 1'-0" WHEN PRINTED AT 11" x 17"

DRAWING: REAR EXTERIOR ELEVATION		ISSUED:	
08/17/2022	06B CONCEPT SUBMISSION	10/13/2022	06B CONCEPT SUBMISSION REVISED
10/18/2022	06B CONCEPT SUBMISSION REVISED		





CI PROPOSED SECTION THROUGH REAR ENTRY AND PORCH  
1/8" = 1'-0" WHEN PRINTED AT 11" x 17"

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Graham-Clarke  
Residence

3327 N Street, NW  
Washington DC 20007

DRAWING: REAR EXTERIOR ELEVATION			
ISSUED:			
08/17/2022	06B CONCEPT SUBMISSION		
10/19/2022	06B CONCEPT SUBMISSION REVISED		
10/18/2022	06B CONCEPT SUBMISSION REVISED		

1 1

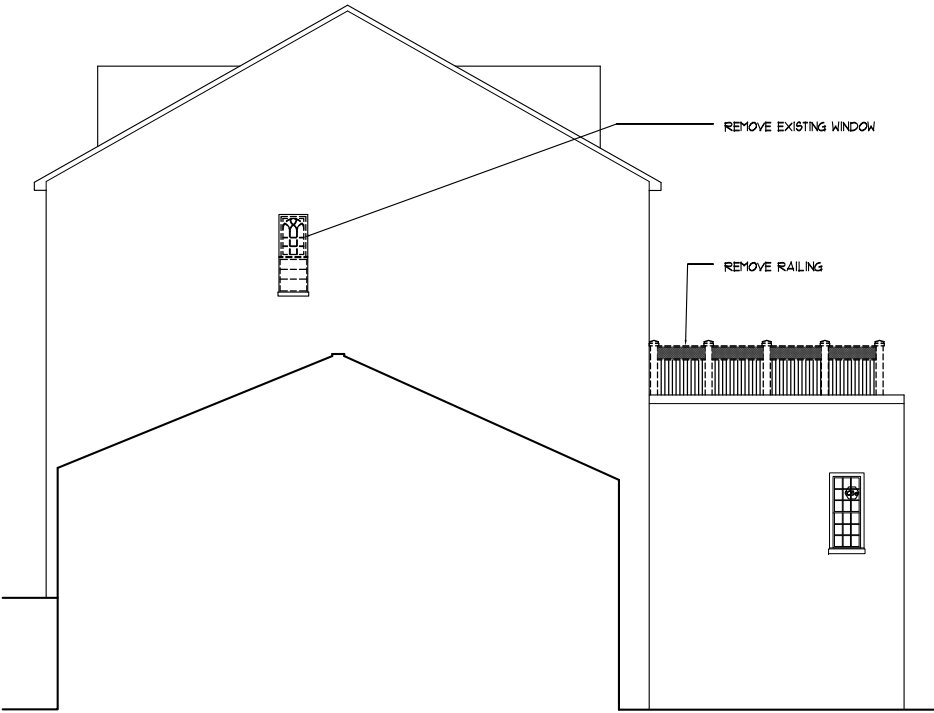




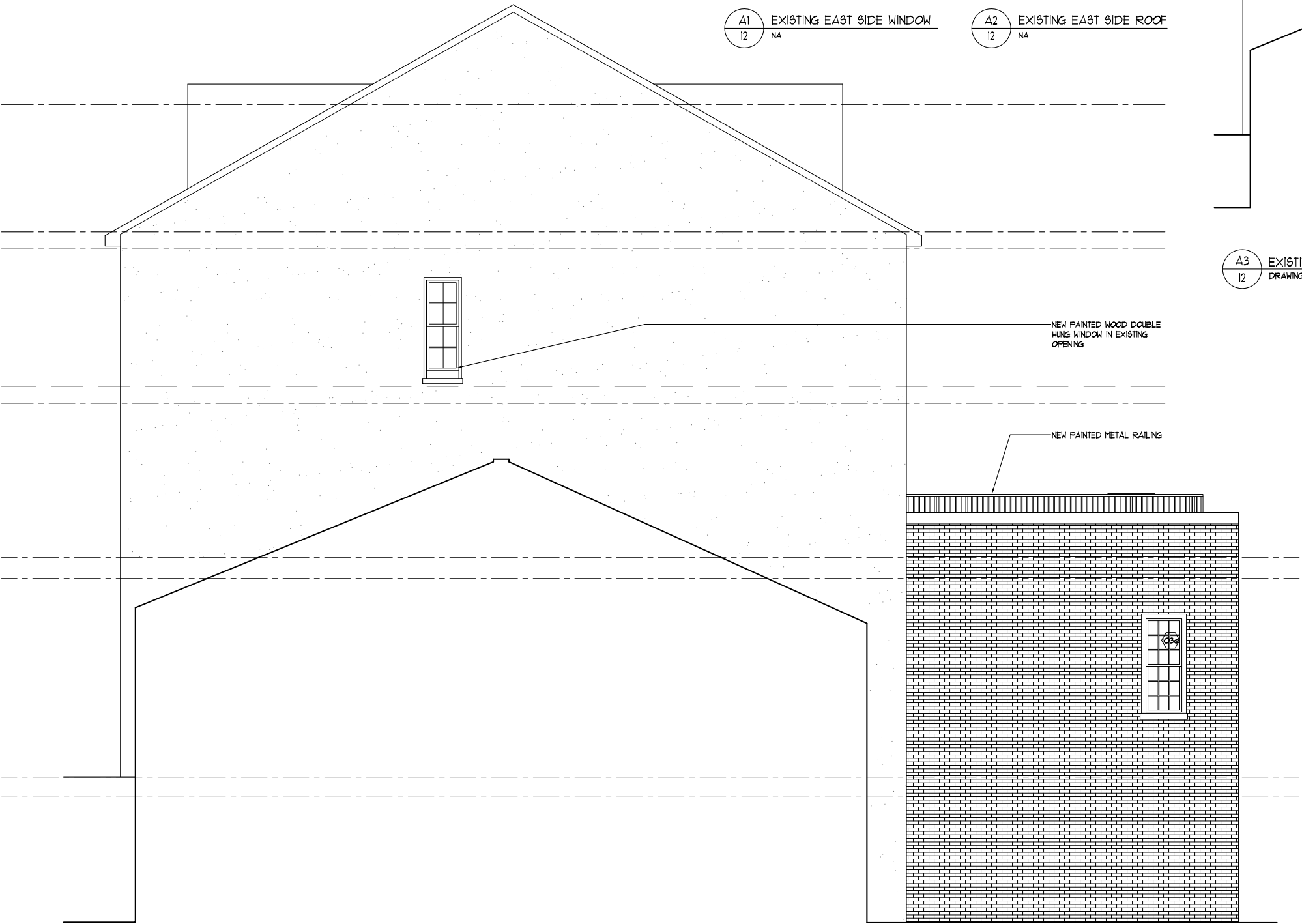
A1  
12  
EXISTING EAST SIDE WINDOW  
NA



A2  
12  
EXISTING EAST SIDE ROOF  
NA



A3  
12  
EXISTING EAST ELEVATION  
DRAWING SCALE: 1/16" = 1'-0"



C1  
12  
PROPOSED EAST ELEVATION  
DRAWING SCALE: 1/8" = 1'-0"

DRAWING: EXTERIOR VIEWS			
ISSUED:			
08/17/2022	06B CONCEPT SUBMISSION		
10/19/2022	06B CONCEPT SUBMISSION REVISED		
10/18/2022	06B CONCEPT SUBMISSION REVISED		





A1  
13 FRONT VIEW OF PROPERTY



A2  
13 EXISTING FRONT DOOR VIEW  
NA

REPLACE LANTERNS,  
DOORBELL, NUMBERS  
AND MAIL SLOT.  
PAINT DOOR: BENJAMIN  
MOORE, ESSEX GREEN



A3  
13 PROPOSED ELECTRIC  
LANTERN

18" HIGH AT FRONT DOOR,  
REAR ELEVATION AND  
GARAGE DOORS  
12" HIGH AT FRONT ENTRY  
TO LOWER LEVEL



DOORBIRD IP DOOR STATION - OPTION 1



RING ELITE - OPTION 2



NEST (WIRED) - OPTION 3

A4  
13 PROPOSED OPTIONS FOR VIDEO DOORBELLS



A5  
13 PROPOSED GARDEN LEVEL FRONT  
DOOR PAINT COLOR: BENJAMIN MOORE  
-TARRYTOWN GREEN



A6  
13 PROPOSED WINDOW TRIM PAINT  
COLOR: BENJAMIN MOORE  
SHADOW WHITE



C1  
13 EXISTING WINDOW WELL AT FRONT ELEVATION TO BE REPLACED  
NA



C2  
13 EXISTING WINDOW WELL AT FRONT ELEVATION  
NA

REPLACE WINDOW



C3  
13 EXISTING LOWER LEVEL DOOR VIEW  
NA

PAINT DOOR: BENJAMIN  
MOORE, ESSEX GREEN



C4  
13 EXISTING STEPS TO LOWER LEVEL DOOR  
NA

DRAWING: EXTERIOR VIEWS		ISSUED:	
		08/11/2022	OG&B CONCEPT SUBMISSION
		10/19/2022	OG&B CONCEPT SUBMISSION REVISED
		10/18/2022	OG&B CONCEPT SUBMISSION REVISED

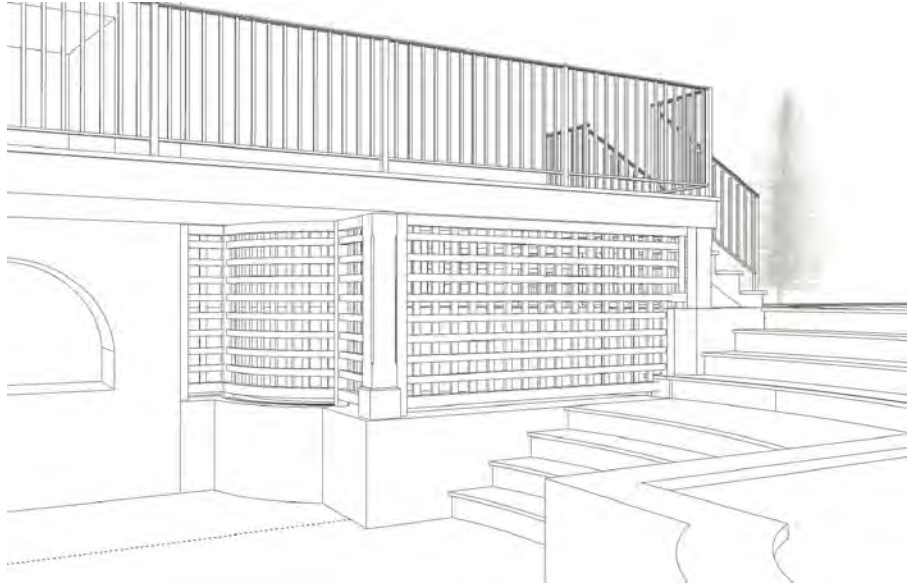




A1  
14  
EXISTING REAR ELEVATION VIEW  
NA



A2  
14  
PROPOSED REAR ELEVATION VIEW -METAL RAILING-PREFERRED OPTION  
NA



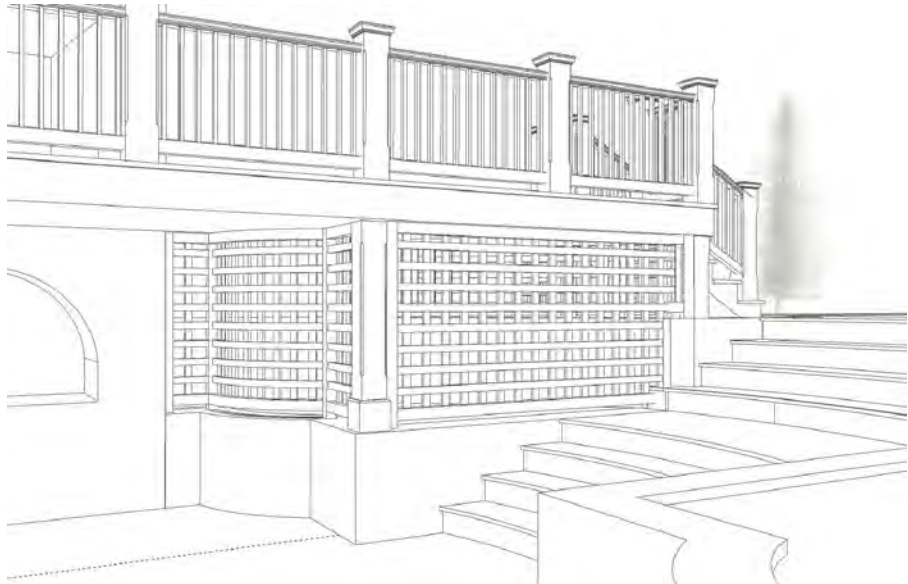
A3  
14  
PROPOSED REAR DECK AND STAIR - METAL RAILING  
NA



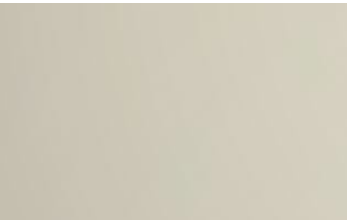
B1  
14  
EXISTING SECOND FLOOR REAR ELEVATION VIEW  
NA



B2  
14  
PROPOSED REAR ELEVATION VIEW -WOOD RAILING  
NA



B3  
14  
PROPOSED REAR DECK AND STAIR - WOOD RAILING  
NA



C1  
14  
FRENCH DOORS, WOOD PORCH LATTICE  
AND WINDOW TRIM PAINT COLOR:  
FARROW & BALL - SHADOW WHITE



C2  
14  
MAIN LEVEL AND GARDEN LEVEL ENTRY DOORS  
PAINT COLOR: FARROW & BALL - LICHEN



C3  
14  
METAL RAILING, ROOF AND GARDEN DORMERS  
PAINT COLOR: FARROW & BALL PITCH BLACK

DRAWING:		EXTERIOR VIEWS	
ISSUED:			
08/11/2022	06B CONCEPT SUBMISSION		
10/19/2022	06B CONCEPT SUBMISSION REVISED		
10/18/2022	06B CONCEPT SUBMISSION REVISED		





A1  
15  
EXISTING SECOND FLOOR PORCH VIEW  
NA



A2  
15  
EXISTING BRICK CHIMNEY VIEW  
NA



A3  
15  
EXISTING BRICK CHIMNEY VIEW  
NA

REPOINT CHIMNEY AND WALL



C1  
15  
EXISTING SECOND FLOOR REAR ELEVATION VIEW  
NA

REAR WALL TO BE PAINTED TO  
MATCH STUCCO ON EAST WALL  
WINDOWS, DECKING AND RAILING  
TO BE REPLACED



C2  
15  
EXISTING STUCCO COLOR VIEW  
NA



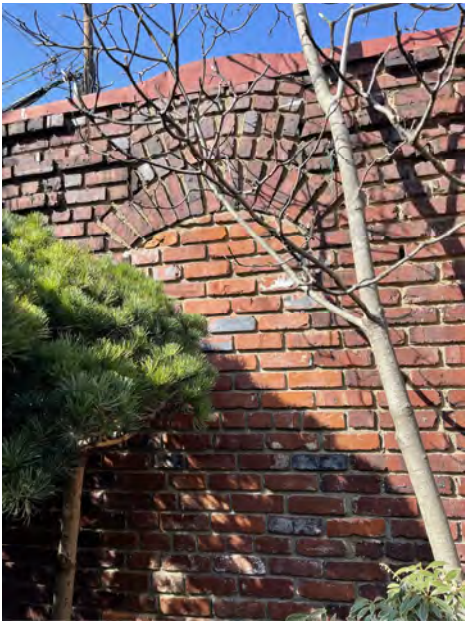
C3  
15  
PROPOSED METAL RAILING AT ROOF AND  
GARDEN PORCHES  
NA

DRAWING: EXTERIOR VIEWS			
ISSUED:			
08/17/2022	06B CONCEPT SUBMISSION		
10/19/2022	06B CONCEPT SUBMISSION REVISED		
10/18/2022	06B CONCEPT SUBMISSION REVISED		





A1  
16  
EXISTING REAR (ATTACHED) GARAGE VIEW  
NA



A2  
16  
EXISTING GARDEN BRICK WALL  
NA



A3  
16  
EXISTING REAR PATIO VIEW  
NA



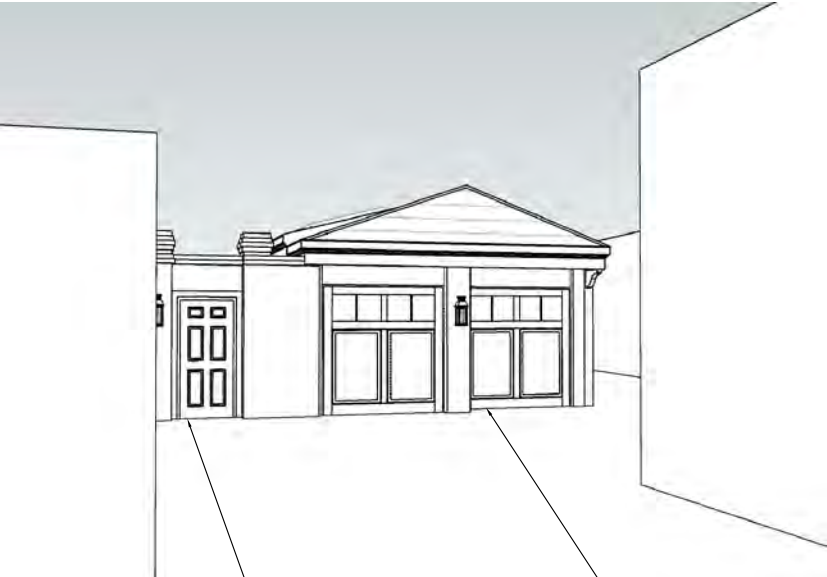
A4  
16  
PROPOSED REAR PATIO VIEW - PREFERRED OPTION A  
NA



B1  
16  
EXISTING REAR (ATTACHED) GARAGE VIEW  
NA



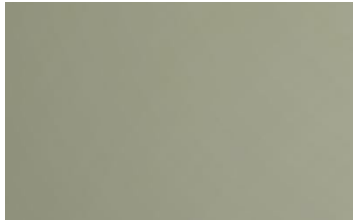
B2  
16  
EXISTING REAR (ATTACHED) GARAGE VIEW  
NA



B3  
16  
PROPOSED REAR (ATTACHED) GARAGE VIEW - OPTION A  
NA



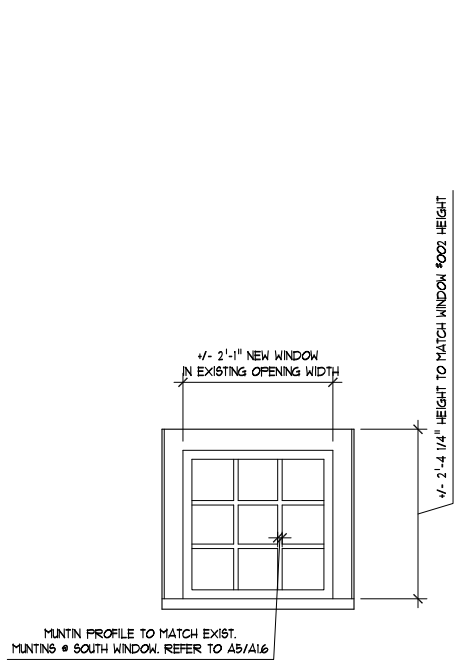
C1  
16  
GARAGE DOORS PAINT COLOR:  
BENJAMIN MOORE TARRYTOWN GREEN



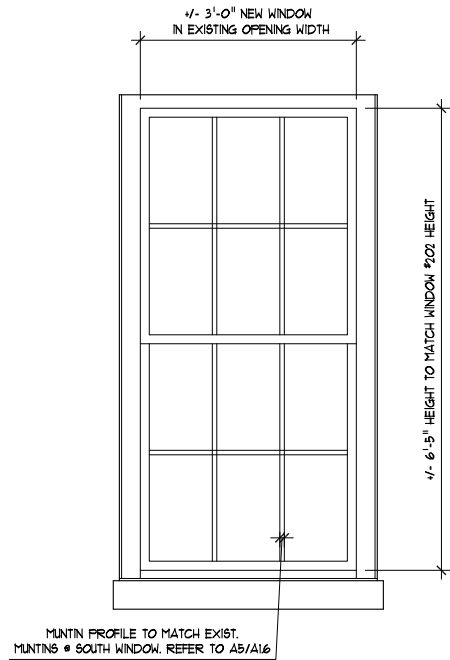
C2  
16  
GARDEN ENTRY DOOR, GARAGE AND  
GARDEN DOORS PAINT COLOR: FARROW  
& BALL - LICHEN

DRAWING:		EXTERIOR VIEWS	
ISSUED:			
08/11/2022	06B CONCEPT SUBMISSION		
10/19/2022	06B CONCEPT SUBMISSION REVISED		
10/18/2022	06B CONCEPT SUBMISSION REVISED		

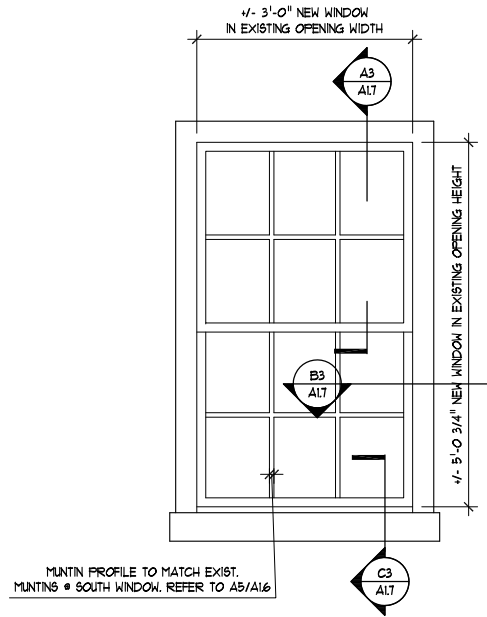




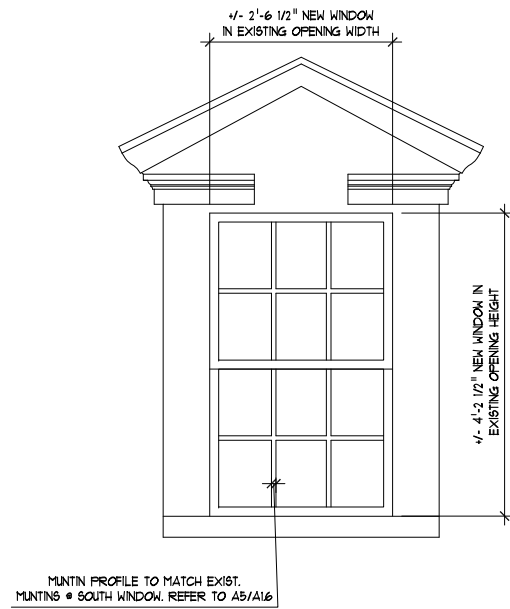
**A1**  
17 WINDOW #002 - GARDEN LEVEL - FRONT  
DRAWING SCALE: 3/4" = 1'-0"  
TO MATCH EXISTING WINDOWS ON SOUTH (FRONT) ELEVATION



**A2**  
17 WINDOW #202 - SECOND LEVEL - REAR  
DRAWING SCALE: 3/4" = 1'-0"  
TO MATCH EXISTING WINDOWS ON SOUTH (FRONT) ELEVATION



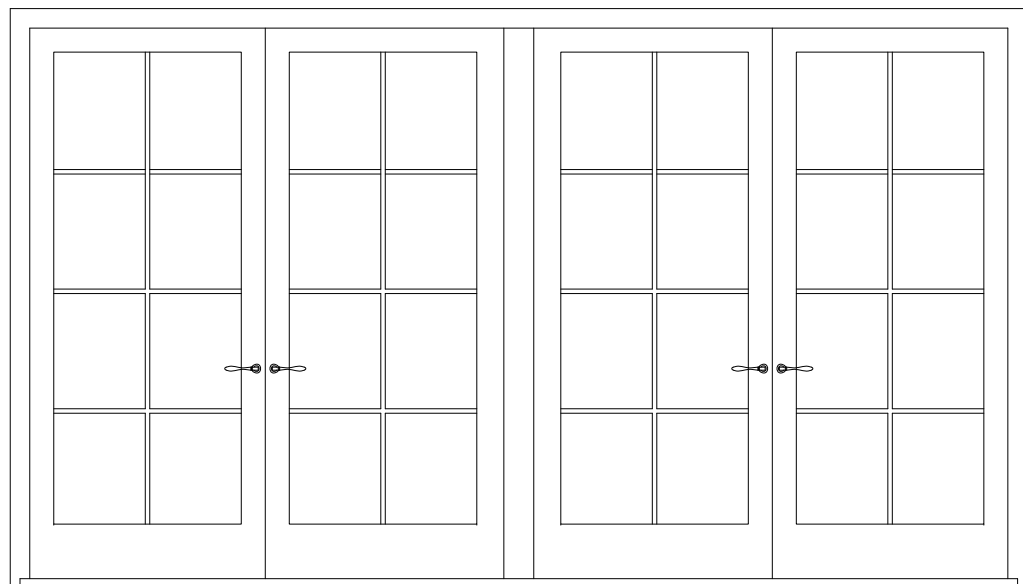
**A3**  
17 WINDOWS #301, 302, & 303 - THIRD FLOOR - REAR  
DRAWING SCALE: 3/4" = 1'-0"  
TO MATCH EXISTING WINDOWS ON SOUTH (FRONT) ELEVATION



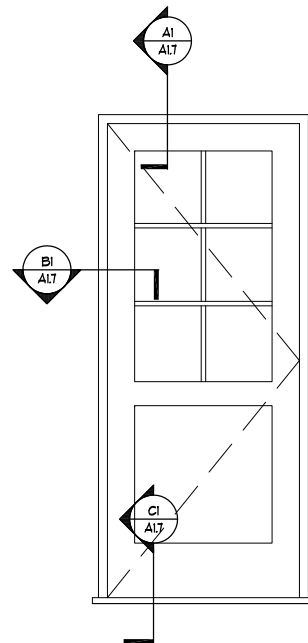
**A4**  
17 WINDOWS #401, & 402 - FOURTH FLOOR DORMER  
DRAWING SCALE: 3/4" = 1'-0"  
TO MATCH EXISTING WINDOWS ON SOUTH (FRONT) ELEVATION



**A5**  
17 EXISTING FRONT WINDOW @ THIRD FLOOR  
EXISTING WINDOW SOUTH ELEVATION



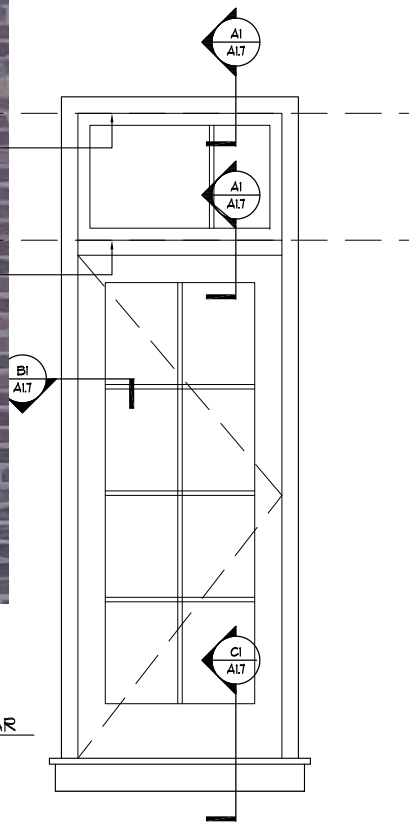
**C1**  
17 DOORS #007 & 008 - GARDEN LEVEL FRENCH DOORS - REAR  
DRAWING SCALE: 3/4" = 1'-0"



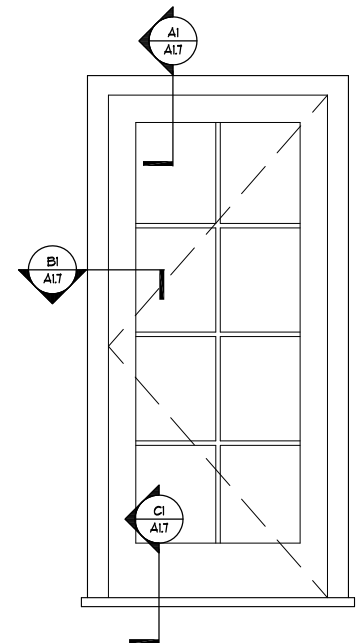
**C2**  
17 DOOR #010 - GARDEN LEVEL REAR ENTRY  
DRAWING SCALE: 3/4" = 1'-0"



**C3**  
17 EXISTING ORIGINAL WINDOW AT REAR  
NA



**C4**  
17 DOOR #109 - FIRST FLOOR REAR ENTRY  
DRAWING SCALE: 3/4" = 1'-0"



**C5**  
17 DOOR #201 - SECOND FLOOR REAR  
DRAWING SCALE: 3/4" = 1'-0"

2202

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DRAWING: DOOR AND WINDOW DETAILS

ISSUED:

08/11/2022	06B CONCEPT SUBMISSION
10/19/2022	06B CONCEPT SUBMISSION REVISED
10/18/2022	06B CONCEPT SUBMISSION REVISED