

3100 R STREET, NW RENOVATION - OLD GEORGETOWN BOARD CONCEPT DESIGN SUBMISSION

3100 R STREET, NW
WASHINGTON, DC | 02.03.22

Project Narrative

Located in the Old Georgetown Historic District, 3100 R Street, NW is an existing, partially-detached ~8,000sf single-family townhome, consisting of three full floors above ground, a partially below grade basement and partially habitable 4th floor / attic. The proposed work is focused on select exterior and site alterations and exterior envelope repair and maintenance, as well as select interior renovation, repair, and improvements. No additions are proposed. Refer to Landscape site plans and building elevations enclosed for proposed exterior improvements.

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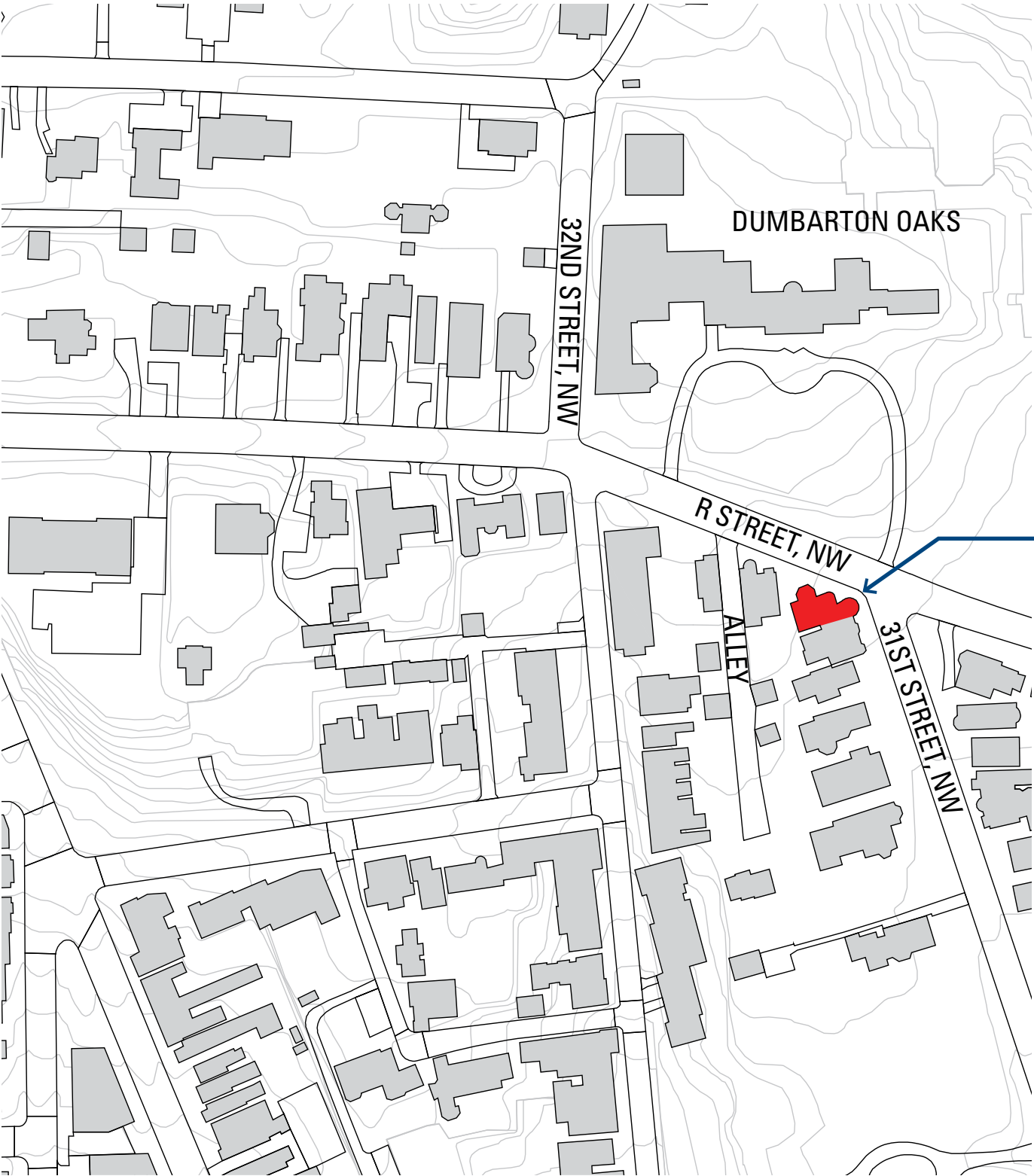


3100 R Street, corner of R Street & 31st Street

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NEIGHBORHOOD CONTEXT PLAN



Project Address: 3100 R Street, NW Washington DC
Owner: Trustees for Harvard University
Square: 1281
Suffix/Lot: 0836
Zoning District: R-19
Year Built: 1900 (per DC Office of Tax & Revenue Public Records)
Lot Area: 3,101gsf



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NEIGHBORHOOD CONTEXT PHOTOGRAPHS



1. View of 1698 and 1696 31st St.



2. View of 1699 31st St.



3. View of 3102 and 3104 R St.



4. View of 3114 R St. and Alley



5. View of 3102 R St. Entry



6. View of 3100 R from Alley



7. View of 1699 31st St. from R St.

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SITE AND CONTEXT PHOTOGRAPHS



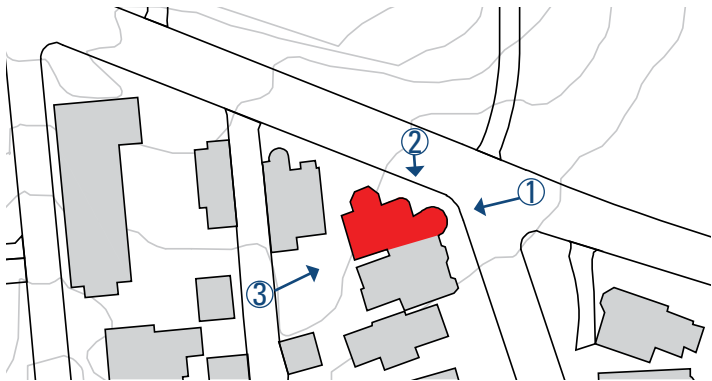
1. Corner of R Street & 31st Street



2. North Elevation 31st Street



3. West Elevation from alley



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EXISTING SITE PHOTOGRAPHS - EXTERIOR



Existing brick curb, piers, and fencing



Existing pedestrian and car gates



Existing garden wall and gate



Existing side yard



Existing brick curb, Astroturf and plantings



Existing fencing at lower level window



Existing brick window well



Existing side yard and privacy fence

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EXISTING CONDITIONS PHOTOGRAPHS - EXTERIOR



Lower level entrance 31st St



Main entrance stairs, gate, and pier



Main entrance stairs, gate, and pier



Main entrance door



Side yard door and stairs



Lower and main level entrances R St



Lower level entrance R Street, NW



Lower level door R Street, NW



Secondary Main level door, detail



Side yard door (no stairs)

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EXISTING CONDITIONS PHOTOGRAPHS - INTERIOR (1ST FLOOR & BASEMENT)



Existing 1st Fl Side Entry



Ex. 1st Fl Kitchen (cabs above window sill)



Existing Dining Room



Existing Front Entry Hall



Existing 1st Fl Living R



Existing Stairs up to 2nd Fl



Existing Basement Office Space



Existing Basement Kitchen



Existing Basement Windows



Existing Basement Bath

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EXISTING CONDITIONS PHOTOGRAPHS - INTERIOR (2ND FL & 3RD FL)



Existing Stairs at 2nd Floor



Existing Stairs at 2nd Floor



Existing 2nd Floor Bathroom View



Existing 2nd Floor Bathroom



Existing 2nd Fl Bathroom



Existing 2nd Fl Primary Bathroom



Existing 2nd Fl Primary Bathroom



Existing 2nd Fl Water Closet



Existing 2nd Floor Bathroom



Existing Primary Bath Shower

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EXISTING CONDITIONS PHOTOGRAPHS - INTERIOR (ADDITIONAL VIEWS AND ATTIC)



Existing Bedroom



Existing Bedroom



Existing Floor Conditions



Existing Floor Conditions



Existing Stair



Existing Stair up to Attic



Existing Attic View



Existing Attic View



Existing Attic View



Existing Elevator Door

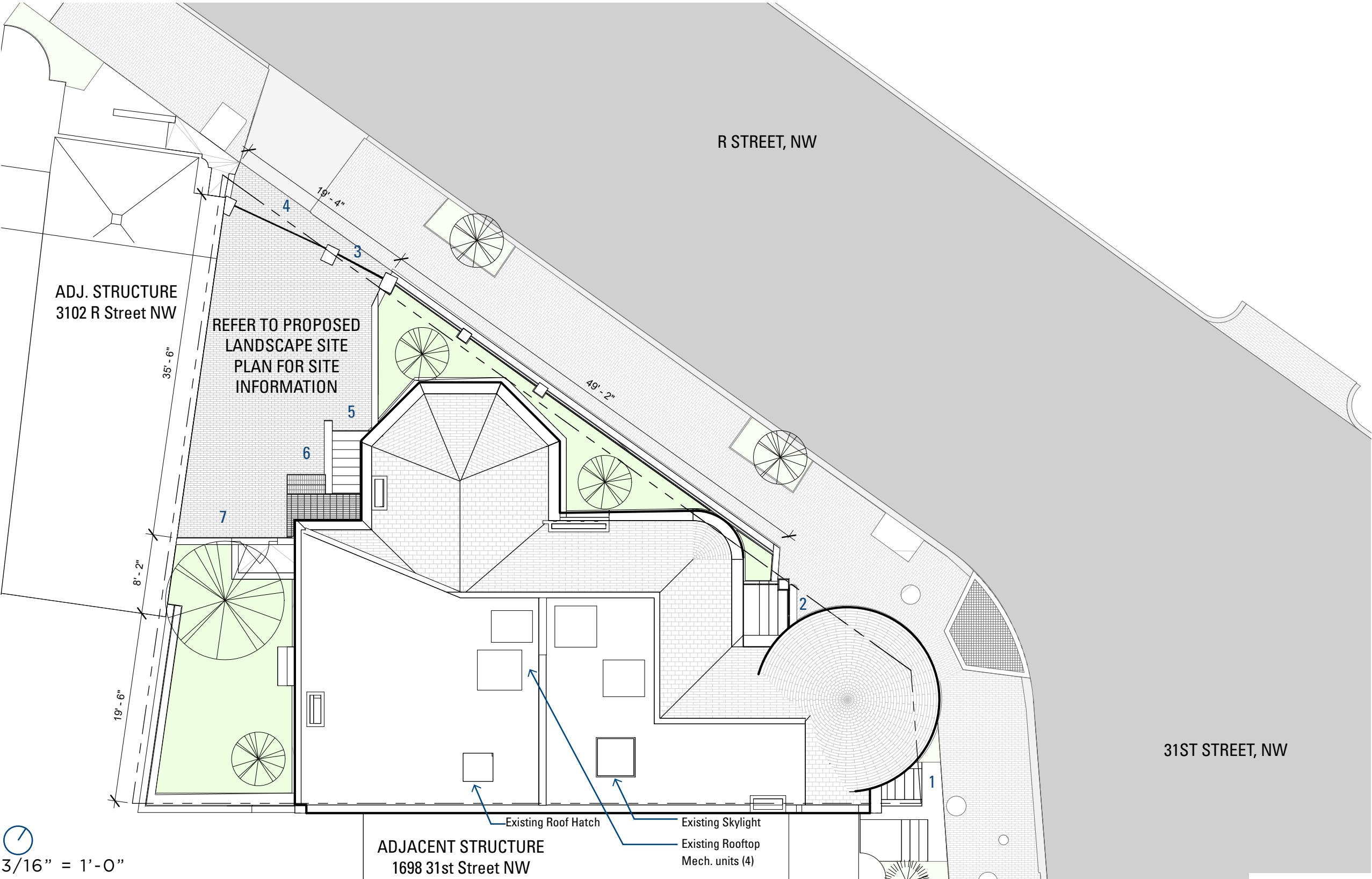
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INTERIOR PRECEDENTS



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EXISTING ARCHITECTURAL SITE PLAN

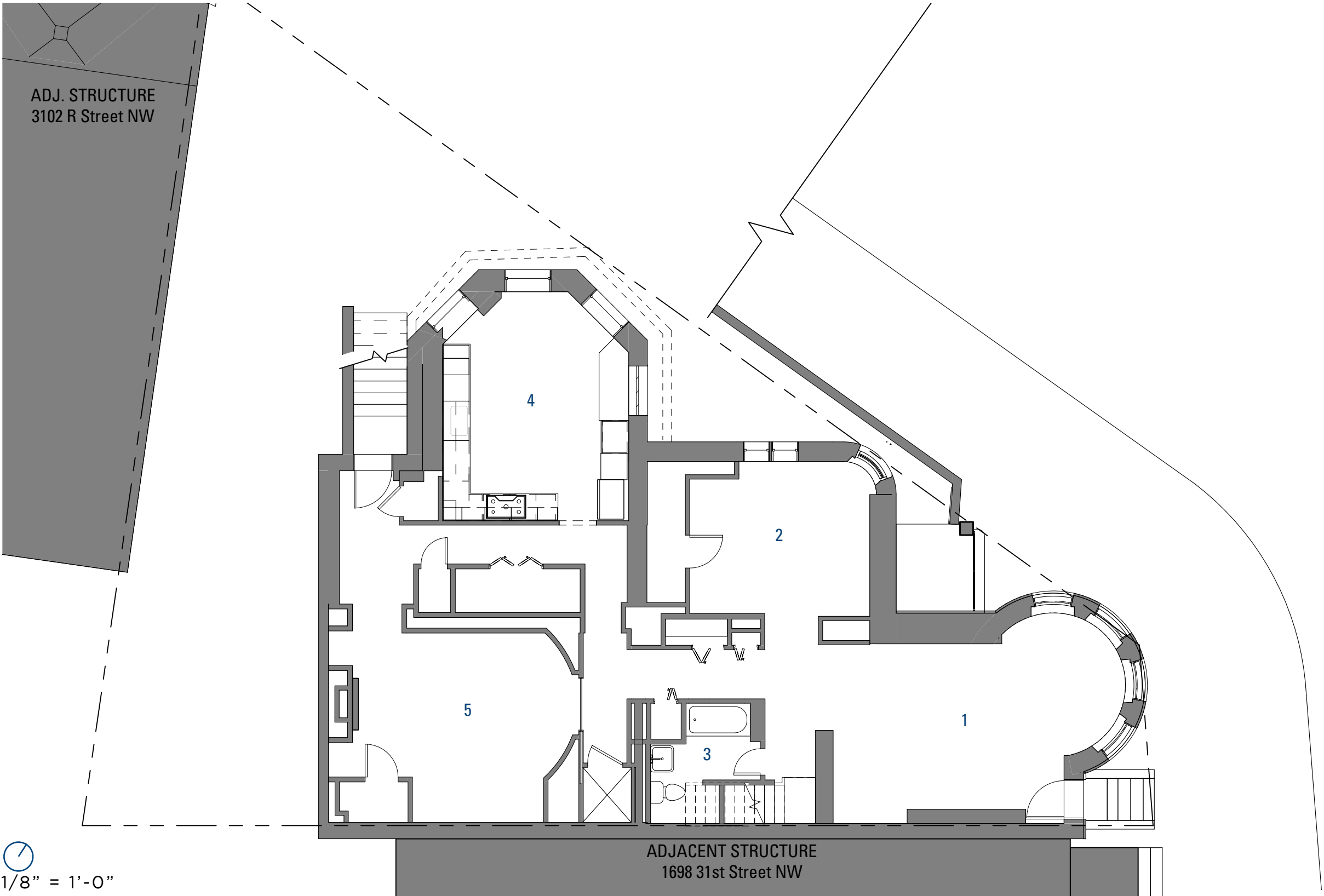


- SITE PLAN KEY**
- 1 31st ST NW Lower Entrance
 - 2 Main Entrance
 - 3 Pedestrian Gate
 - 4 Car Gate
 - 5 R ST NW Lower Entrance
 - 6 Secondary Entrance
 - 7 Side Yard Gate and Wall
- * Refer to Existing First Floor Plan for additional site and building dimensions

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EXISTING BASEMENT FLOOR PLAN



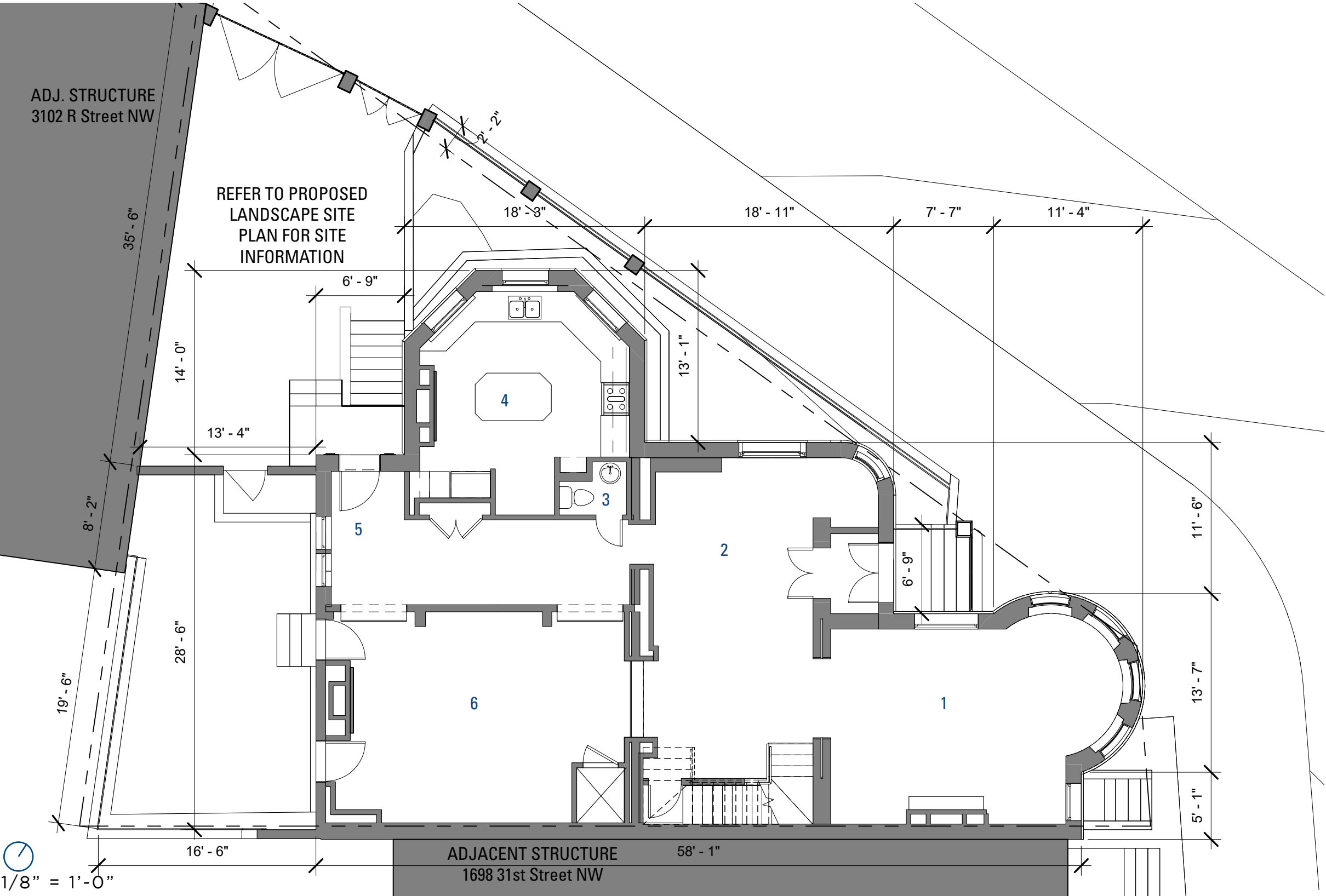
FLOOR PLAN KEY

- 1 Living Room
- 2 Lower Level Bedroom
- 3 Full Bathroom 1
- 4 Kitchen
- 5 Dinning Room

1/8" = 1'-0"

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EXISTING FIRST FLOOR PLAN



FLOOR PLAN KEY

- 1 Living Room
- 2 Main Entrance and Foyer
- 3 Half bath
- 4 Kitchen (2)
- 5 Second Entrance
- 6 Dining Room

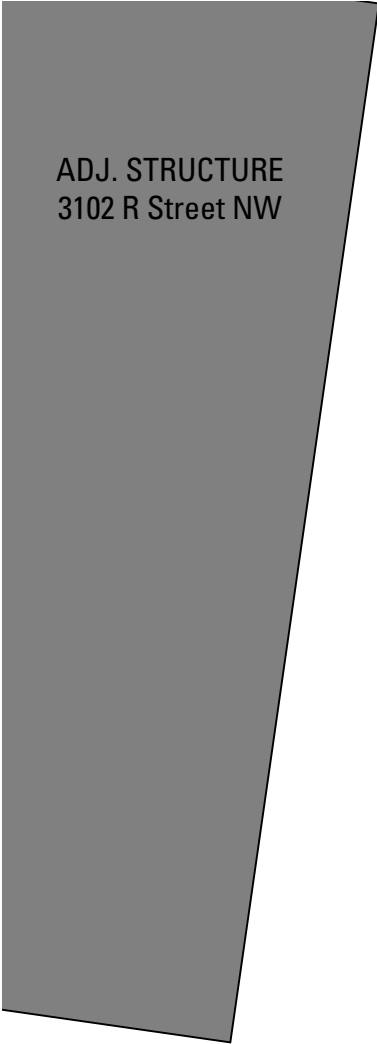
* Refer to Existing Site Plan for additional site dimensions

1/8" = 1'-0"

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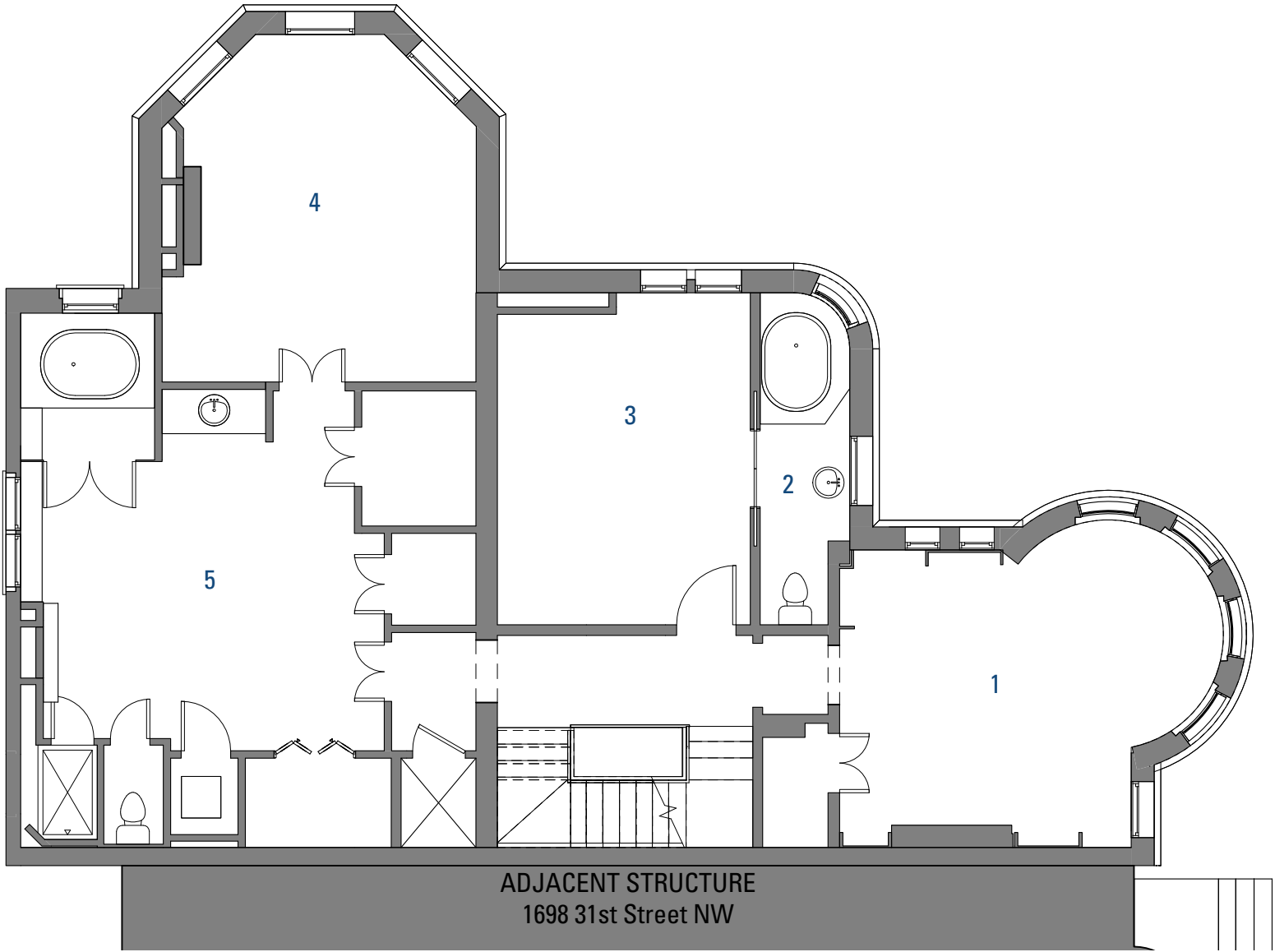
EXISTING SECOND FLOOR PLAN



ADJ. STRUCTURE
3102 R Street NW

FLOOR PLAN KEY

- 1 Bedroom 1
- 2 Full Bathroom 2
- 3 Bedroom 2
- 4 Bedroom 3 - Master
- 5 Changing Room - Bath 3

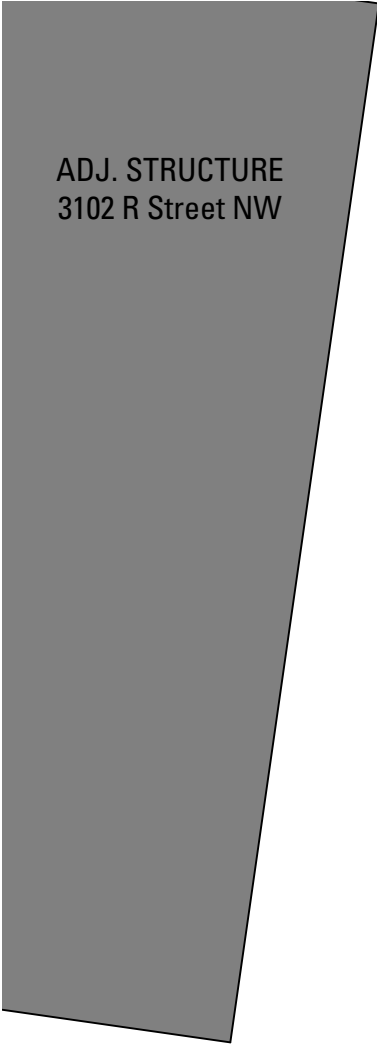


ADJACENT STRUCTURE
1698 31st Street NW

1/8" = 1'-0"

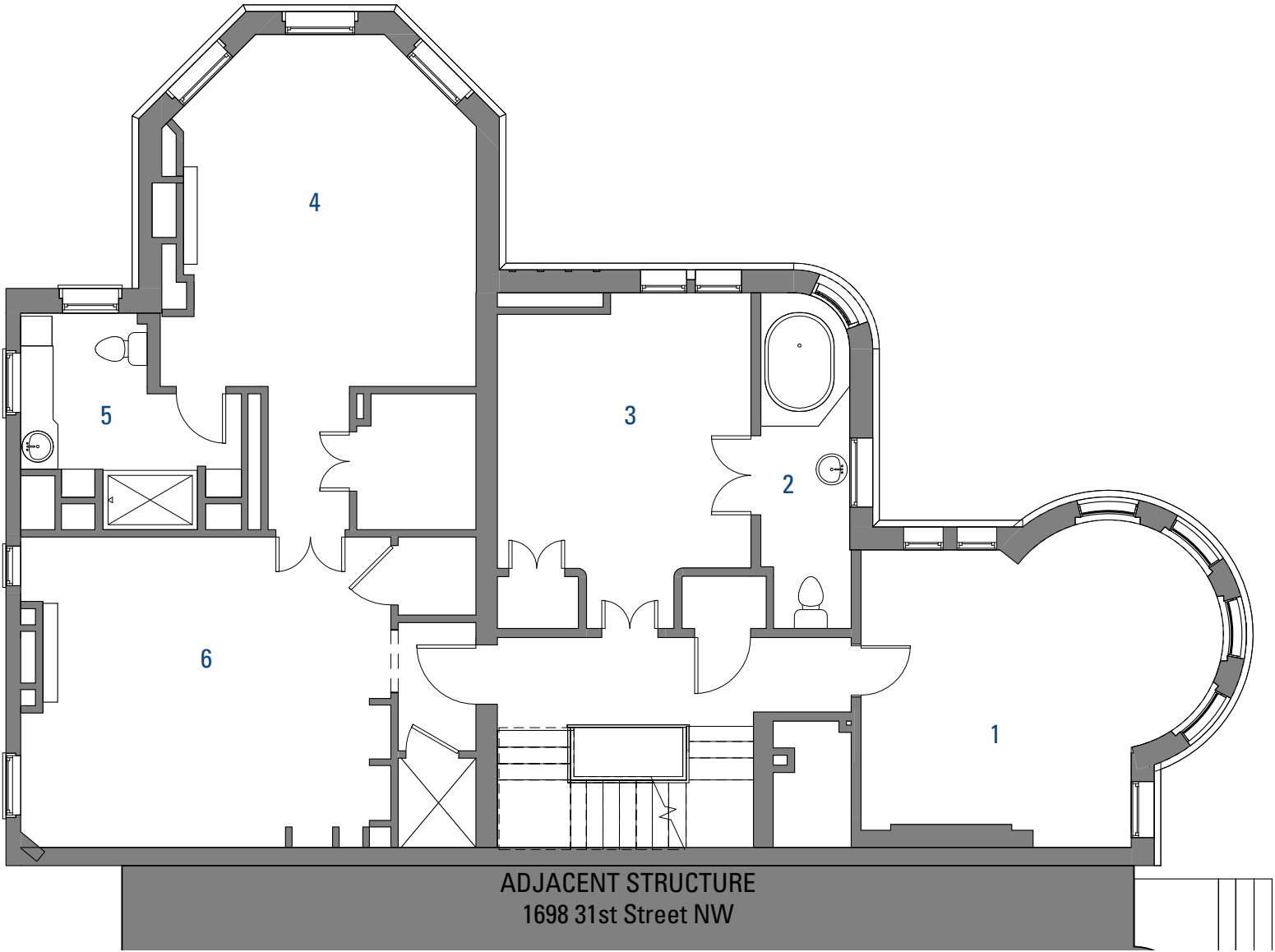
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EXISTING THIRD FLOOR PLAN



FLOOR PLAN KEY

- 1 Bedroom 4
- 2 Bathroom 4
- 3 Bedroom 5
- 4 Bedroom 6
- 5 Bathroom 5
- 6 Study / office

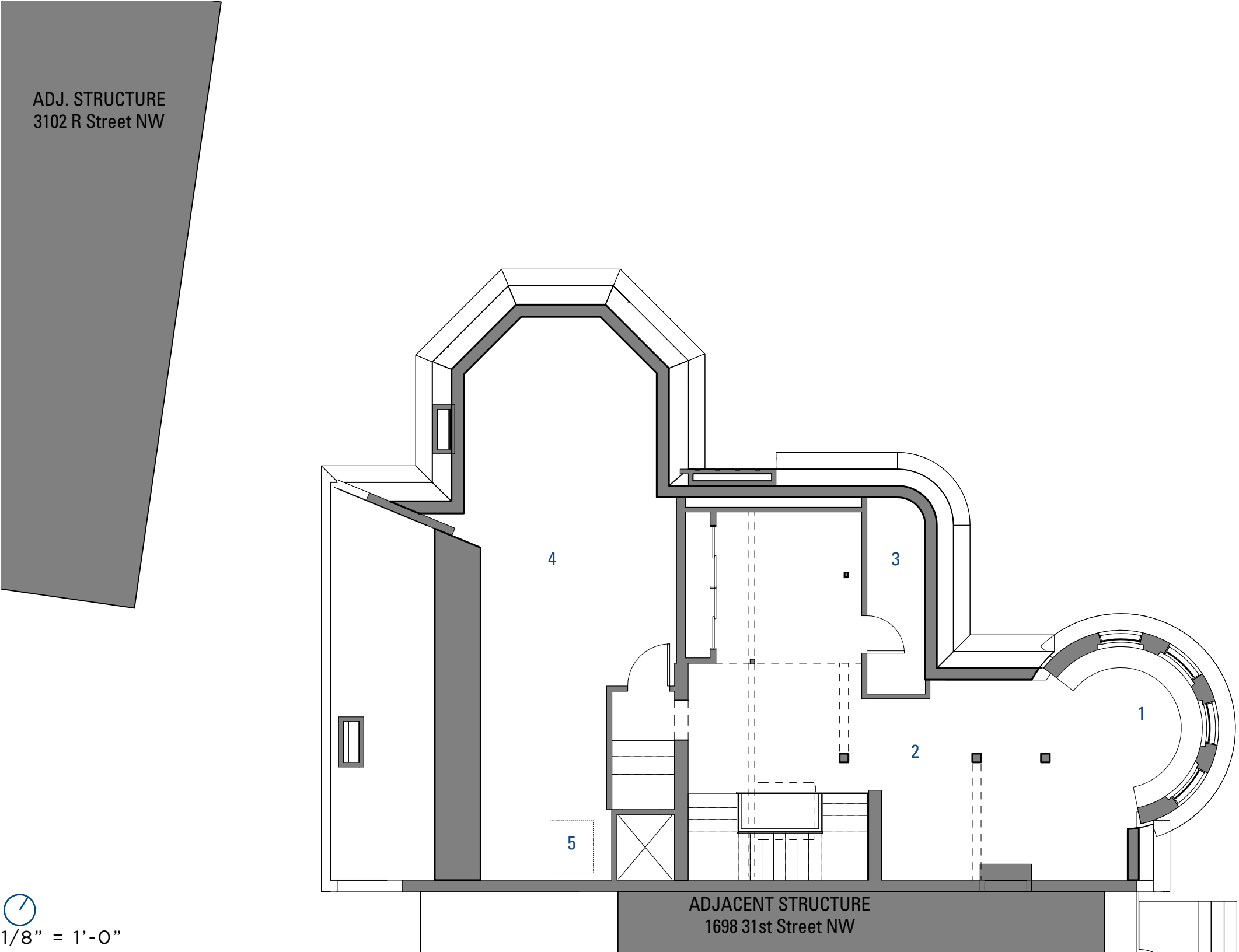



 1/8" = 1'-0"

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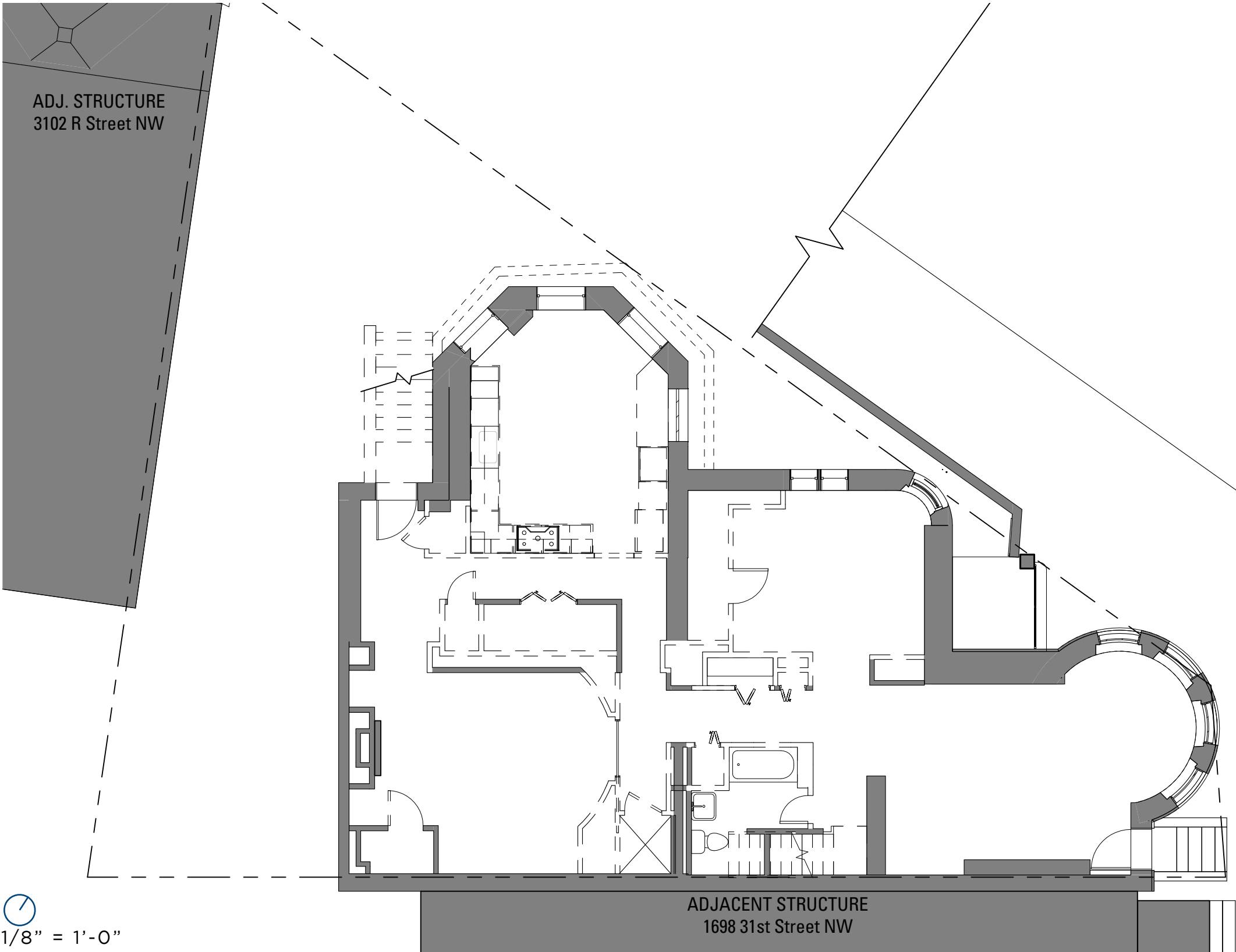
EXISTING FOURTH FLOOR PLAN



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BASEMENT FLOOR PLAN DEMOLITION



EXISTING INTERIOR GENERAL NOTES

The conditions of the existing interior elements of the house vary, but the vast majority of the existing interior (including partitions, finishes, stairs, doors, hardware, trim, and fixtures) is a product of renovations executed by previous owners, are therefore non-original, and which exhibit degrees of damage and disrepair. The project intention is to elevate the interiors with beautiful finishes and fixtures to meet the high quality of exterior architecture and the high standards of historic Georgetown, as well as to maintain (or repair as needed) the limited remaining historic interior elements of the house that can be salvaged - the windows, the window trim, e.g.

The existing wood flooring, where remaining, exhibits a high level of damage, including cracked and broken planks, extensive scratches and gouges, and splitting. The previous owners removed extensive portions of the original wood flooring and replaced these sections with new plywood underlayment and porcelain tile or carpet finish flooring. The intention is to provide beautiful, historically-appropriate and consistent wood flooring throughout all living spaces.

The existing stair has non-original treads and risers - the treads were covered with carpet and are unfinished. The stair handrails, balusters, newel posts are non-original. The intention is to provide a new, beautifully designed wood stair.

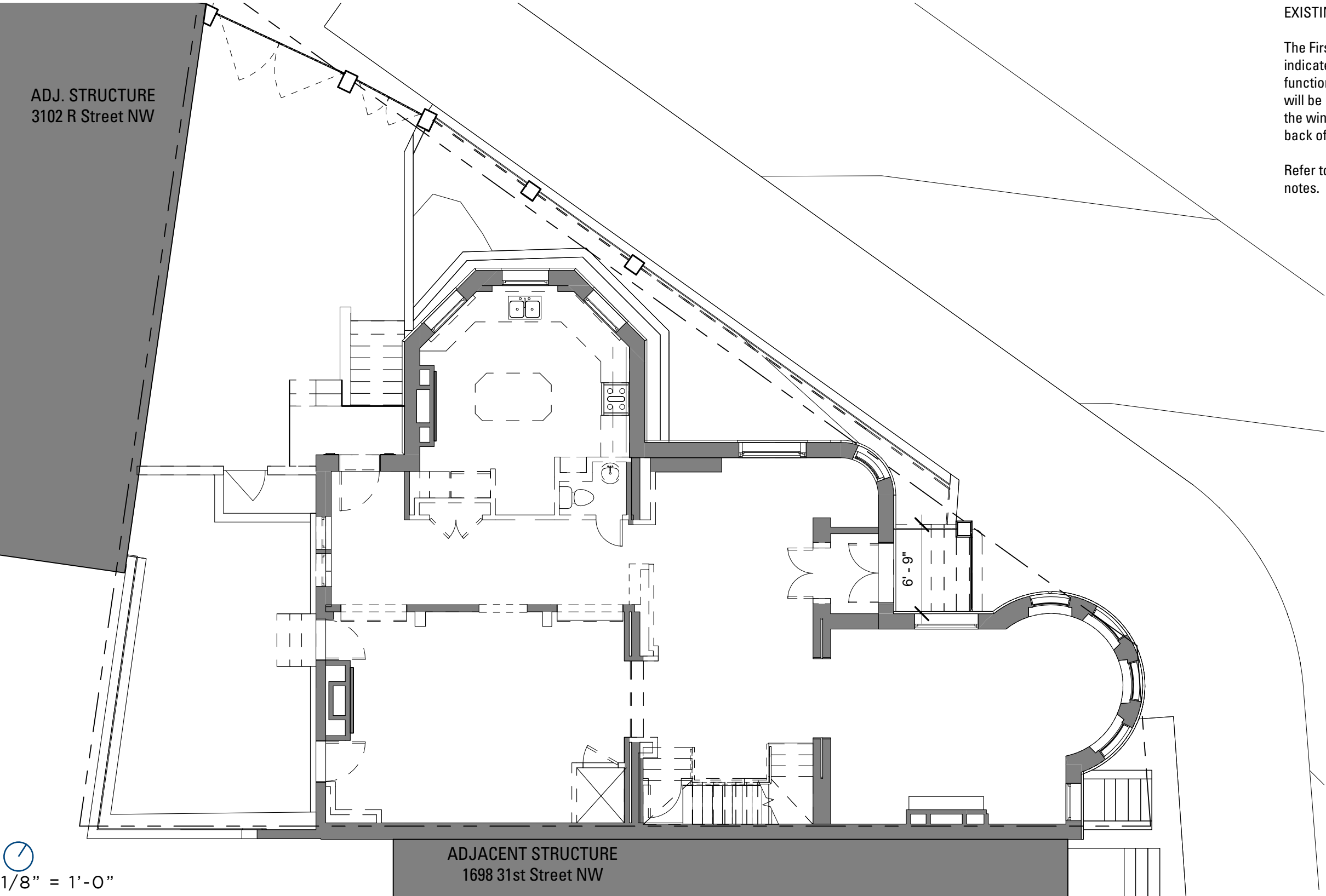
The intention of the project is to provide selective demolition to provide a clean and logical floor plan (but which in large part is in keeping with the current plan) with finishes and architectural elements that elevate the home to better respond to the beauty of the exterior and the neighborhood context.

1/8" = 1'-0"

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FIRST FLOOR PLAN DEMOLITION



EXISTING INTERIOR GENERAL NOTES

The First Floor plan is proposed with the improvements as indicated in the proposed plan, but which does not alter the function, or scale of the existing rooms. The Kitchen cabinets will be removed in total, which currently sit above the height of the window sills and results in the unwanted condition of the back of the cabinets being exposed to view from the exterior.

Refer to the Basement Demolition Plan for further general notes.

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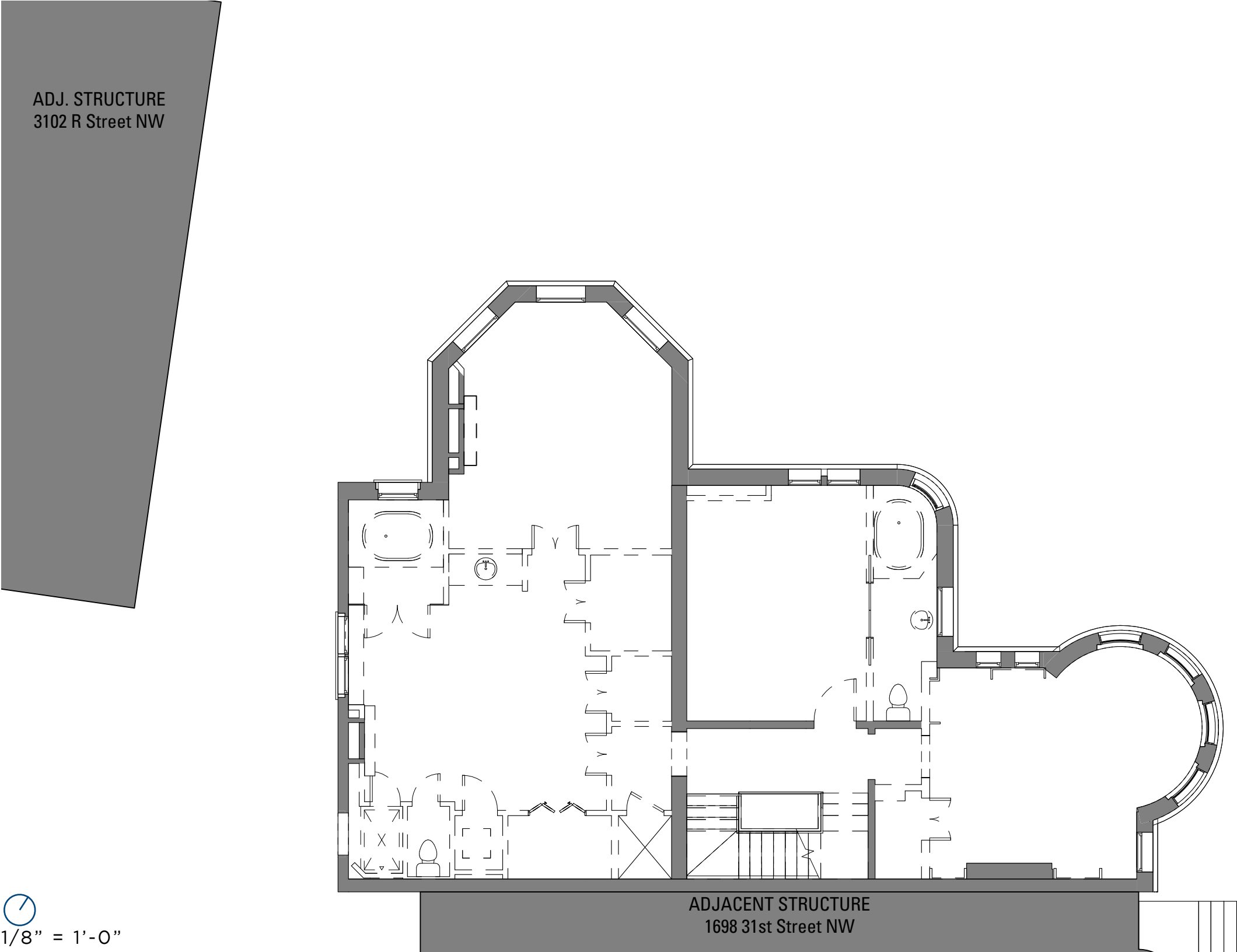
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SECOND FLOOR PLAN DEMOLITION

EXISTING INTERIOR GENERAL NOTES

The Second Floor plan is proposed with improvements as indicated in the proposed plan. In general, the intention is to improve the plan and restore the rooms to a more appropriate layout and scale. This includes the elimination of the large primary bathroom that was a product of a more recent renovation.

Refer to the Basement Demolition Plan for further general notes.



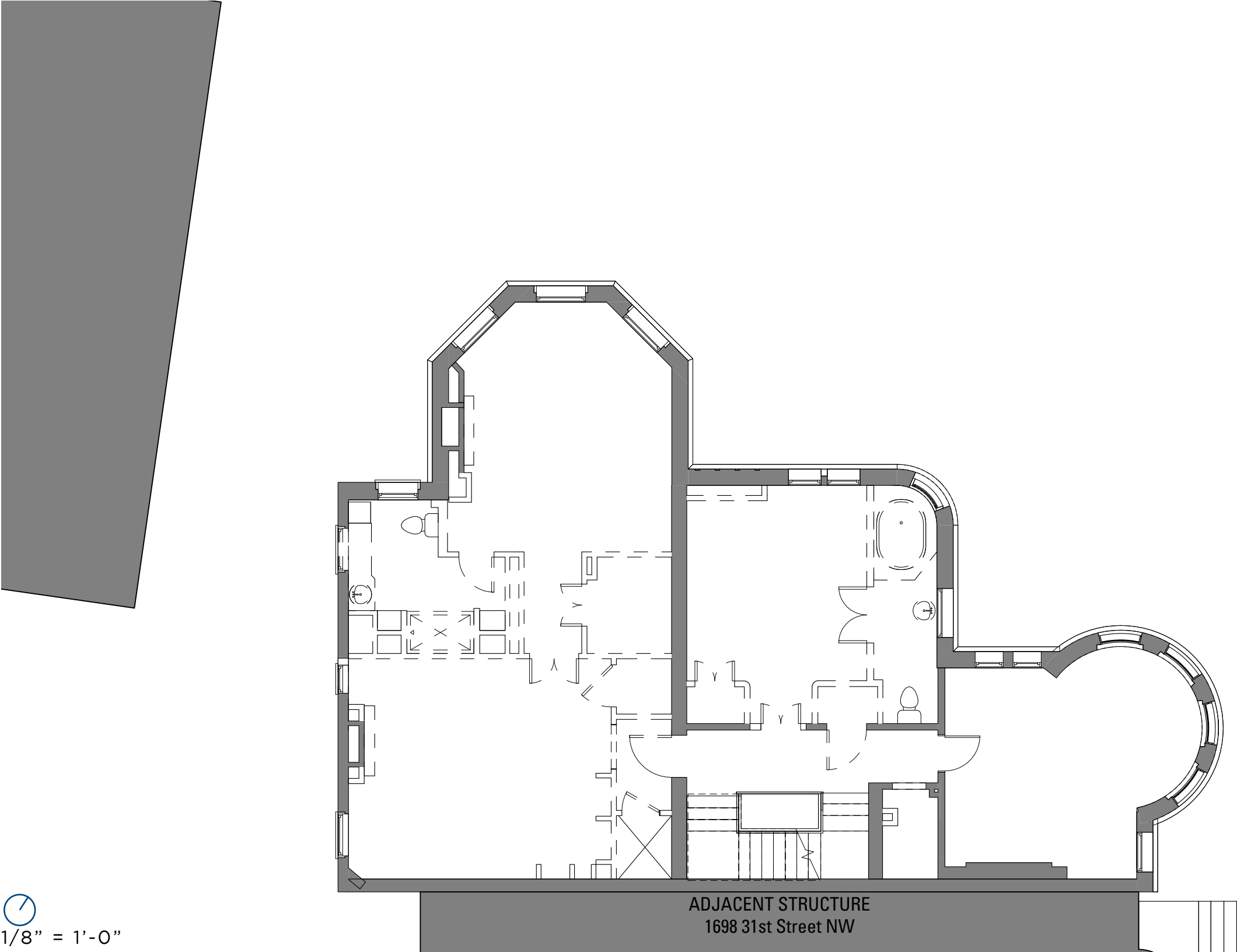
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THIRD FLOOR PLAN DEMOLITION

EXISTING INTERIOR GENERAL NOTES

The Third Floor plan is proposed with improvements as indicated in the proposed plan.

Refer to the Basement Demolition Plan for further general notes.



1/8" = 1'-0"

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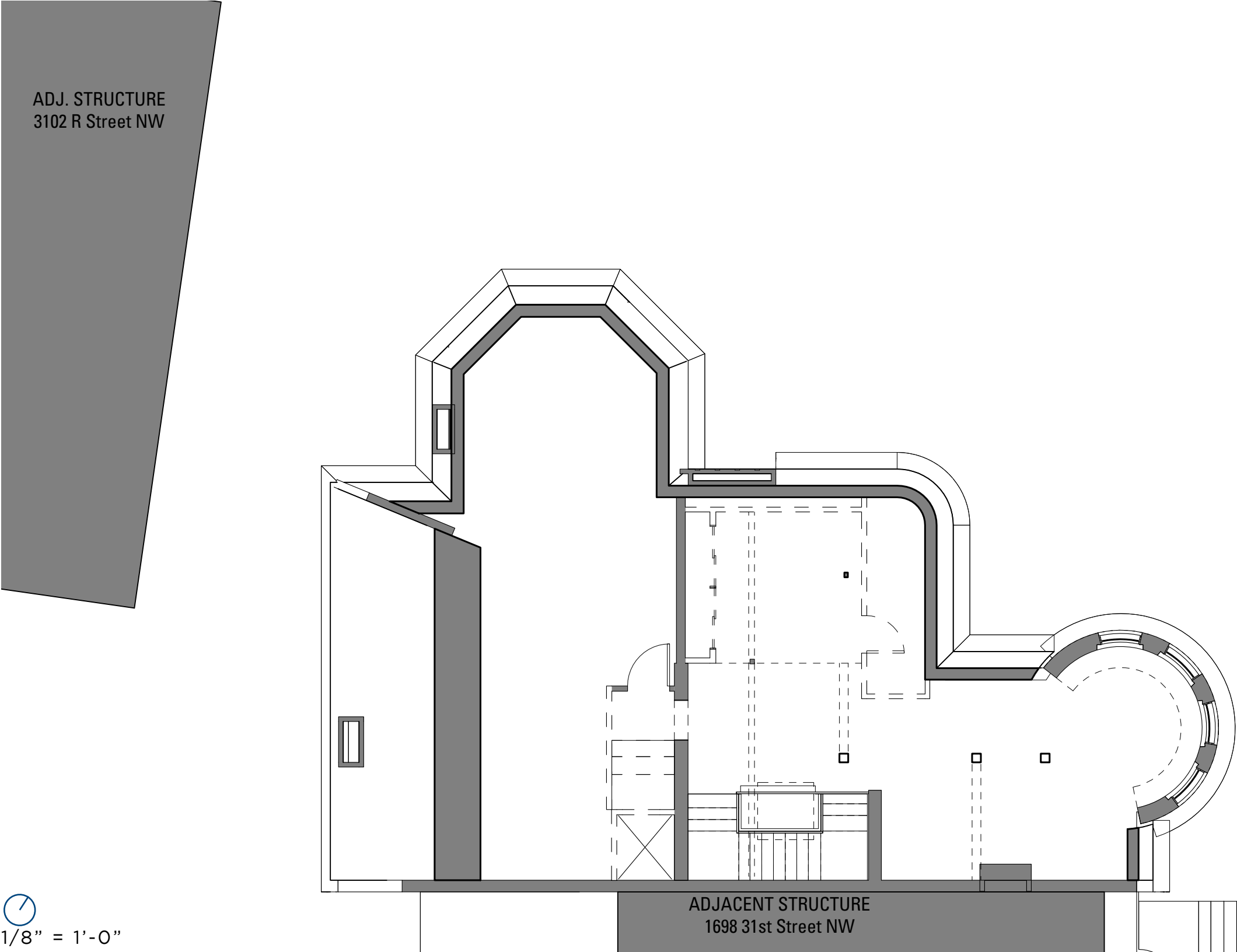
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FOURTH FLOOR PLAN DEMOLITION

EXISTING INTERIOR GENERAL NOTES

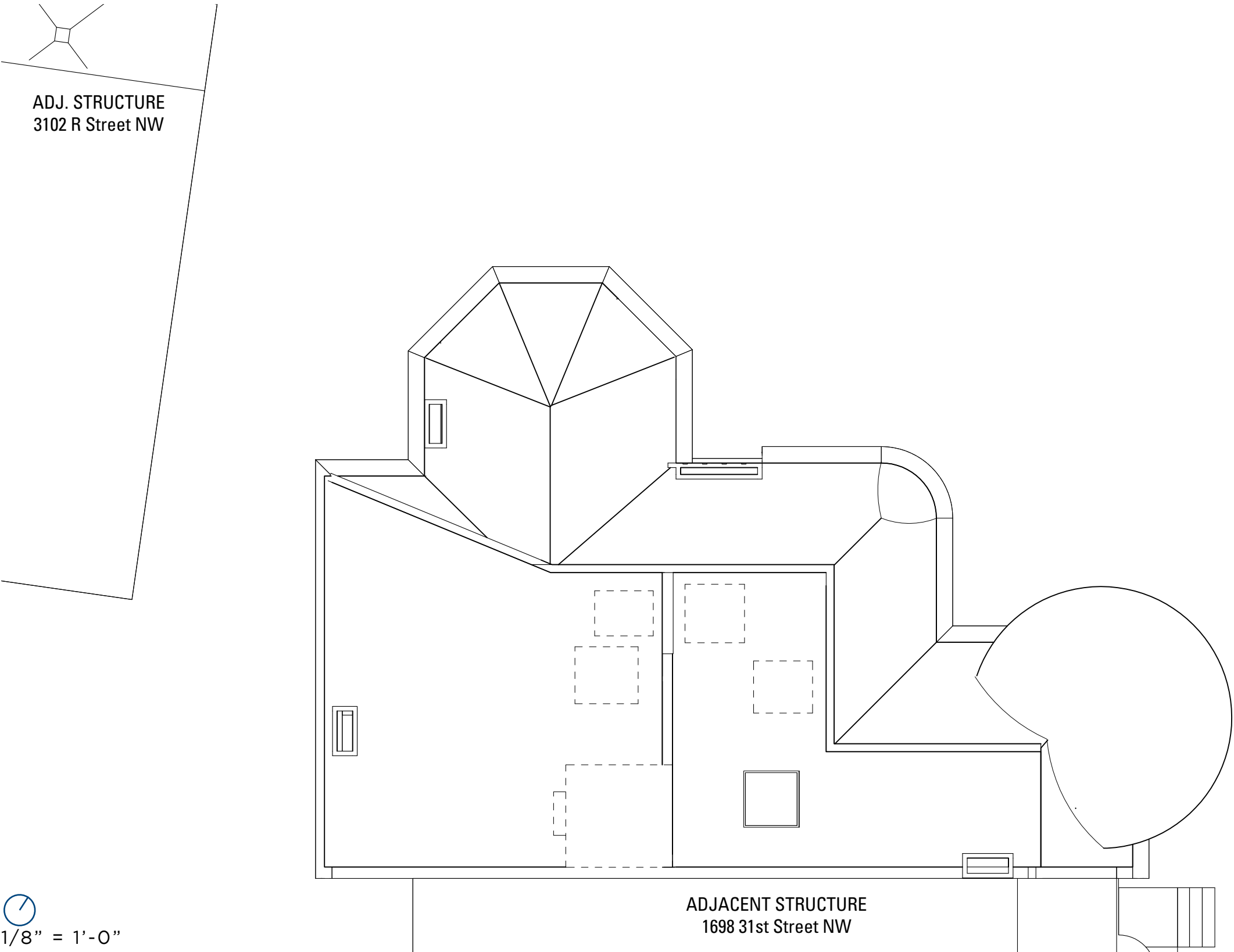
The Fourth Floor /Attic plan is proposed with improvements as indicated in the proposed plan. In general, the intention is to provide thermal improvements and repair to the roof structure and to provide a more comfortable and finished space and a more centralized, compact and efficient mechanical system.

Refer to the Basement Demolition Plan for further general notes.



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ROOF PLAN DEMOLITION



EXISTING INTERIOR GENERAL NOTES

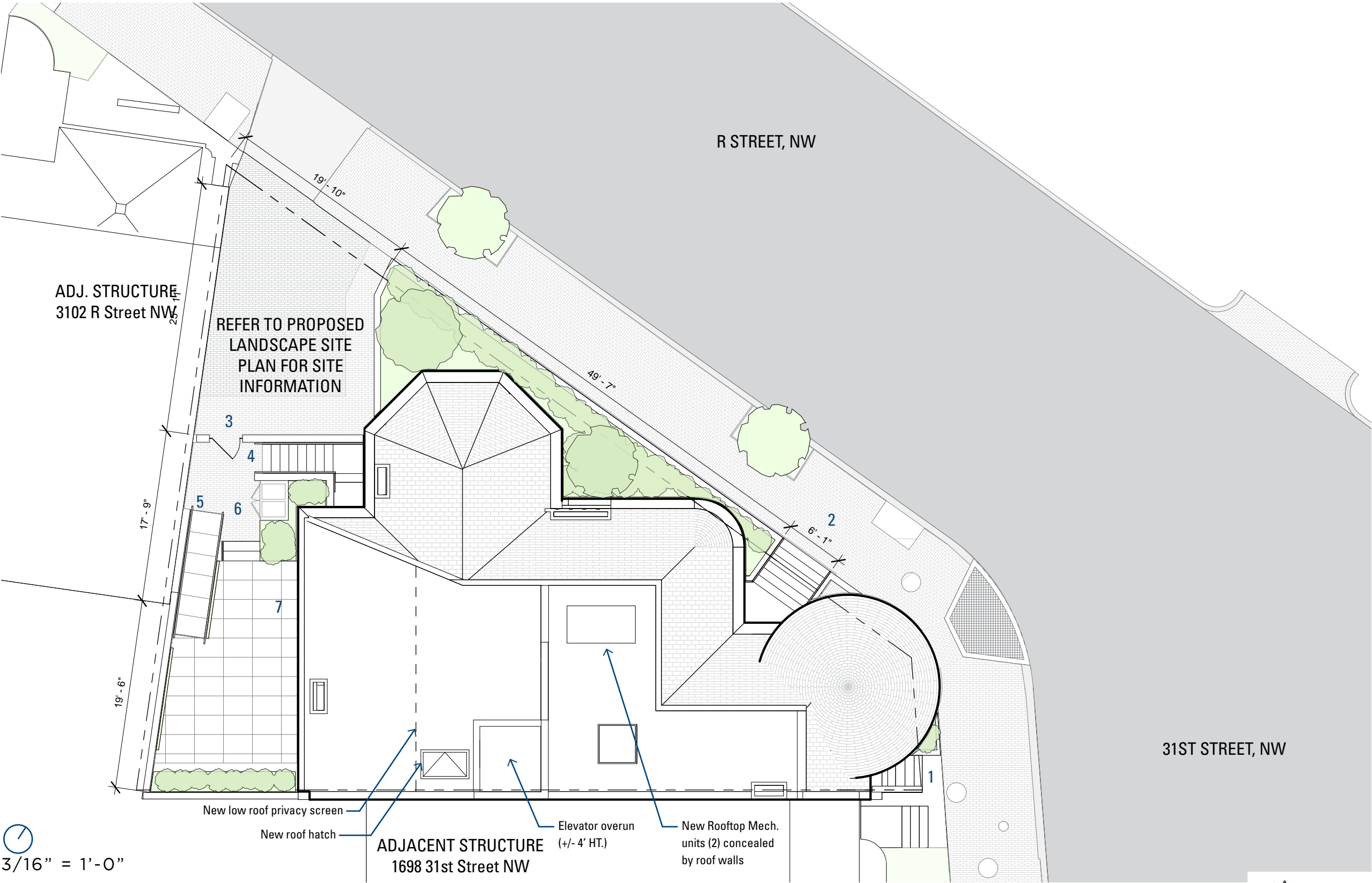
The Roof plan is proposed with improvements as indicated in the proposed plan.

Refer to the general exterior scope of work notes (p. 29) for further information on roof repair.

1/8" = 1'-0"

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PROPOSED ARCHITECTURAL SITE PLAN



- SITE PLAN KEY
- 1

31st ST NW Lower Entrance
- 2

Main Entrance Updated
- 3

Side Yard Gate and Wall
- 4

R ST NW Lower Entrance
- 5

Accessible Ramp
- 6

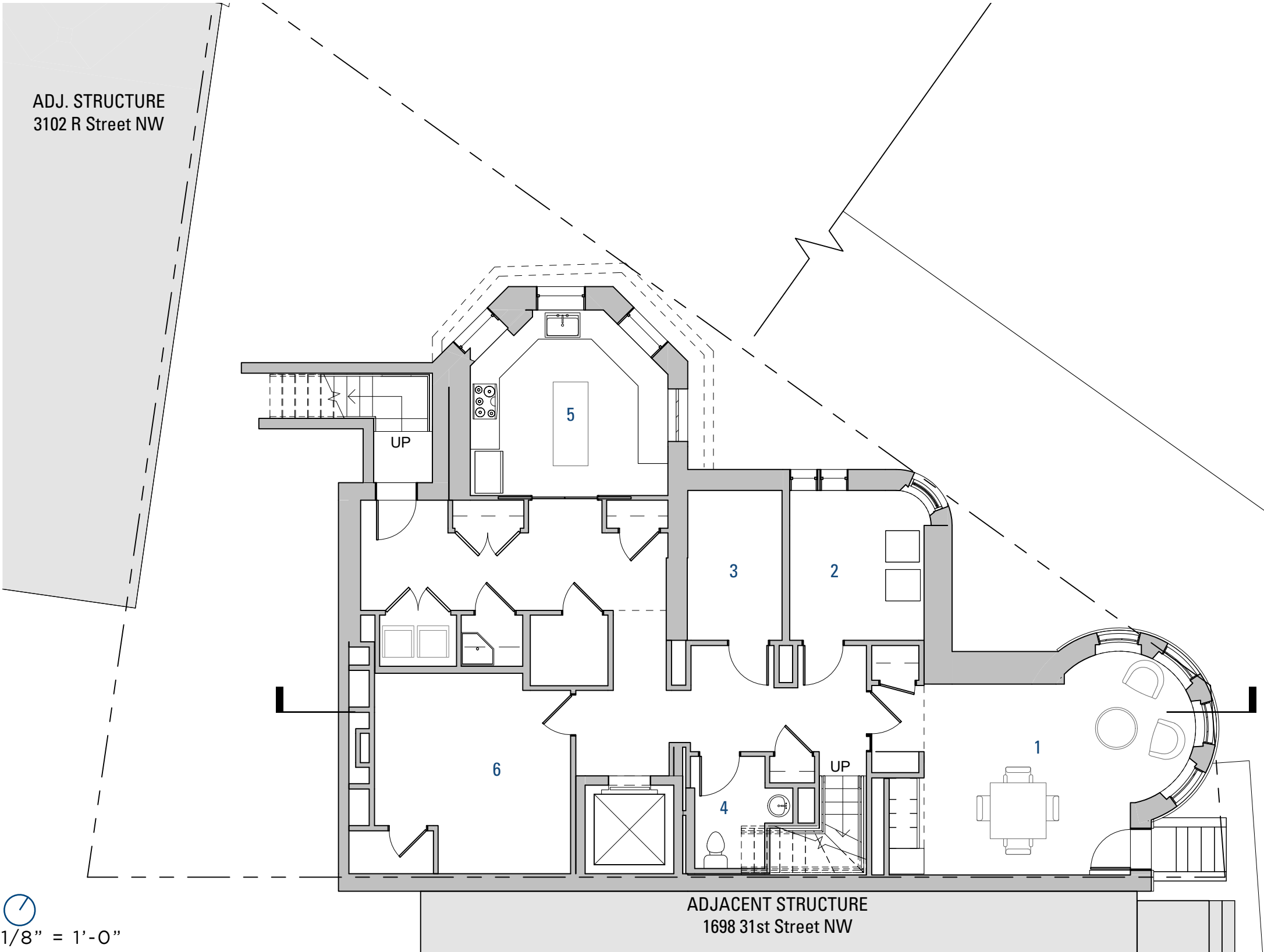
Enclosed trash
- 7

Accessible Entrance
- * Refer to proposed Landscape Site Plan for site elements

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PROPOSED BASEMENT FLOOR PLAN



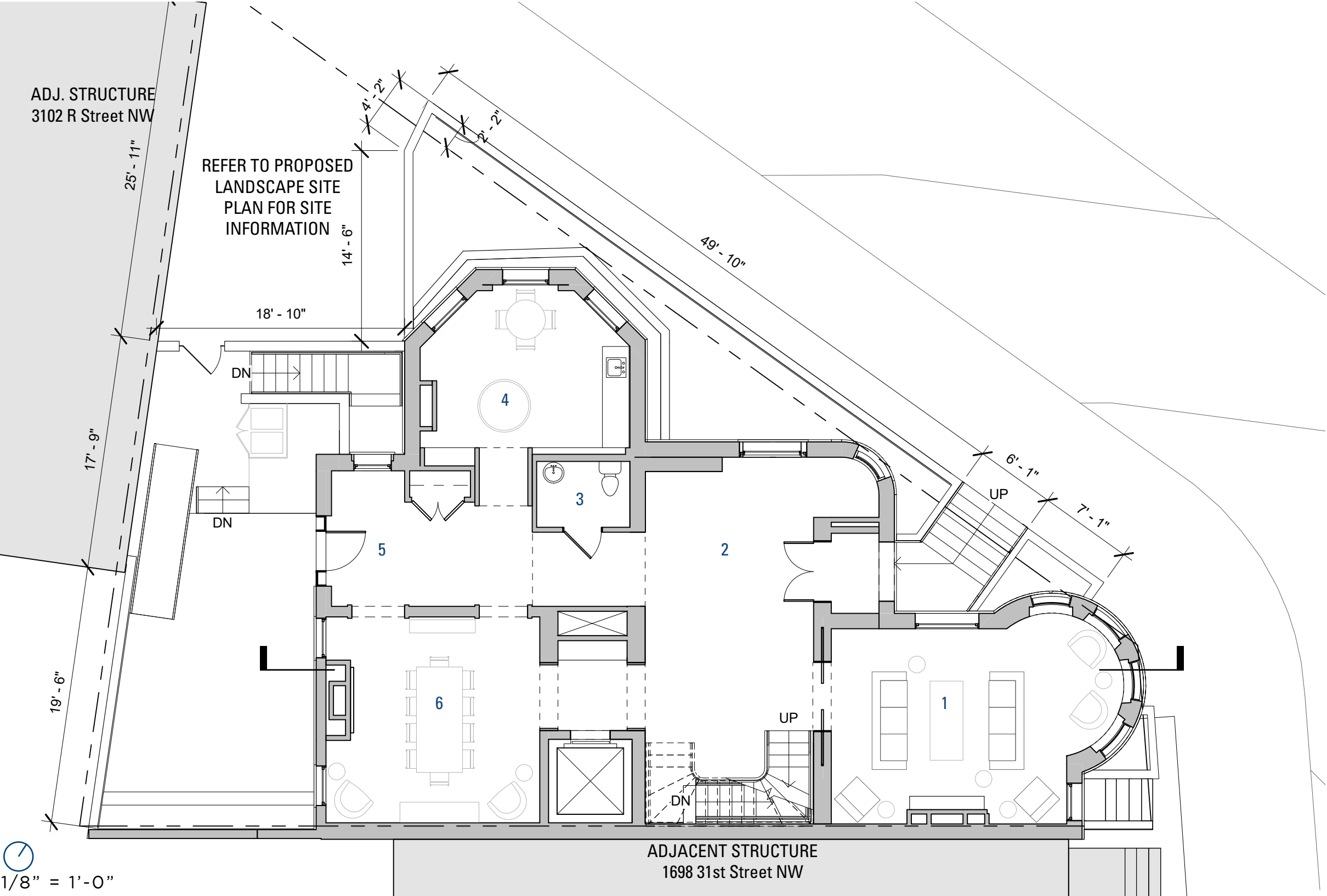
FLOOR PLAN KEY

- 1 Library
- 2 Laundry Room
- 3 Utilities Room
- 4 Half Bath
- 5 Kitchen
- 6 Storage

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PROPOSED FIRST FLOOR PLAN



FLOOR PLAN KEY

- 1 Living Room
- 2 Main Entrance and Foyer
- 3 Update Half bath
- 4 Breakfast Room
- 5 Accessible Entrance
- 6 Dining Room

* See Existing First Floor Plan for existing building dimensions which do not change for proposed site alterations

1/8" = 1'-0"

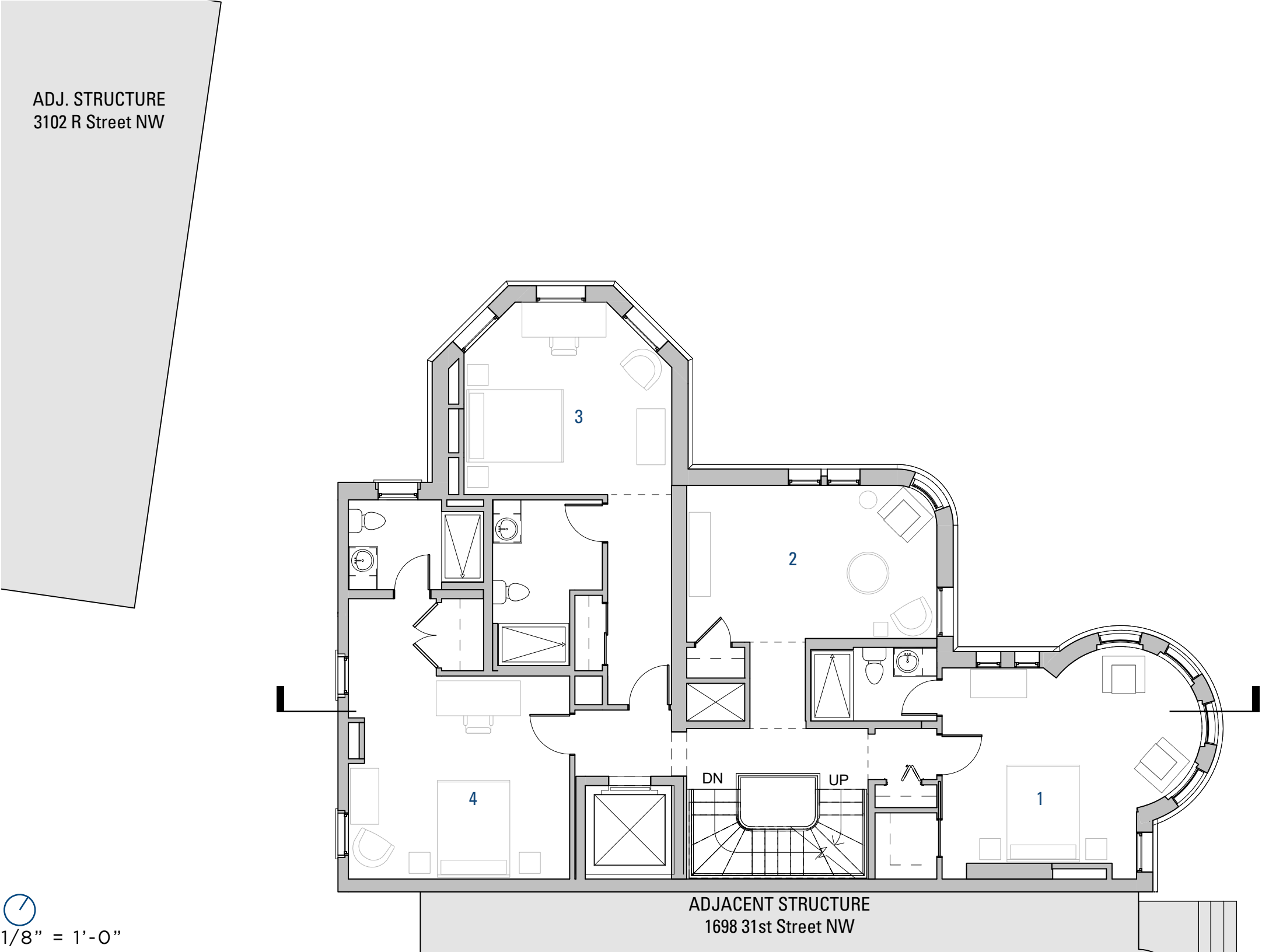
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PROPOSED SECOND FLOOR

FLOOR PLAN KEY

- 1 Bedroom + Bath 1
- 2 Study
- 3 Bedroom + Bath 2
- 4 Bedroom + Bath 3



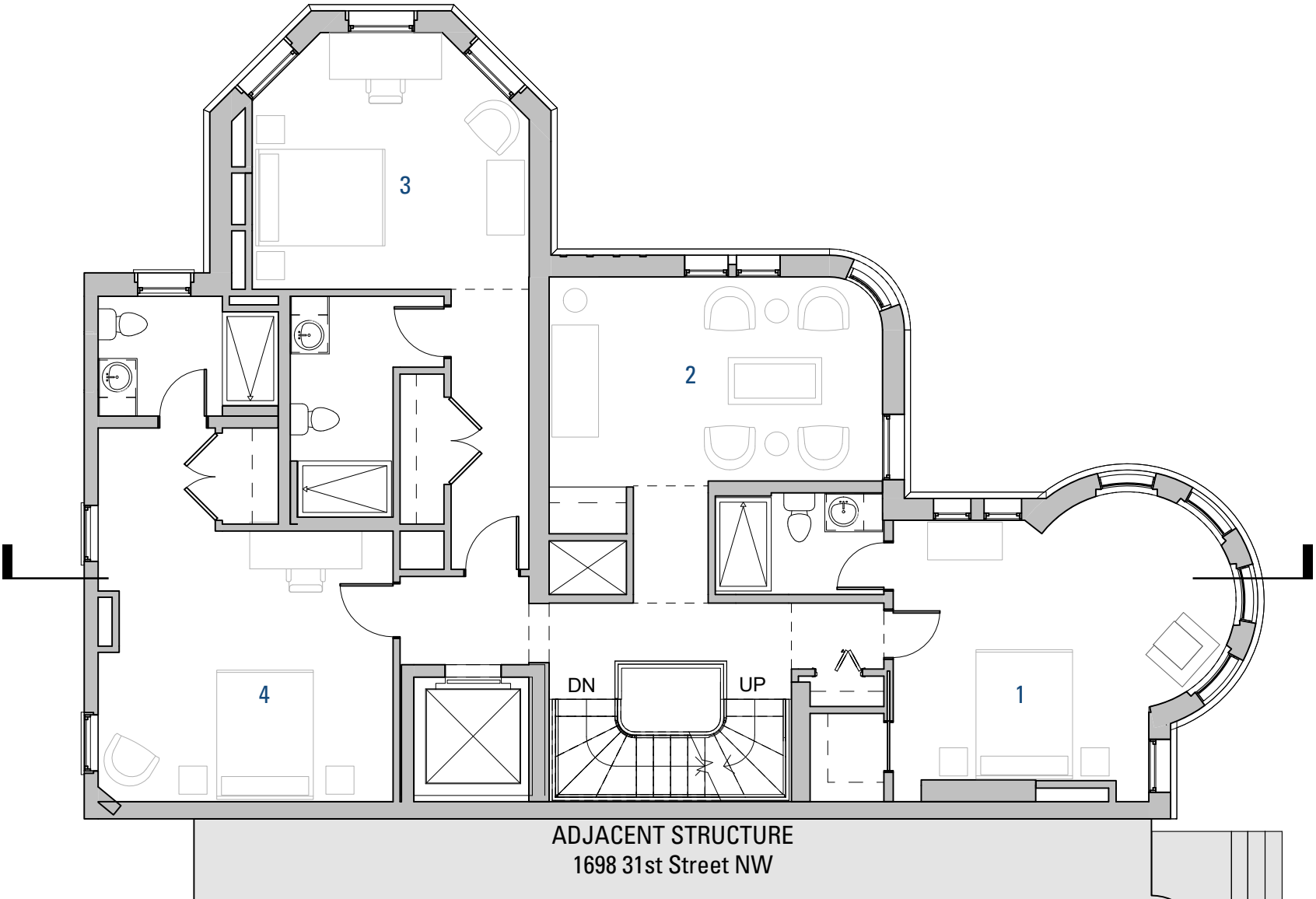
1/8" = 1'-0"

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PROPOSED THIRD FLOOR

ADJ. STRUCTURE
3102 R Street NW

- FLOOR PLAN KEY
- 1 Bedroom + Bath 4
 - 2 Study
 - 3 Bedroom + Bath 5
 - 4 Bedroom + Bath 6



1/8" = 1'-0"

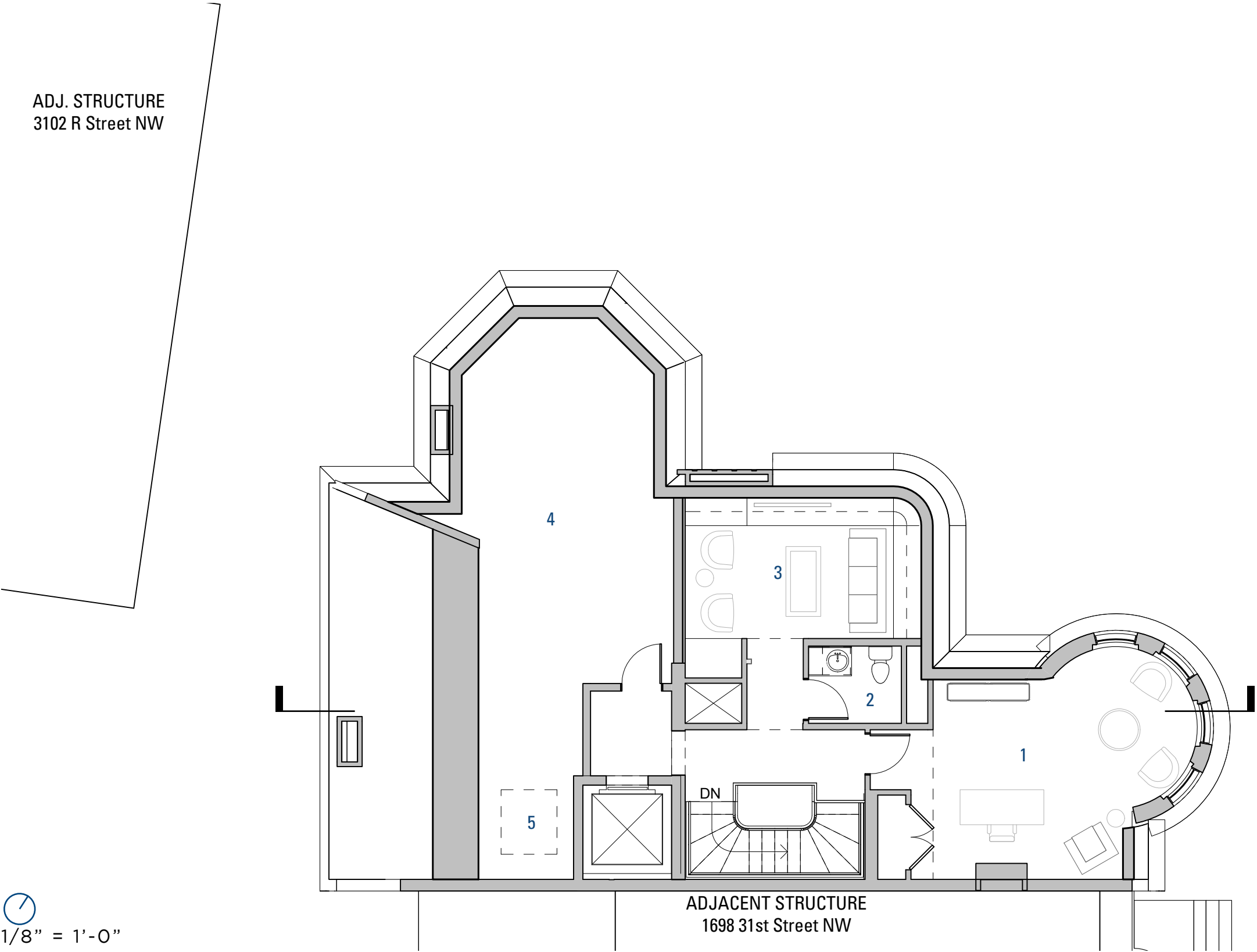
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PROPOSED FOURTH FLOOR

FLOOR PLAN KEY

- 1 Study / Office
- 2 Half Bath
- 3 Family Room
- 4 Storage / Utilities Room
- 5 Roof Hatch



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BUILDING EXTERIOR - PROPOSED SCOPE OF WORK GENERAL NOTES

GENERAL EXTERIOR BUILDING SCOPE OF WORK NOTES:

Windows:

Existing street-facing windows (facing 31st Street & R Street) are largely original (or have been repaired or replaced in the past to match original), single-pane, single-hung windows. Many first floor windows have fixed windows above the single-hung sections. Many of these existing windows are unique in shape - curved glass, arched glass, e.g. A majority of the windows have interior storm glass sections.

While numerous windows exhibit varying degrees of damage (including cracks, rot, or splitting), the majority of them have damage to the interior side of the sashes, sills, or in the operable components (weight and pulley systems) within the walls / jambs). The project intention is to repair and restore in-place for all fixed window components (jambs & sills, e.g.) and to shop-repair any operable components (operable sashes, weights and pulleys) as may be needed.

The single-pane glazing is intended to remain for all street-facing windows and new custom storm windows with millwork-quality frames will replace existing storm windows. Where existing, decorative metal window bars will be maintained.

On the West (non-street facing) elevation which faces the side yard, the windows and window openings exhibit non-original configurations and both the window units and select masonry openings have been renovated by previous owner(s). The design team considers the current window fenestration pattern to be not logical or architecturally-related to the more rigorously ordered street-facing facade window patterns.

The project proposes to revise the West elevation window pattern to a more ordered one, using replacement wood windows that match the existing single-hung style and sash dimensions as the windows on the street-facing facades. The project also proposes new side entry door. Refer to proposed West elevation for clarification.

Brick and Cast Stone Facade Elements:

All existing brick and cast-stone elements on the street-facing facades will be preserved. There are limited areas of cracked mortar that will be repaired. The design team plans to repaint the facade to a warmer, more neutral off-white tone, however additional investigations into the existing paint type and conditions of the exterior masonry will occur first to ensure additional coats of paint (or paint stripping) do not create issues with the performance of the exterior walls.

Roof:

The existing high-slope slate shingle roof sections exhibit a number of cracked, damaged, and missing slate tiles, damaged underlayment and no waterproofing barrier. There is interior water damage as a result. Due to the age and condition of the slate roof assembly, replacement slate roof is proposed with slate to match existing slate tiles.

Replacement of the slate roofing should include removal of all slate, underlayment, metal flashings, and other accessories, repair of the existing substrate, and installation of a new slate roofing assembly, including durable metal flashing, two layers of durable underlayment, and slate.



Typ. window sash / storm window condition



Example window sash rot and damage



View of curved glazing at building front



Typ. condition of exterior stone window sill



View of existing, original slate roofing



View of corner turret masonry / stone detail



View of existing, original slate roofing



Replacement slate roof tiles at west hip section



View of R St. bay masonry, stone, & window detail

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NORTH ELEVATION - EXISTING



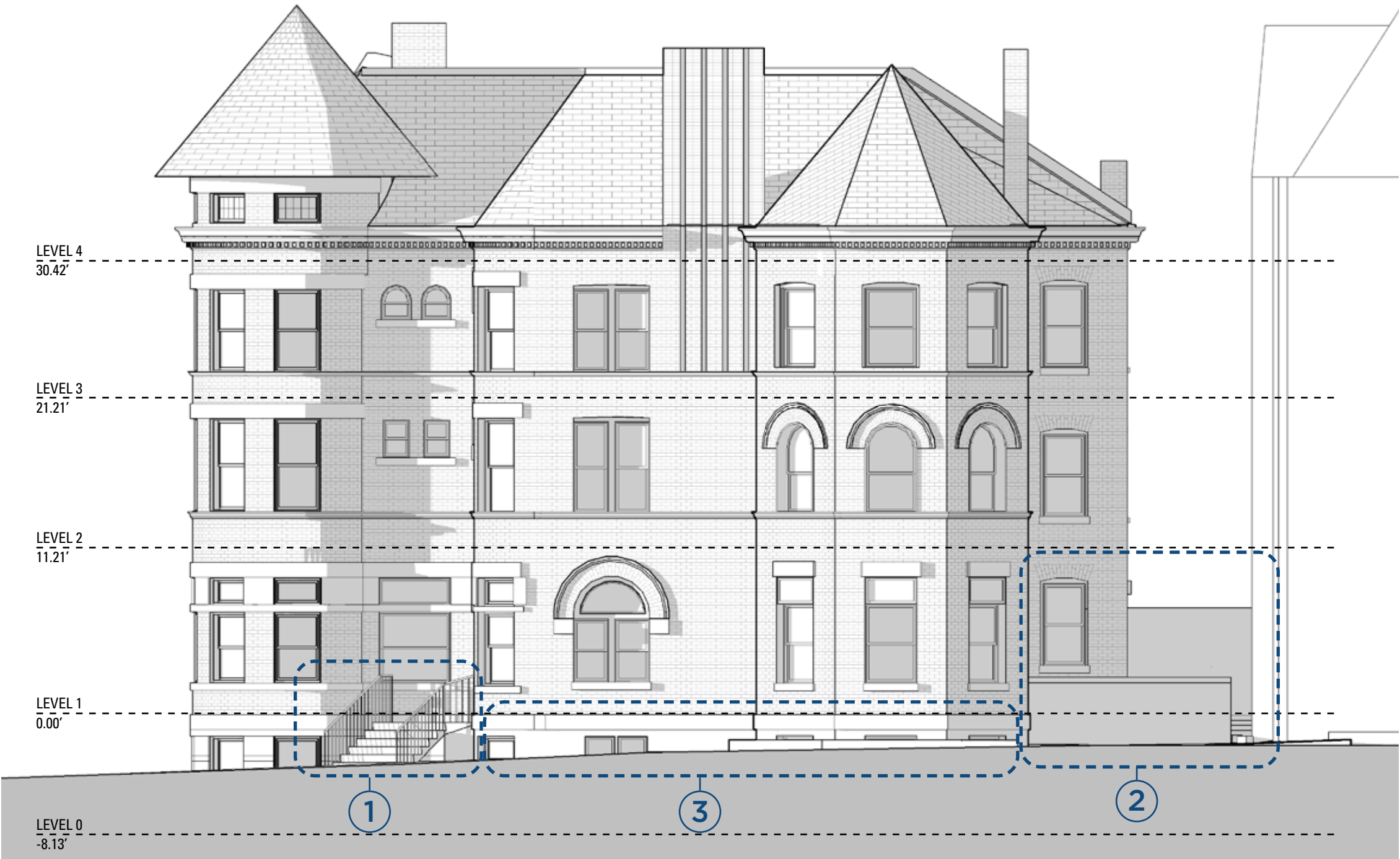
BUILDING ELEVATION KEY:

- ① Proposed replacement stone front entry stair, stoop, and handrails. Refer to proposed Landscape Site Plan and additional drawings herein. See proposed First Floor Plan for proposed revised entry vestibule and front door condition.
- ② Refer to proposed Proposed Landscape Plans, Architectural Basement Plan and First Floor Plan for proposed revised side entry, exterior basement steps, garden wall, and side yard entry sequence. Replace existing, non-original side entry door and associated trim with window to match and align with windows above, and to restore original condition as exhibited by existing jack arch in that location. Refer to enlarged elevations included herein for clarification.
- ③ Refer to proposed Landscape Site Plan for proposed landscaping and landscape curb locations. Existing hardscape and landscaping to be removed and replaced.

1/8" = 1'-0"

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NORTH ELEVATION - PROPOSED



BUILDING ELEVATION KEY:

- ① Proposed replacement stone front entry stair, stoop, and handrails. Refer to proposed Landscape Site Plan and additional drawings herein. See proposed First Floor Plan for proposed revised entry vestibule and front door condition.
- ② Refer to proposed Proposed Landscape Plans, Architectural Basement Plan and First Floor Plan for proposed revised side entry, exterior basement steps, garden wall, and side yard entry sequence. Replace existing, non-original side entry door and associated trim with window to match and align with windows above, and to restore original condition as exhibited by existing jack arch in that location. Refer to enlarged elevations included herein for clarification.
- ③ Refer to proposed Landscape Site Plan for proposed landscaping and landscape curb locations. Existing hardscape and landscaping to be removed and replaced.

Refer to hidden elevation on page 28 for proposed alteration to existing side entry.

1/8" = 1'-0"

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EAST ELEVATION - EXISTING

BUILDING ELEVATION KEY:

- Proposed replacement stone front entry stair, stoop, and handrails. Refer to proposed Landscape Site Plan and additional drawings herein. See proposed First Floor Plan for proposed revised entry vestibule and front door condition.
- Refer to proposed Landscape Site Plan for proposed landscaping and landscape curb locations. Existing hardscape and landscaping to be removed and replaced. Existing garden fencing and drive gates proposed to be removed.



1/8" = 1'-0"

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EAST ELEVATION - PROPOSED

BUILDING ELEVATION KEY:

- Proposed replacement stone front entry stair, stoop, and handrails. Refer to proposed Landscape Site Plan and additional drawings herein. See proposed First Floor Plan for proposed revised entry vestibule and front door condition.
- Refer to proposed Landscape Site Plan for proposed landscaping and landscape curb locations. Existing hardscape and landscaping to be removed and replaced. Existing garden fencing and drive gates proposed to be removed.



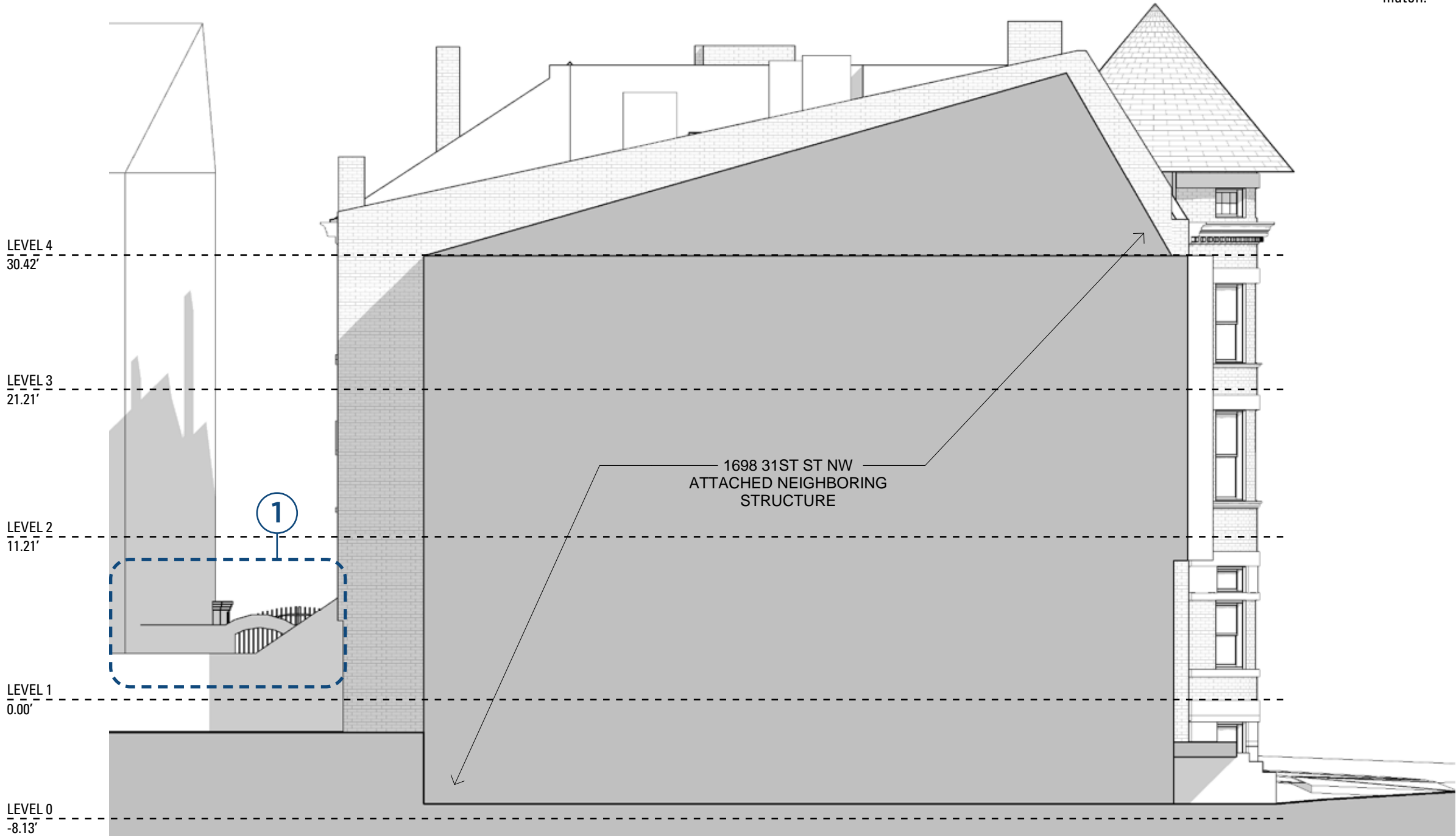
1/8" = 1'-0"

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SOUTH ELEVATION - EXISTING

BUILDING ELEVATION KEY:

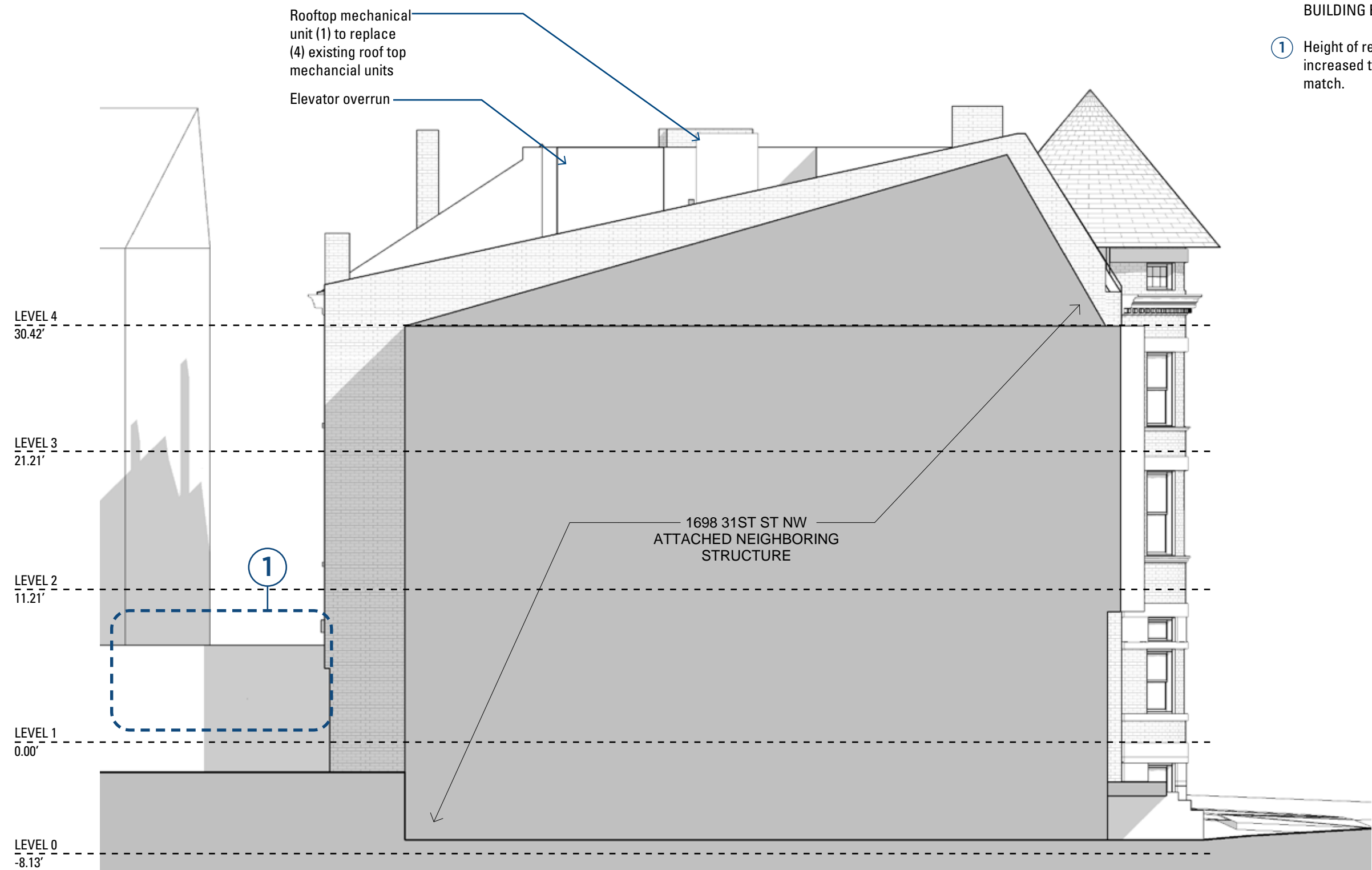
- ① Height of rear south brick privacy wall is proposed to increased to match high point of raked wall with brick to match.



1/8" = 1'-0"

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SOUTH ELEVATION - PROPOSED



BUILDING ELEVATION KEY:

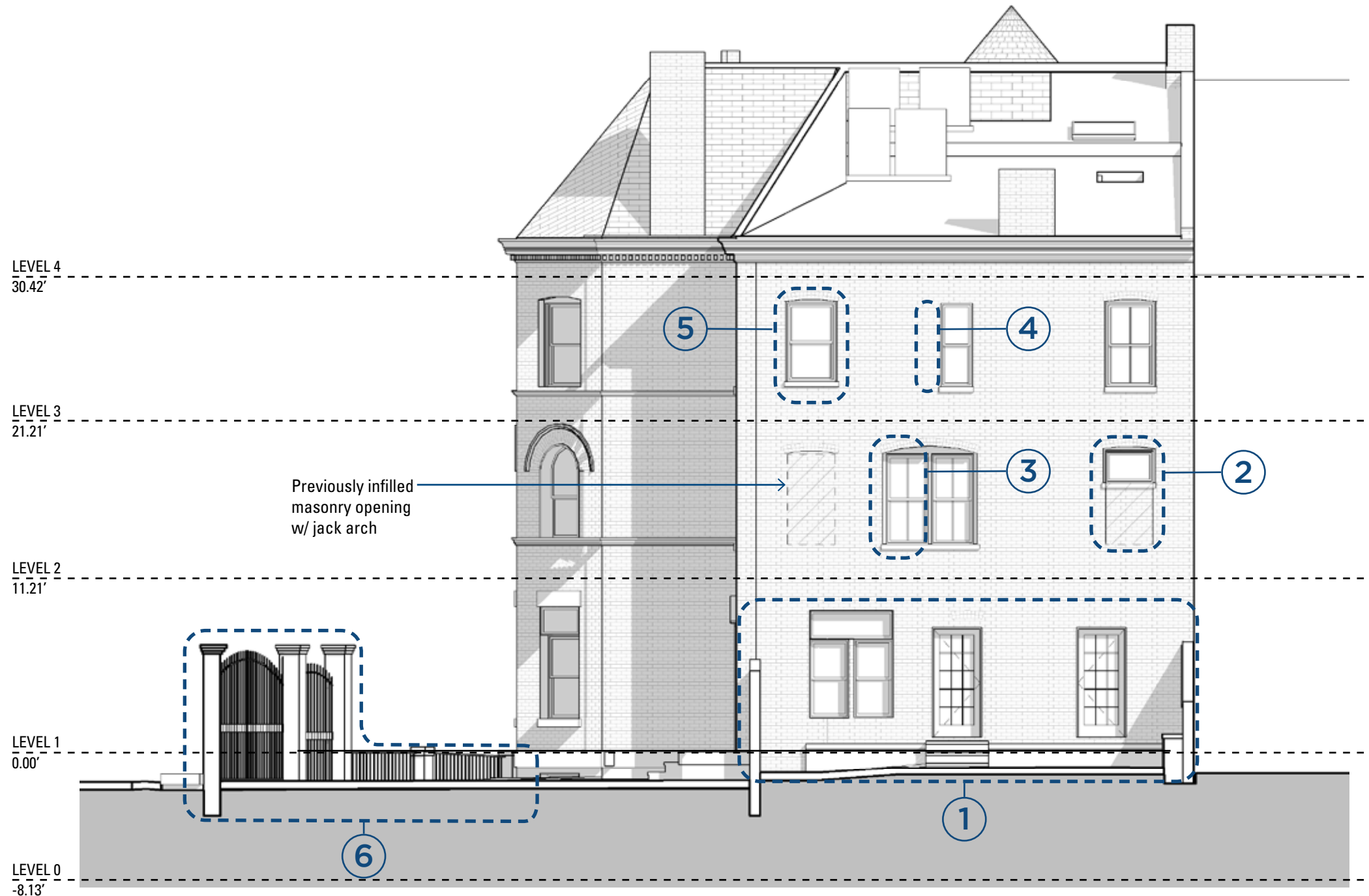
- ① Height of rear south brick privacy wall is proposed to increased to match high point of raked wall with brick to match.

1/8" = 1'-0"

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WEST ELEVATION - EXISTING



BUILDING ELEVATION KEY:

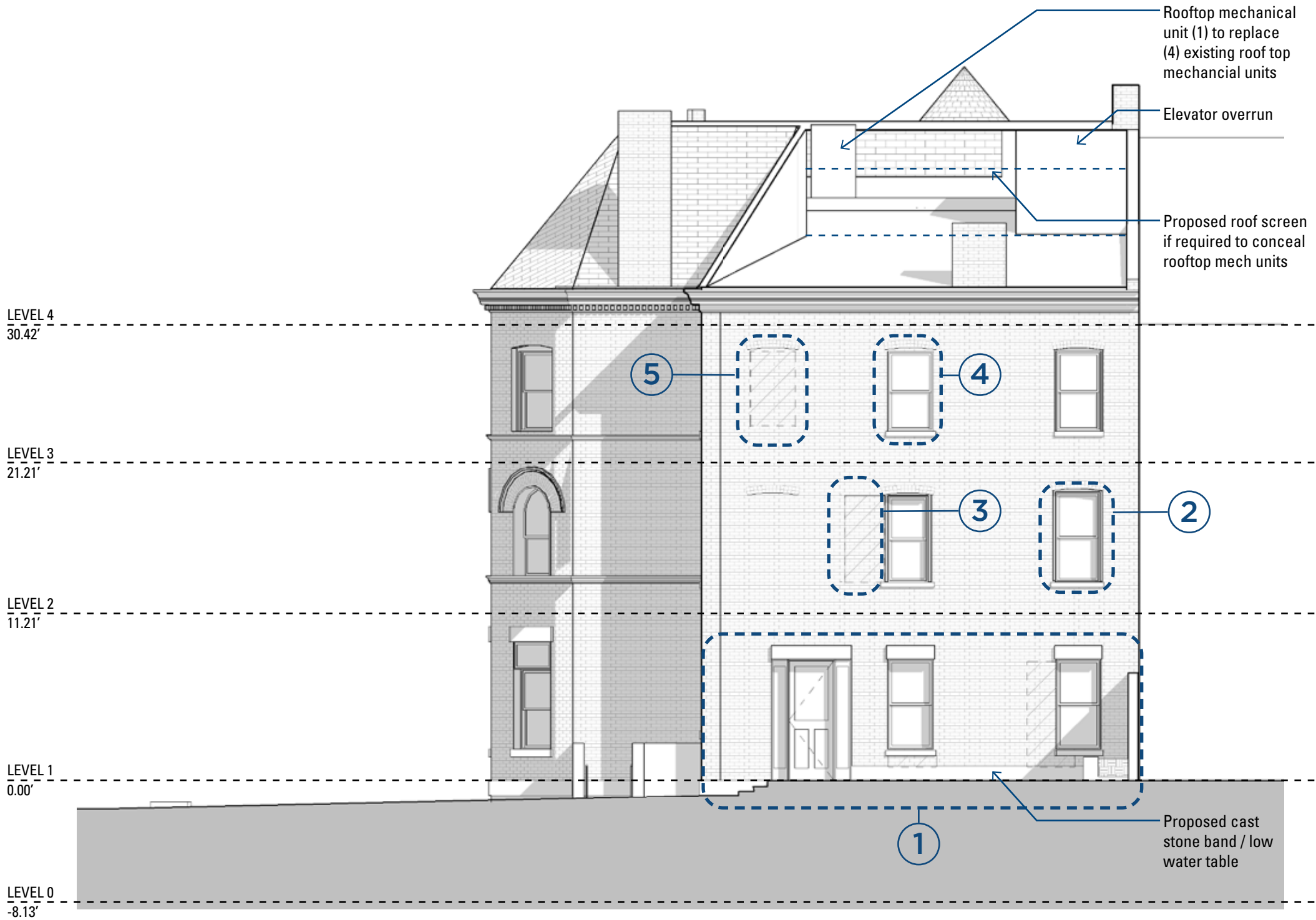
- ① Proposed area for revised side entrance with new wood and glass terrace door and new double-glazed, single-hung wood windows to replace existing, non-original SDL patio doors. Refer to proposed Landscape Site Plan for further clarification on the side yard terrace.
- ② Previously-infilled masonry opening with non-original short & high window proposed to be replaced with new double-glazed, single-hung wood window that restores original masonry opening size.
- ③ Proposed area to receive matching brick infill to allow for consistent masonry opening sizes on the 2nd and 3rd Floors, and to provide masonry opening alignment on all floors.
- ④ Proposed area for masonry opening to be increased in width to match adjacent and original existing window masonry openings.
- ⑤ Proposed masonry opening to be infilled with preserved, matching brick, to match existing condition on the 2nd Floor.
- ⑥ Refer to proposed Landscape Site Plan for proposed landscaping and landscape curb locations. Existing hardscape and landscaping to be removed and replaced. Existing garden fencing and drive gates proposed to be removed.

1/8" = 1'-0"

3100 R STREET, NW RENOVATION

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WEST ELEVATION - PROPOSED



BUILDING ELEVATION KEY:

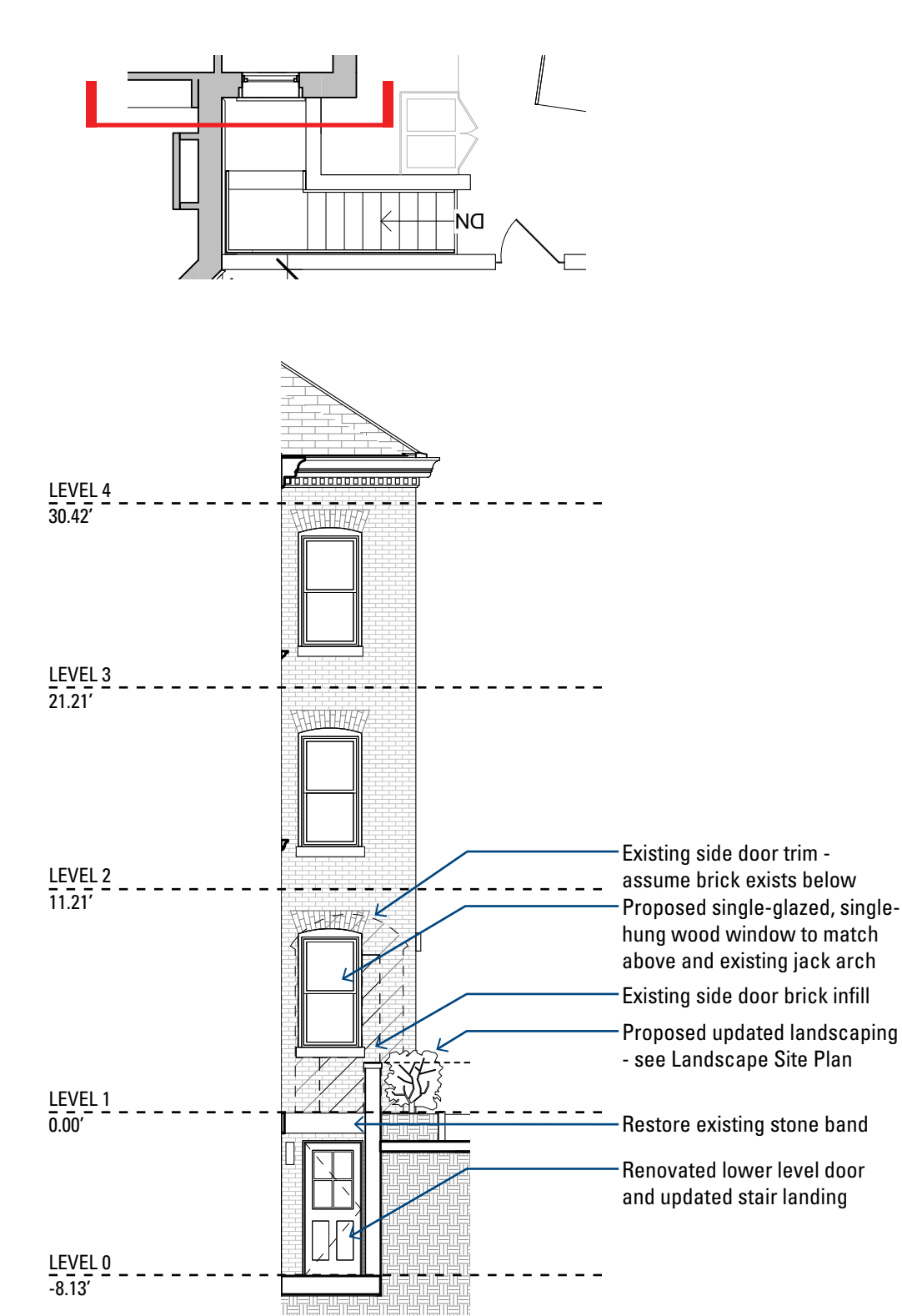
- ① Proposed side entrance reconfiguration with new wood and glass terrace door and new double-glazed, single-hung wood windows to replace existing, non-original SDL patio doors. New door and windows to have cast stone headers and cast stone sills. Refer to proposed Landscape Site Plan for further clarification on the side yard terrace.
- ② Previously-infilled masonry opening with non-original short & high window proposed to be replaced with new double-glazed, single-hung wood window with cast stone sill, which restores original masonry opening size.
- ③ Proposed area to receive matching brick infill to allow for consistent masonry opening sizes on the 2nd and 3rd Floors, and to provide masonry opening alignment on all floors. New double-glazed, single-hung wood window to replace existing, non-original window.
- ④ Proposed new enlarged masonry opening and new wood, double-glazed, single-hung window to match adjacent windows. Provide new jack arch to make adjacent window openings.
- ⑤ Proposed masonry opening to be infilled with preserved, matching brick, to match existing condition on the 2nd Floor.

1/8" = 1'-0"

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PROPOSED HIDDEN ELEVATION AT EXISTING SIDE ENTRY



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PROPOSED SECTION

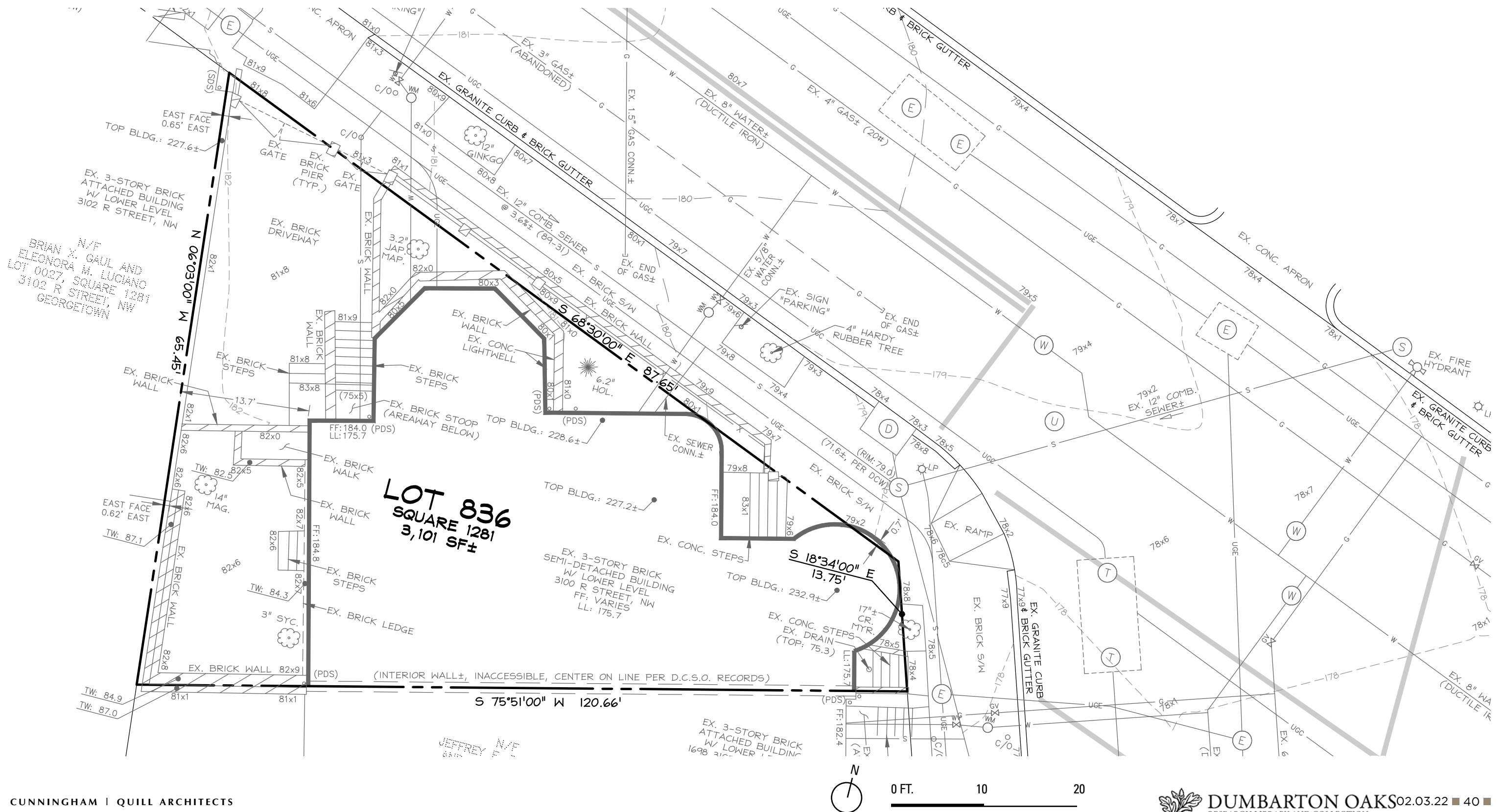


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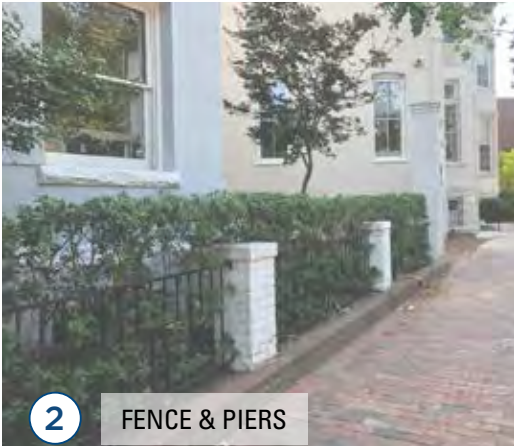
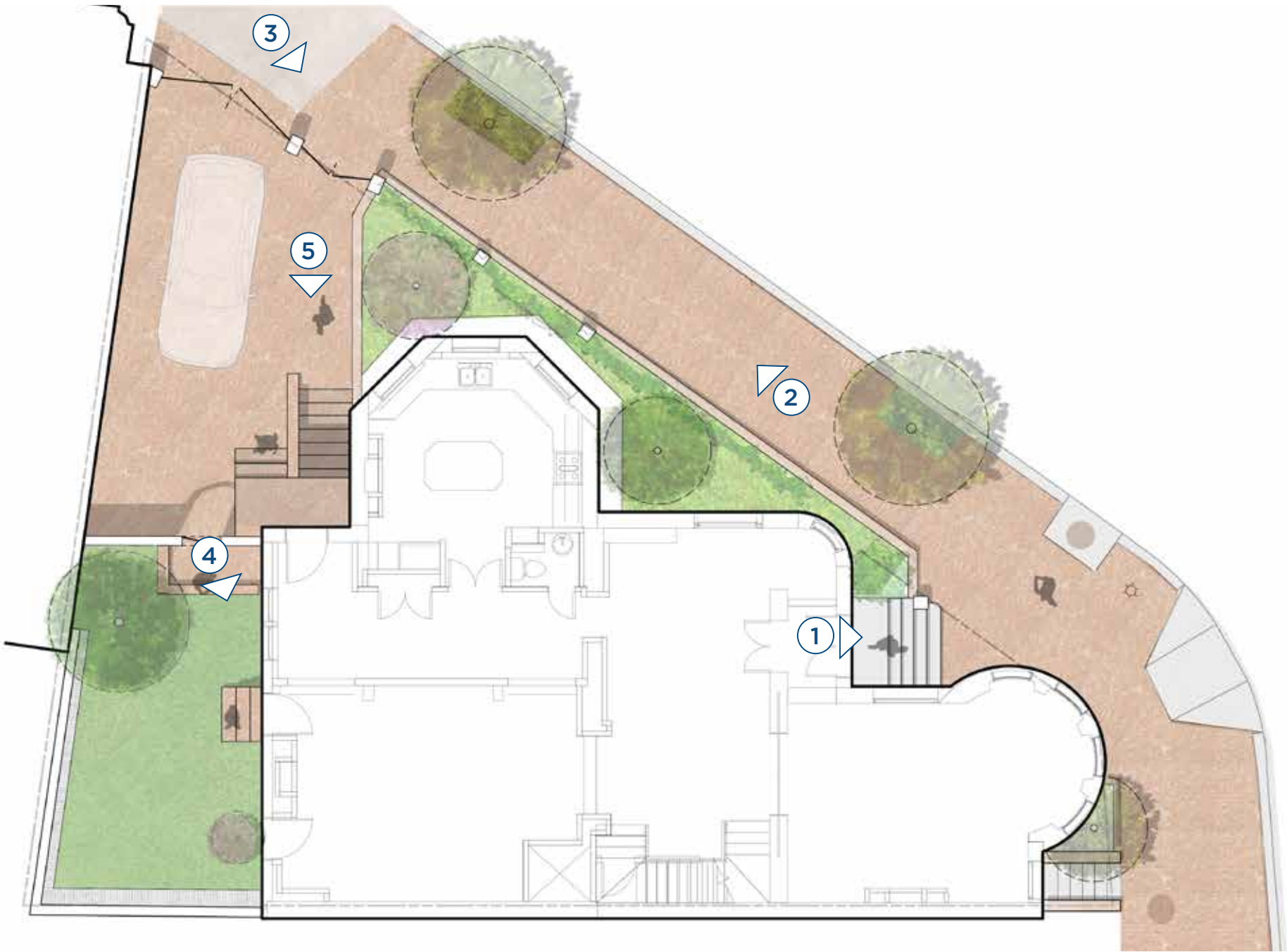
EXISTING CONDITIONS CIVIL SURVEY PLAN



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EXISTING LANDSCAPE PLAN

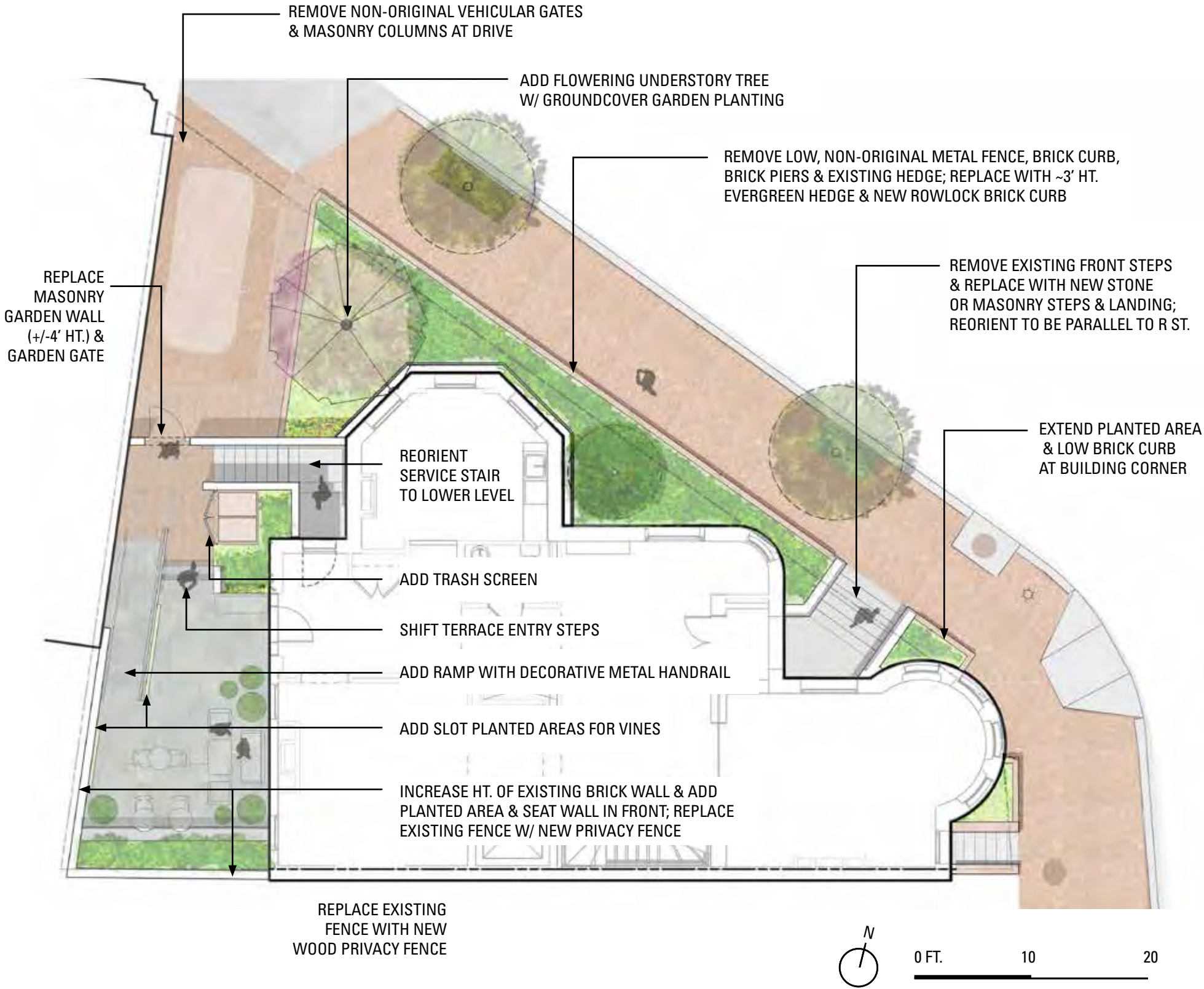
EXISTING LANDSCAPE CHARACTER



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PROPOSED LANDSCAPE PLAN



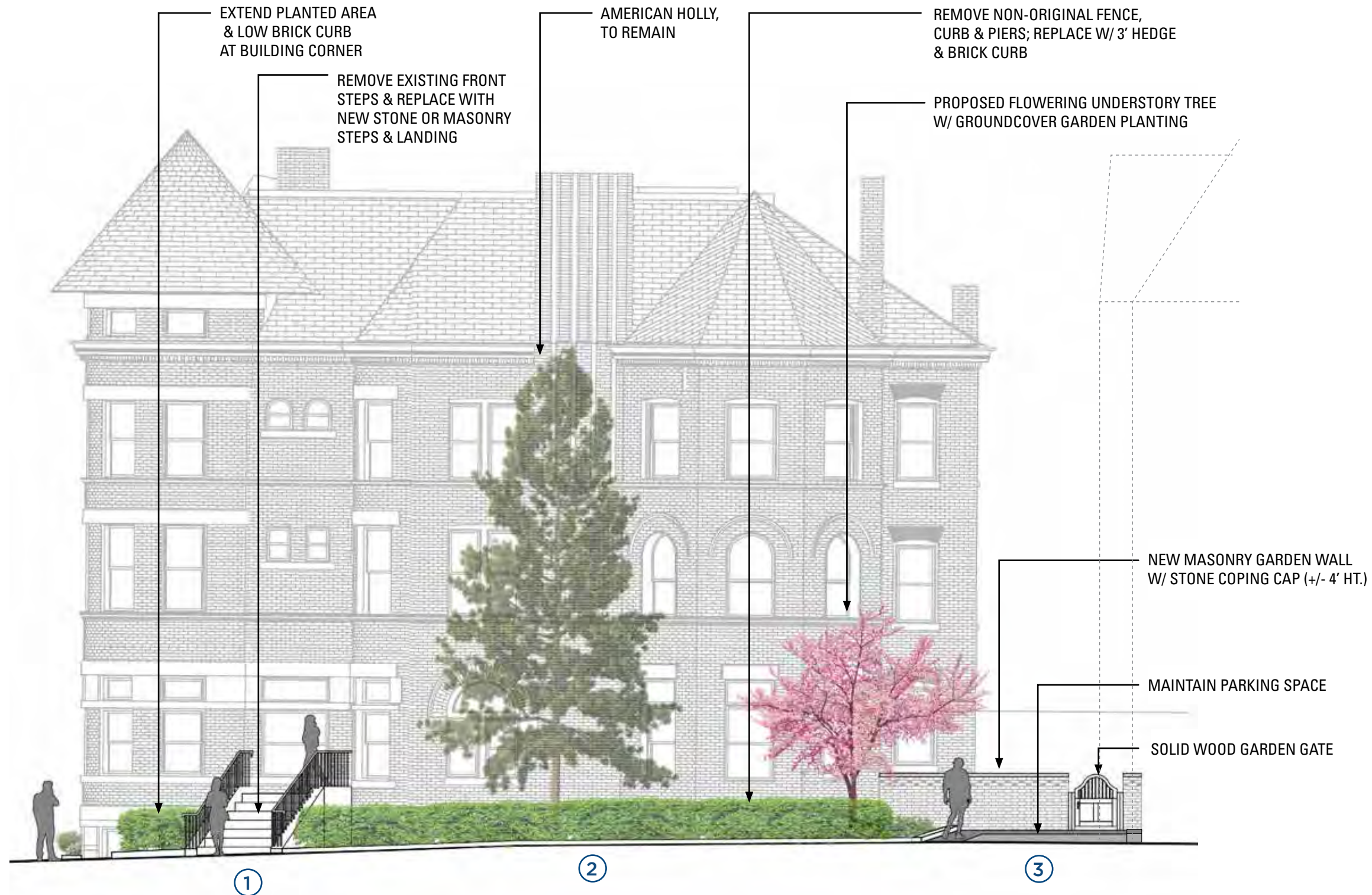
PROPOSED LANDSCAPE CHARACTER



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PROPOSED ELEVATION R STREET



LANDSCAPE IMPROVEMENT AREAS

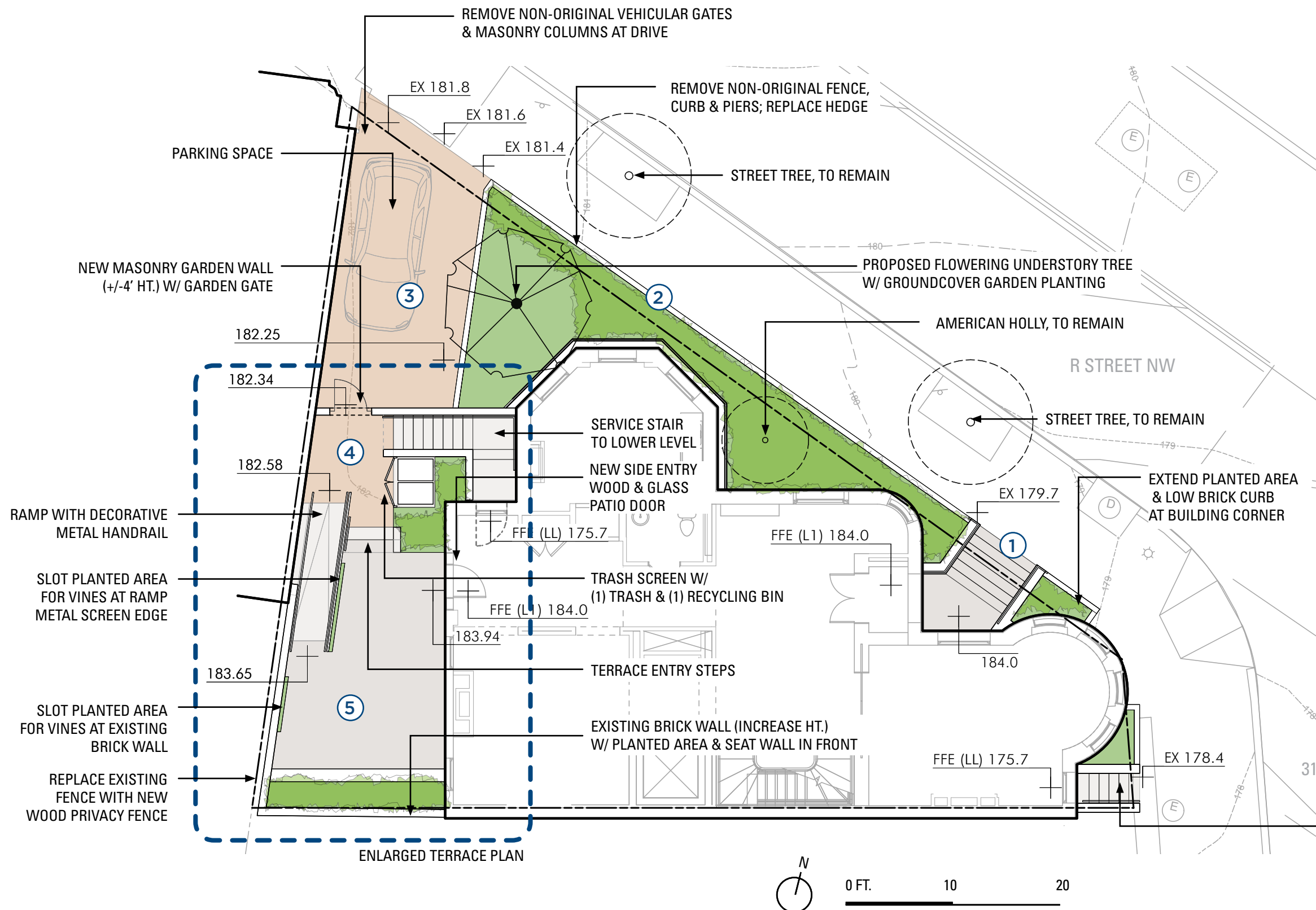
- 1 FRONT ENTRY STAIR
REORIENT STEPS TO BE PARALLEL TO R STREET
- 2 STREETScape PLANTING
REMOVE LOW, NON-ORIGINAL METAL FENCE, BRICK CURB, BRICK PIERS & EXISTING HEDGE; REPLACE WITH ~3' HT. EVERGREEN HEDGE & NEW ROWLOCK BRICK CURB
- 3 DRIVEWAY ZONE
UPGRADED BRICK PAVER PARKING AREA WITH LOW BRICK CURB EDGE

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PROPOSED SITE PLAN



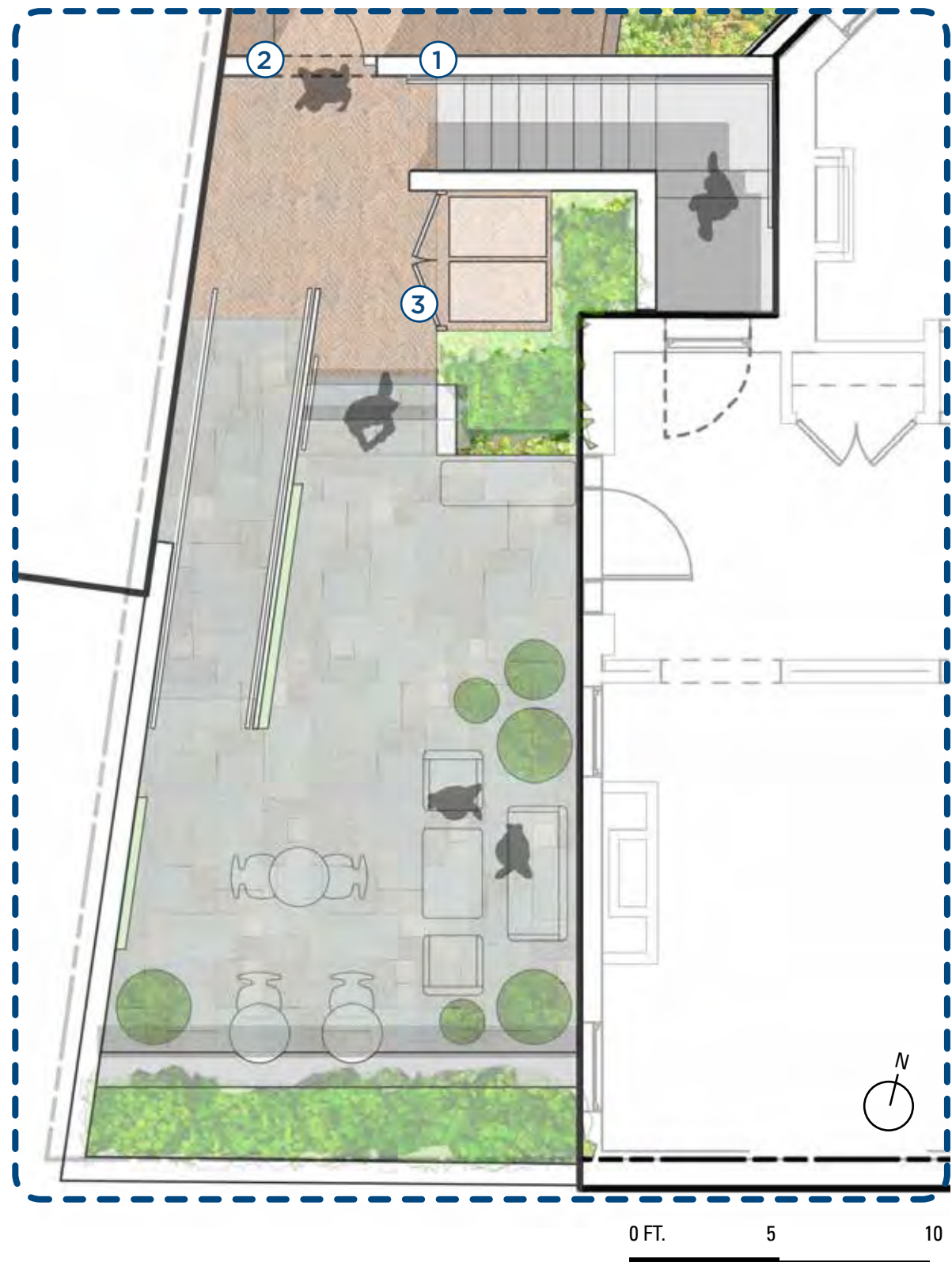
LANDSCAPE IMPROVEMENT AREAS

- 1 FRONT ENTRY STAIR
REMOVE EXISTING FRONT STEPS & REPLACE WITH NEW STONE OR MASONRY STEPS & LANDING; REORIENT TO BE PARALLEL TO R STREET
- 2 STREETScape PLANTING
REMOVE LOW, NON-ORIGINAL METAL FENCE, BRICK CURB, BRICK PIERS & EXISTING HEDGE; REPLACE WITH ~3' HT. EVERGREEN HEDGE & NEW ROWLOCK BRICK CURB
- 3 DRIVEWAY ZONE
UPGRADED BRICK PAVER PARKING AREA WITH LOW BRICK CURB EDGE
- 4 TERRACE ENTRY & CIRCULATION ZONE
UPGRADED BRICK PAVER TERRACE THRESHOLD WITH ACCESS TO TERRACE STONE PAVER STEPS, RAMP, REORIENTED BASEMENT STEPS & SCREENED TRASH ENCLOSURE
- 5 SIDEYARD TERRACE
UPGRADED SIDEYARD TERRACE SPACE WITH NEW STONE PAVERS AND PLANTED AREA

— EXISTING BASEMENT STEPS
TO REMAIN. REPAIR CRACKS
AS REQUIRED.

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ENLARGED SIDE YARD TERRACE PLAN & PRECEDENT IMAGES

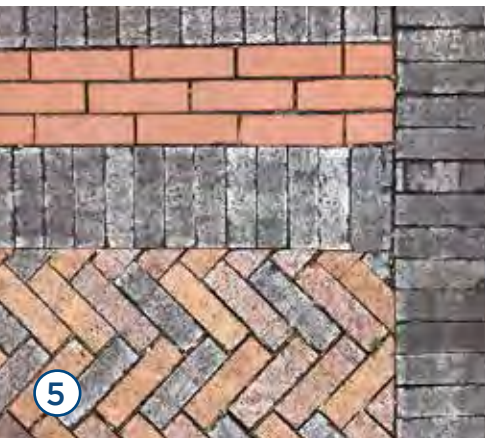
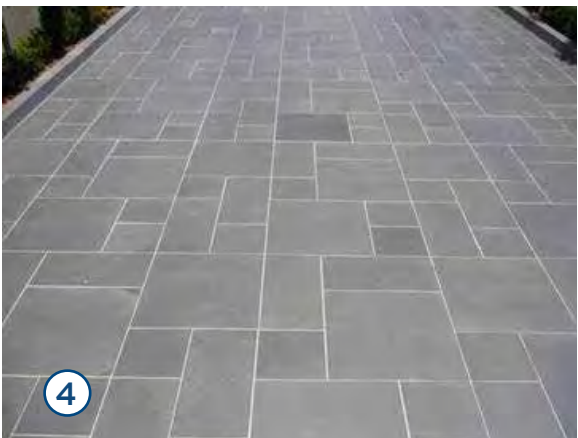
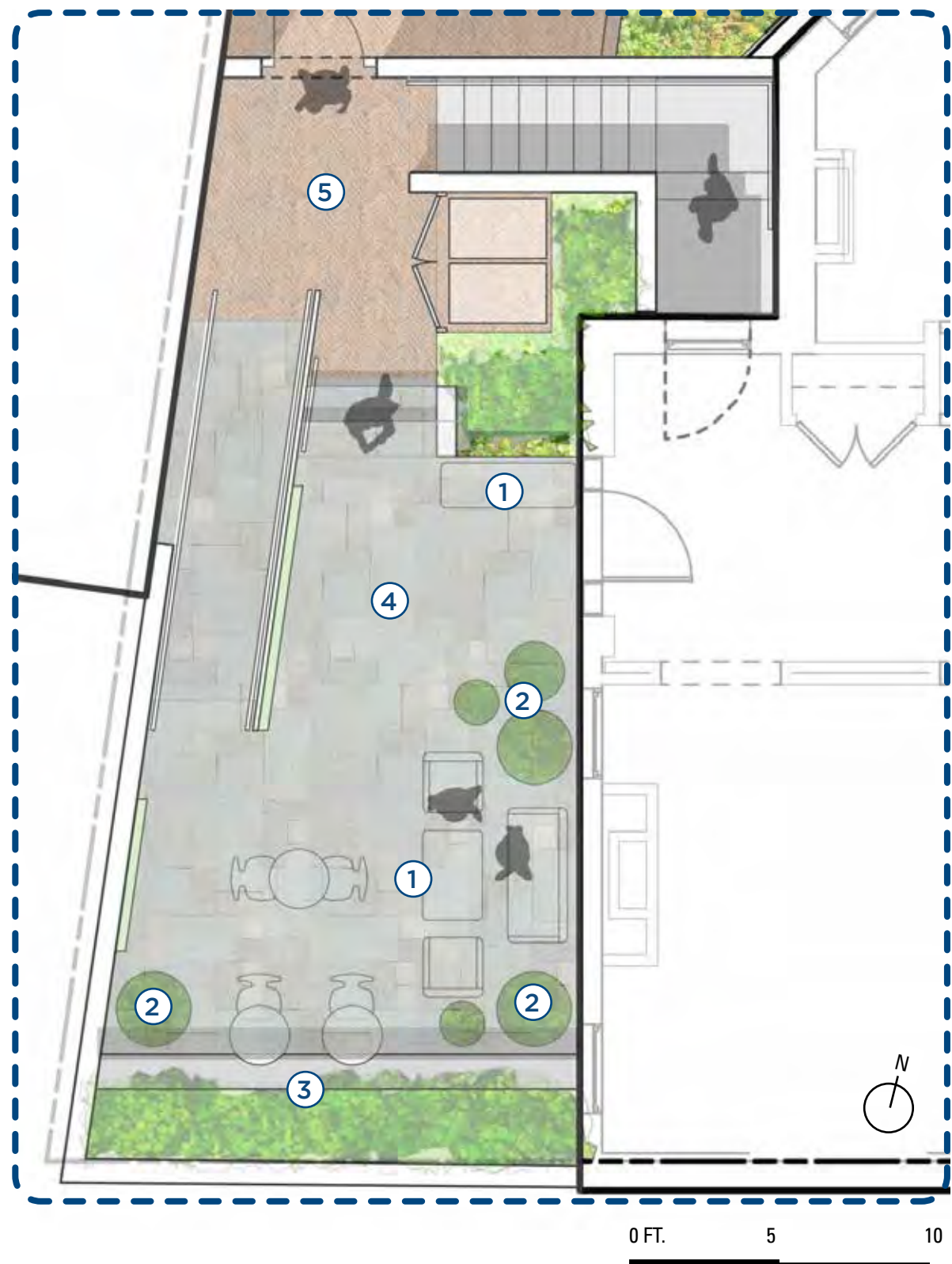


LANDSCAPE ELEMENTS

- ① GARDEN WALL
BRICK WITH STONE CAP, TAKING INSPIRATION FROM GARDEN WALL ACROSS R STREET; COURSING TO CONTRAST WITH HOUSE BRICK COURSING
- ② GARDEN GATE
LOW WOODEN GATE TO SEPARATE PRIVATE TERRACE FROM STREETScape
- ③ WASTE BIN SCREEN DOORS
DISCREET AND DURABLE DOORS FOR EVERY DAY USE

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ENLARGED SIDE YARD TERRACE PLAN & PRECEDENT IMAGES



LANDSCAPE ELEMENTS

- ① MOVABLE FURNITURE
FURNITURE TO ACCOMODATE DAILY USE & DINING
- ② MOVABLE POTS
EASY TO MAINTAIN, MOVABLE PLANTING
- ③ SEAT WALL
STONE CAP AT SEATING HEIGHT
- ④ UPGRADED TERRACE PAVING
STONE PAVING FOR TERRACE
- ⑤ UPGRADED BRICK PAVING
PATTERNED BRICK PAVING TO MATCH VEHICULAR COURT