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.

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

EXISTING MANTEL AND RUNNING TRIM TO REMAIN
DEMOLITION NOTES:

1. EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED, TYP.
2. ALL EXISTING WALL TO REMAIN SHARED.
3. ALL EXIST. HARDWOOD FLOORS TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED PLAN, PROTECT, TYP.
4. EXIST. DOOR TO BE REMOVED.
5. EXIST. FIREBOX TO BE REMOVED, SHOWN DASHED, TYP. SALVAGE AND RELOCATED AS NOTED.
6. MILLWORK / BUILT-IN TO REMAIN.
7. EXIST. MILWORK TO REMAIN.
8. REMOVE TRIM / BASEBOARDS AS REQ. SALVAGE FOR POSSIBLE RE-USE, TYP.
9. START TO REMAIN.
10. DEMO EXIST. ELEVATOR TO REMAIN.
11. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
12. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
13. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
14. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
15. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
16. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
17. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
18. DEMO EXIST. FIREBOX AND CHIMNEY TO REMAIN.
19. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
20. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
21. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
22. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
23. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
24. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
25. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
DEMO/EC/ST 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. MILLWORK / BUILT-IN TO REMAIN.
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 STRAIGHT RUN DOWN.
12. REMOVE EXIST. APPLIANCES, SALVAGE FOR POSSIBLE RE-USE.
13. LIGHTING FIXTURES TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED.
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 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.

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CONCEPT REVIEW OLD GEORGETOWN BOARD
JULY 07, 2022
1524 29TH ST NW
WASHINGTON, DC 20007
1. EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED, TYP.  
2. ALL EXISTING WALL TO REMAIN SHADED.  
3. ALL EXISTING HARDWOOD FLOORS TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED PLAN, PROTECT. TYP.  
4. EXIST. FLOOR TO BE REMOVED.  
5. EXIST. FIREBOX AND SEAL CHIMNEY.  
6. MILLWORK / BUILT-IN TO REMAIN.  
7. DEMO EXIST. MILLWORK / BUILT-IN.  
8. REMOVE TRIM / BASEBOARDS AS REQ. SALVAGE FOR POSSIBLE RE-USE, TYP.  
9. STAIR TO REMAIN.  
10. DEMO STAIR FROM STRAIGHT RUN DOWN.  
11. DEMO POST TO ALLOW FOR 3'-6" BASEMENT STAIR, NEW POST AND BEAM PER STRUCTURAL, TBD.  
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. FLOOR TO BE REMOVED.  
19. DEMO STAIR FROM STRAIGHT RUN DOWN.  
20. REMOVE EXIST. APPLIANCES, SALVAGE FOR POSSIBLE RE-USE.  
21. LIGHTING FIXTURES TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED PLAN, PROTECT. TYP.  
22. PLUMBING FIXTURES SHOWN DASHED TO BE REMOVED AND SALVAGED.  
23. PLUMBING FIXTURES TO BE SALVAGED AT REMOVED MILLWORK.  
24. DOOR TO REMAIN, FIX IN PLACE.  
25. DEMO POST TO ALLOW FOR 3'-6" BASEMENT STAIR, NEW POST AND BEAM PER STRUCTURAL, TBD.
DEMO/REPLACE NOTES:

1. EXISTING WALLS TO BE DEMOLISHED SHOWN DASHED, TYP.
2. ALL EXISTING WALL TO REMAIN SHADED.
3. ALL EXIST WOOD 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. DEMO EXIST. BUILT-IN TO REMAIN.
7. DEMO EXIST. MILLWORK / BUILT-IN AS REQ. SALVAGE FOR POSSIBLE RE-USE, TYP.
8. DEMO TRIM / BASEBOARD AS REQ., SALVAGE FOR POSSIBLE RE-USE, TYP.
9. DEMO STAIR FROM STRAIGHT RUN DOWN.
10. DEMO EXIST. STAIR, SALVAGE PARTS FOR POSSIBLE RE-USE, TYP.
11. EXIST. WALLS TO BE DEMOLISHED SHOWN DASHED, TYP.
12. DEMO EXIST. MILLWORK / BUILT-IN.
13. LIGHTING FIXTURES TO REMAIN UNLESS REMOVAL IS REQ. BY PROPOSED PLAN, PROTECT. TYP.
14. PLUMBING FIXTURES TO BE REMOVED AND SALVAGED.
15. PLUMBING FIXTURES SHOWN DASHED TO BE REMOVED AND SALVAGED.
16. EXIST. ELEVATOR TO REMAIN.
17. EXIST. FIREBOX AND SEAL CHIMNEY.
18. EXIST. FIREBOX AND SEAL CHIMNEY IN ENTIRETY.
19. DEMO EXIST. FIREBOX AND CHIMNEY IN ENTIRETY.
20. DEMO/REPLACE EXIST. WALLS TO ALLOW FOR 3'-6" BASEMENT STAIR, NEW POST AND BEAM PER STRUCTURAL, TYP.
21. LOWER SLAB APPROX. 18" TO ACHIEVE 8' CEILING HEIGHT.
22. DEMO EXIST. 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, TYP.

CONCEPT REVIEW OLD GEORGETOWN BOARD
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WASHINGTON, DC 20007
RICHARD WILLIAMS ARCHITECTS, PLLC
EAST ELEVATION - TO REMAIN

DEMOL EXIST. CHIMNEYS: THIS LOCATION ONLY, SEE DEMO PLANS
PAINTED DIFFERENTIATION TO REMAIN
**SOUTH ELEVATION - EXISTING / DEMO**

- Encapsulate asbestos siding at rear of house w/ new water resistive air barrier membrane and wood siding to match original.
- Remove existing aluminum cladding. Repair or replace original trim in kind if Garlanded material is determined to be damaged beyond reasonable repair.
- Demo as required for alterations.
- Foundation wall to remain.
- New windows at south elevation.

**SOUTH ELEVATION - PROPOSED**

- New iron handrail.
- New stairs to garden.
- New trellis panel as guardrail.
- Demo and repair picket fence to remain.

**SCALE 1/4" = 1'-0"**
EXIST. ELEVATIONS

DEMO AS REQUIRED FOR LARGER WINDOW
DEMO AS REQUIRED FOR ALTERATIONS
DEMO BUMP OUT AT SECOND LEVEL
DEMO EXIST. SCREENED PORCH AND PATIO
ENCAPSULATE ASBESTOS SIDING AT REAR OF HOUSE W/ NEW WATER RESISTIVE AIR BARRIER MEMBRANE AND WOOD SIDING TO MATCH ORIGINAL.

NEW WINDOW AT WEST ELEVATION
NEW WINDOW AT WEST ELEVATION
NEW MINOR ADDITION AT SECOND LEVEL
NEW BRICK WYTHE @ EXISTING FOUNDATION WALL TO REMAIN
NEW TRELLIS PANEL AS GUARDRAIL
CANOPY AT MUDROOM STAIR
ENCAPSULATE ASBESTOS SIDING AT REAR OF HOUSE W/ NEW WATER RESISTIVE AIR BARRIER MEMBRANE AND WOOD SIDING TO MATCH ORIGINAL.

SOUTH ELEVATION
SCALE: 1/4" = 1'

WEST ELEVATION - EXISTING / DEMO

WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"
Typ. Window B OWL: Jamb Extension, No Casing. Similar to 1520 29th St (Image 5, Page 2)

Patch and Repair Picket Fence to remain
Detail Concept:
Window Type A

1 WINDOW BAY PLAN
SCALE: 1-1/2" = 1'

2 WINDOW BAY SECTION
SCALE: 1-1/2" = 1'
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 Dougall Fir - Single Glaze – ADL – No Energy Panel
Extended head times will apply
Supplemental Pricing – WUHM or WUDHM Section

Note: No Screens to be used @ replacement windows
**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.**
EXIST. MEMBRANE ROOF (ASSUMED 1-Ply), RECENTLY REPLACED
METAL FLASHING
WD FASCIA, TO BE PAINTED W/ WATER BASED STAIN.
WOOD SIDING TO MATCH ORIGINAL, TO BE PAINTED W/ WATER BASED STAIN.
6" EXPOSURE, SIM. TO ORIGINAL SOUTH ELEVATION SIDING
EXIST. FRAMING / SHEATHING TO REMAIN
EXIST. ASBESTOS CLADDING TO BE ENCAPSULATED
SELF-ADHERED WATER RESISTIVE AIR BARRIER MEMBRANE
WOOD ENSURING TO MATCH ORIGINAL, TO BE PAINTED W/ WATER BASED STAIN

SCALE: 3" = 1'

1 TYP. WALL SECTION

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