

OUTERBRIDGE HORSEY ASSOCIATES, PLLC

September 18, 2024

Dear Old Georgetown Board members,

After stepping back to assess the project status, we were quite surprised by the reaction to this project when we brought it back this past June and then again in July.

I say “brought it back” because we had a very similar project 4 years ago at this property which was 1½ stories and 15 feet high with two garages connected by an 8 ft. high brick wall, enclosing an open garden space between the two buildings. In March 2020, this prior project approved on the consent calendar and in May 2020, the full permit drawings were approved at the meeting after a brief discussion by the Board. The Board seem to like the design quite a bit with the lead-off board member, Richard Williams, calling it a “skillfully done project” and the others agreeing with him. The staff had no concerns with the cupolas or the arched windows during that round of review. There is no record of HPO comments in either of these prior reviews.

After the zoning regulations changed in 2022 to allow two-story garages up to to 22 ft. high in Georgetown, we changed the design to include a second-story, and the height was increased to 21’-2” ft at the ridge from the prior height of 15’-0”. We also infilled the center with a slightly lower interior space that contains the stair to access the second floors of the two garages. Many of the details, including the arched windows on the alley and the cupolas, were the same.

In hindsight, I realize that we should have reviewed the original approved design in detail as an introduction to the current design in the June presentation. In the June meeting the staff did mention the prior design and referred to it as a charming design without saying the current design was almost identical only taller; and the image of the May 2020 design was not shown until the very end of the June meeting, after the Board’s deliberation was completed. The cupolas and arched windows which in the original design were described as “charming”, were referred to as “fussy” in the current design. The public and we applicants hope for consistency in the way a regulatory agency such as the CFA and OGB reviews a project, including taking into account a previously approved design.

For the current submission we have added these comparative drawings to the set:

- GARAGE/ALLEY BUILDING COMPARISON – compares the proposed July 2024 design with other existing buildings on this alley and the alley to the east as well as buildings this alley that have been approved by OGB
- GARAGE/ALLEY BUILDING COMPARISON with LATEST SCHEME - As per above except we have modified the design of the center part of our garage per Board member Weinstein’s comments to modify the center section.
- GARAGE/ALLEY BUILDING COMPARISON with PRIOR APPROVED SCHEME This shows the July 2024 original scheme and the July 2024 with the current scheme compared to the May 2020 scheme.
- We have removed from the carriage house refence image sheet the one building that is located in a commercial alley. All of the others are from residential alleys similar to the subject alley, all of which are working alleys.
- We have also added a sheet of reference images of Georgetown garages, one and two-story, old and new, that have cupolas.

These drawings illustrate that the proposed height of the buildings are well within the range of heights of the historic buildings on this alley and also the prior designs approved by OGB. The details, especially the cupola and brickwork, seem to relate to the historic context as well.

With respect to the cupolas, what our client wants most is something attractive to look at, presumably a reasonable goal. The neighbors want this as well which is which they all appreciate and support the cupolas. The only other people who might see the cupolas are the refuse and recycling collectors, who pass through the alley a couple of times weekly, and other service providers. These taller versions of the prior approved scheme will also render the cupolas much less visible from the public alley than the prior approved scheme due to the increased height of the alley wall of the proposed buildings.

The houses on the north side of the alley are a story above the alley and thus look down on the alley buildings and their roofs. Having a decorative feature like the cupola makes the roof more attractive especially from the garden side, especially from above. It also makes the two garages read as garden buildings which seems appropriate. The cupola also allows light into the second floor of the garage building which serves a functional purpose, resulting in less fenestration on the alley walls. Also, the cupolas help define the two garages as separate buildings, different from the massing of the center connector section. Without the cupolas the assembly would arguably look more like a single larger building.

Cupolas have ample precedent in Georgetown as shown on the sheet of photos of other Georgetown carriage houses that has also been added to the submission. One reason that the historic carriage houses and garages in Georgetown and elsewhere are so attractive is that they often have an abundance of beautiful detailing – in the brickwork, the fenestration and the woodwork including eave/roof details and cupolas. This would argue for more detail rather than less.

For all the above reasons, it would seem that the cupolas are a compatible element in the Georgetown Historic District. This would seem to be the reason the original design was approved originally on consent and was approved again on the permit review without objection to the cupolas.

At the July 2024 meeting, Board member Weinstein suggested an alternative design for the center section, with a lower wall along the alley and a roof sloping up to a clerestory which has been incorporated into the current design. We have also reduced the height of the cupolas by 7". The ridge height of the current design is the same as the July scheme as lowering it would adversely impact the use of the second floor. The eave height was brought down to below the eave height of the adjacent two-story carriage house to the east as requested I believe by Board member Wilson at a previous meeting. It is also worth noting that the eave line of the current proposal is much lower than the eave lines of the other two garages on this alley recently approved by OGB.

With these additional revisions, we respectfully request approval of this current scheme.

Thank you for your consideration.

Outerbridge Horsey

3306 O Street NW GARAGE

ADDRESS:

3306 O Street, NW
Washington, DC 20007

Lot: 0135
Square: 1229

ARCHITECT

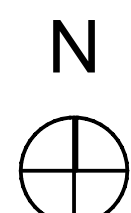
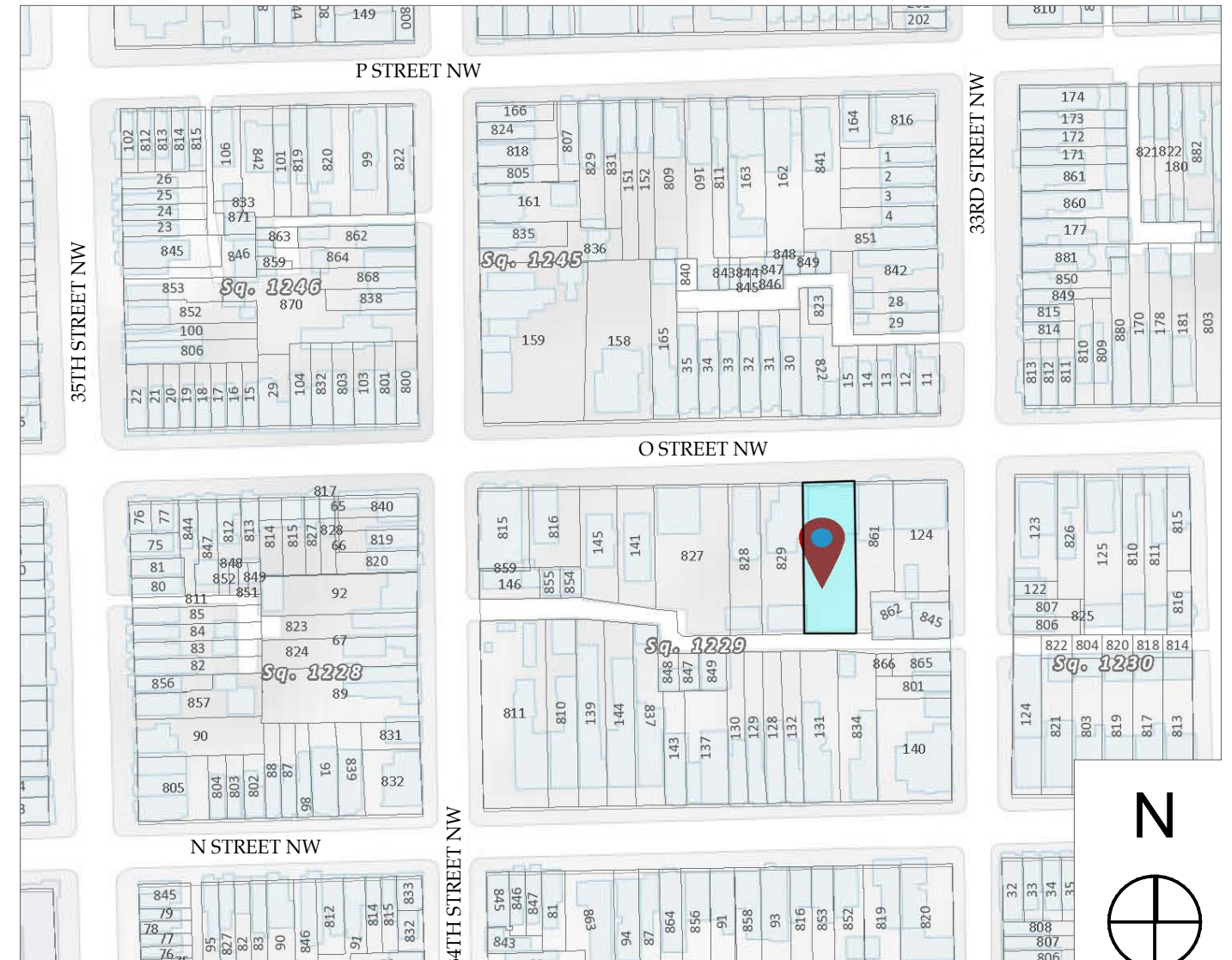
Outerbridge Horsey Associates, PLLC
1228 1/2 31st Street, NW
Washington, DC 20007
Contact: Outerbridge Horsey, AIA

Tel 202.337.7334

oh@outerbridgehorsey.com

LIST OF DRAWINGS:

- 0001 COVER SHEET
- REF 1 REF. IMAGES OF TWO-STORY GARAGES IN GEORGETOWN
- REF 2 REF. IMAGES OF TWO-STORY GARAGES IN GEORGETOWN
- REF 3 REF. IMAGES OF TWO-STORY GARAGES IN GEORGETOWN
- REF 4 EXISTING GARAGES IN GEORGETOWN WITH CUPOLAS
- 0002 EXISTING SITE PLAN
- 0003 PROPOSED SITE PLAN
- 0004 EXIST. & PROPOSED SITE PLAN DETAILS
- A100 PROPOSED FLOOR PLANS
- A200 PROPOSED ELEVATIONS
- A201 PROPOSED ALLEY ELEVATIONS
- A202 ALLEY ELEVATION COMPARISONS PROPOSAL OPTION 1
- A203 ALLEY ELEVATION COMPARISONS PROPOSAL OPTION 2
- A204 ALLEY ELEVATION COMPARISONS PROPOSAL DEVELOPMENT
- A300 PROPOSED SECTIONS
- A900 PROPOSED PERSPECTIVE VIEWS
- PH01 PHOTOS - EXISTING CONDITIONS
- PH02 PHOTOS - EXISTING CONDITIONS





3314 -3316 P Street NW - rear IG_0623 copy



1647 30th Street NW



1318 33rd Street NW



3254 O Street NW - rear



1418 33rd Street NW - rear



3337 N Street NW - rear

REFERENCE IMAGES OF TWO-STORY GARAGES IN GEORGETOWN

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3306 O Street, NW
Washington, DC 20007

SCALE: AS NOTED
DATE: 9/12/24

REF 1



1224 30th Street NW - Rear



1417 35TH ST NW



1515 28th Street NW



1689 31st Street NW - rear



2920 Dumbarton Street NW -rear



3112-3114 N Street - rear

REFERENCE IMAGES OF TWO-STORY GARAGES IN GEORGETOWN



1618 29th Street NW - rear



3040 Dumbarton Street NW - rear
and 1311 31st Street NW - rear



3042 N Street NW - rear



3142 P Street NW



3327 P Street NW - rear



3414 N Street NW - rear

REFERENCE IMAGES OF TWO-STORY GARAGES IN GEORGETOWN



1515 28th Street NW



34th Street NW and Reservoir Road



3011 P Street NW



1316 33rd Street NW



1647 30th Street NW



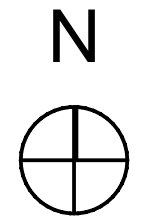
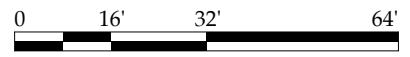
3142 P Street NW

REFERENCE IMAGES OF GARAGES WITH CUPOLAS IN GEORGETOWN

1

EXISTING SITE PLAN

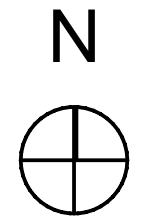
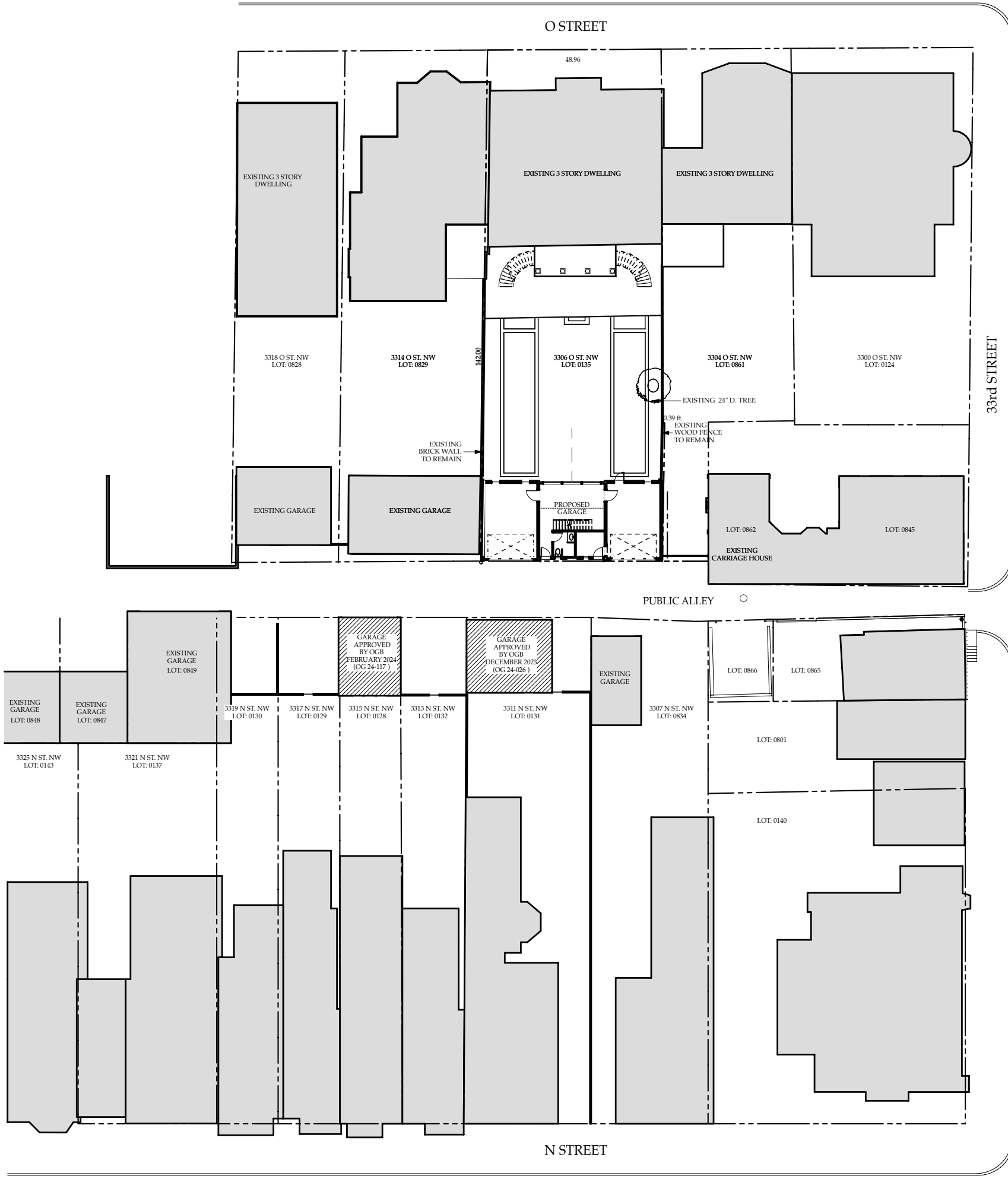
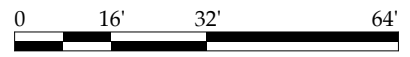
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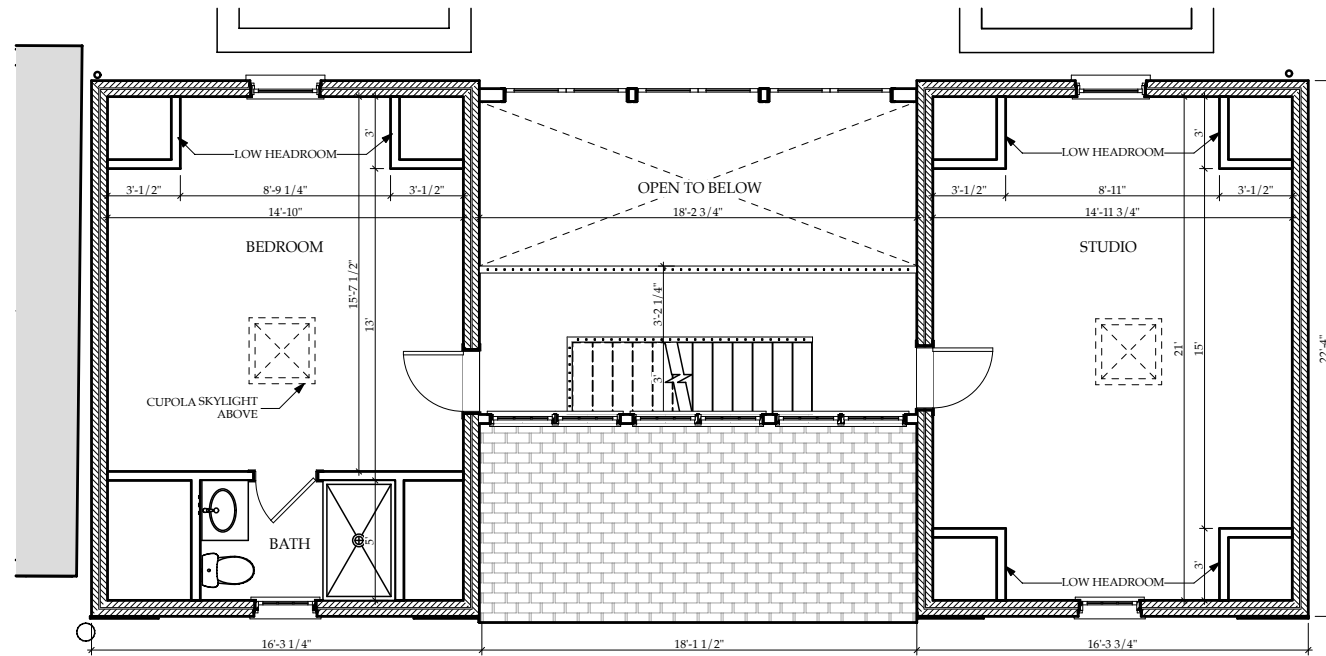


1

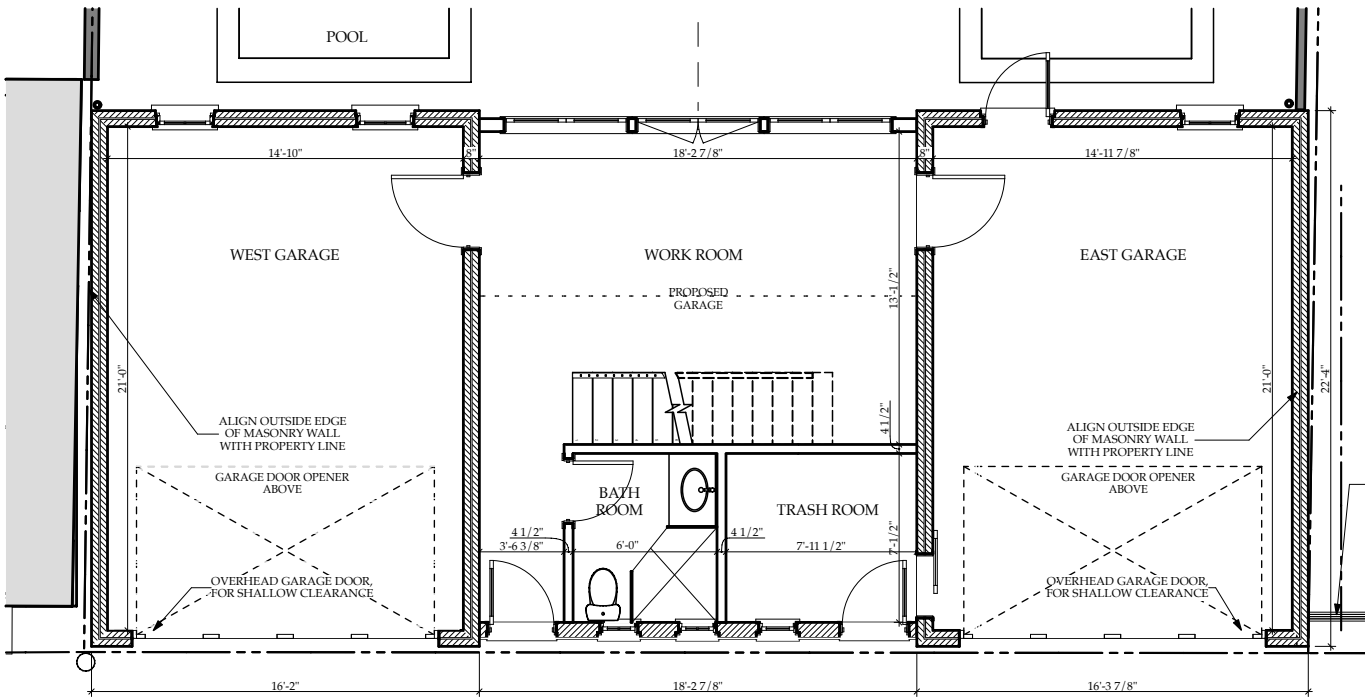
EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"





2 PROPOSED SECOND FLOOR
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



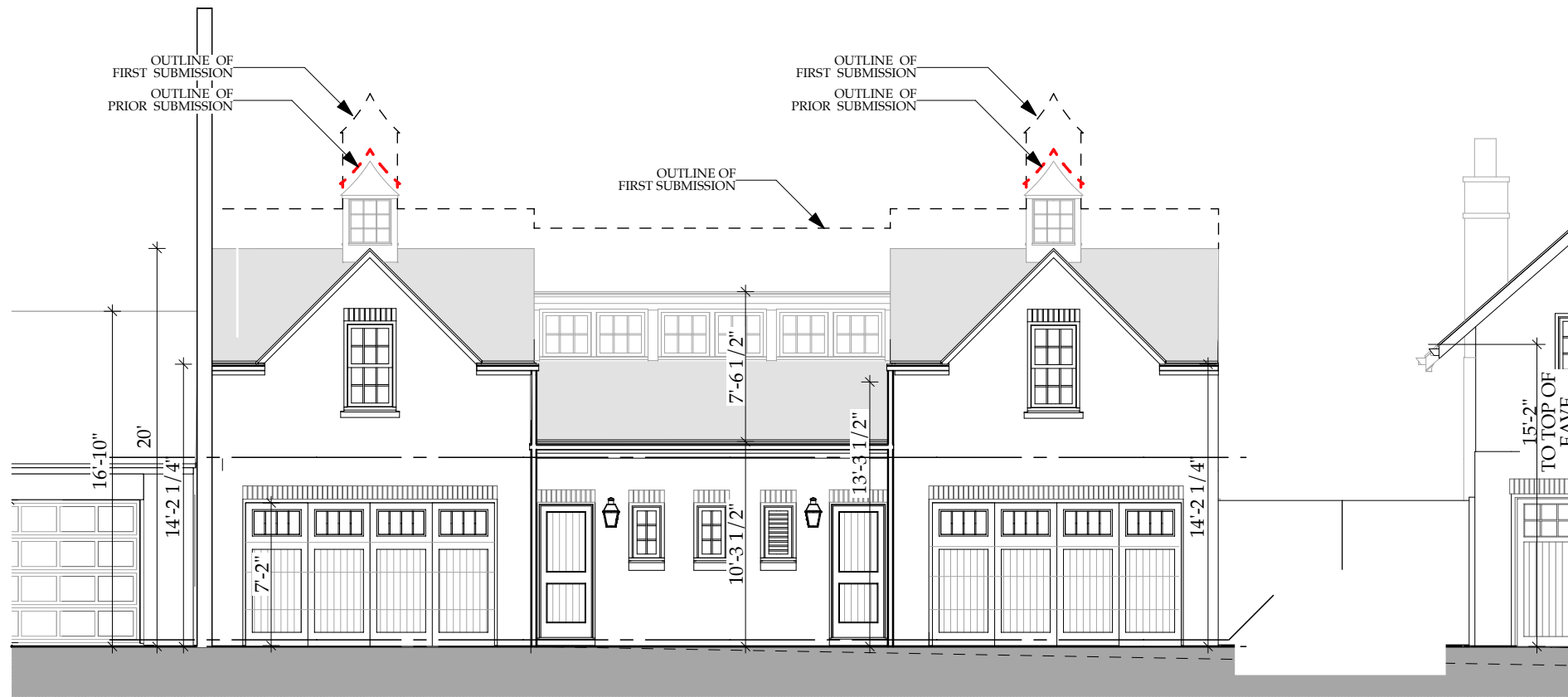
1 PROPOSED GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
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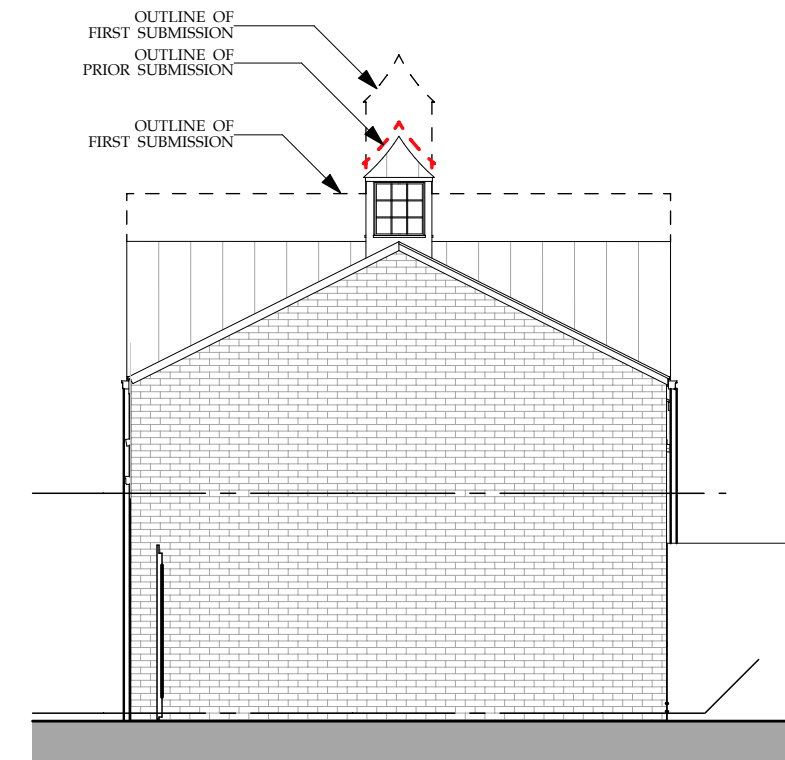
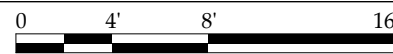
VIEW FROM INSIDE THE GARDEN



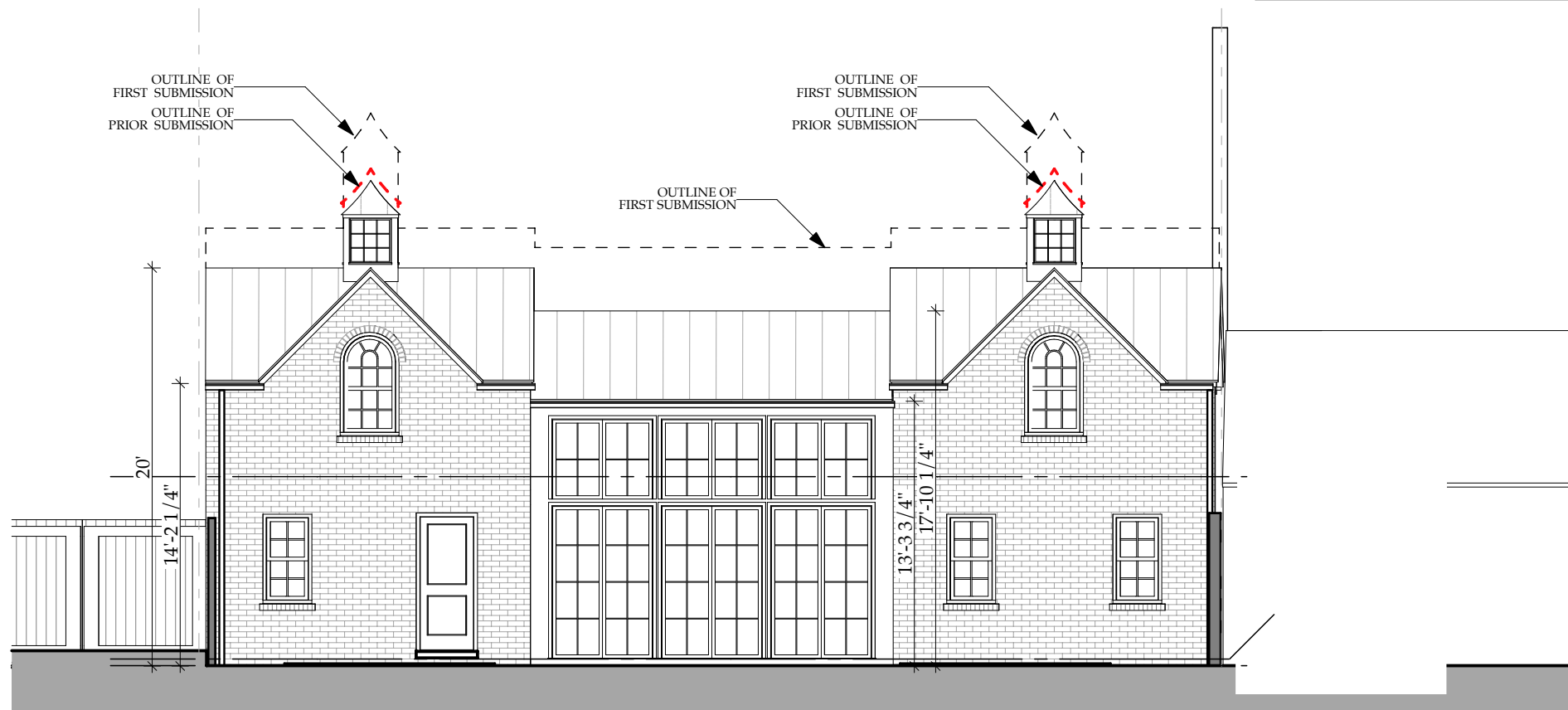
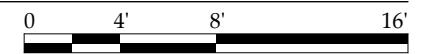
VIEW FROM THE ALLEY



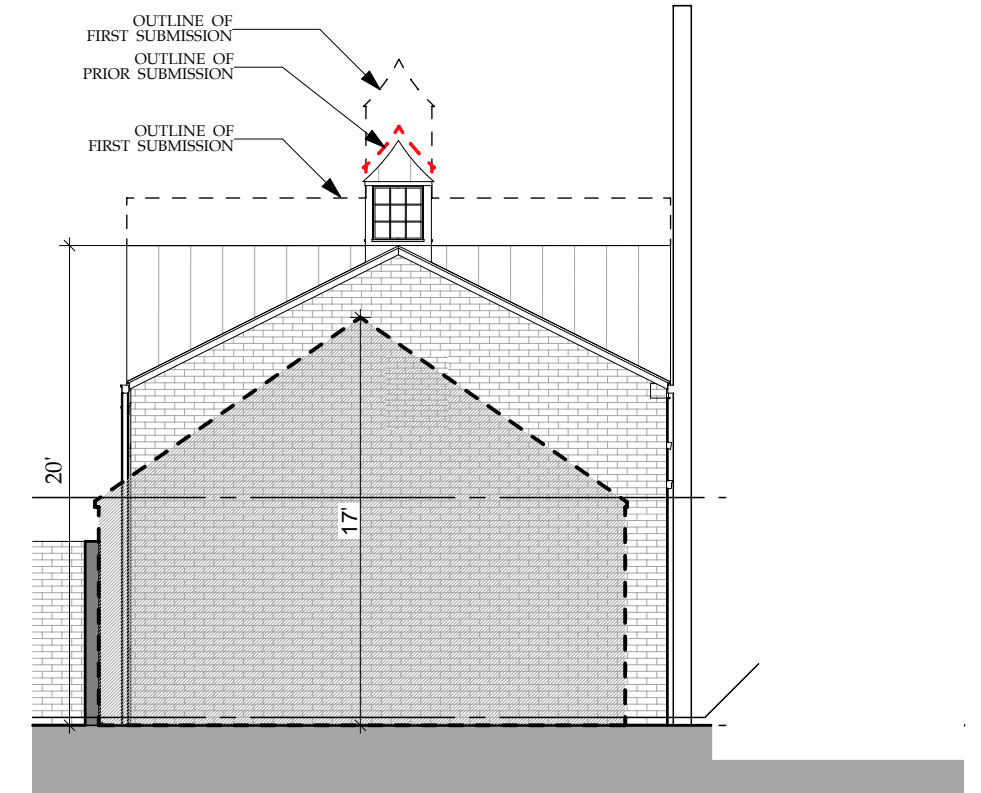
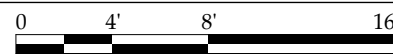
1 PROPOSED SOUTH ELEVATION
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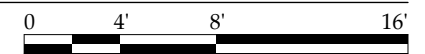
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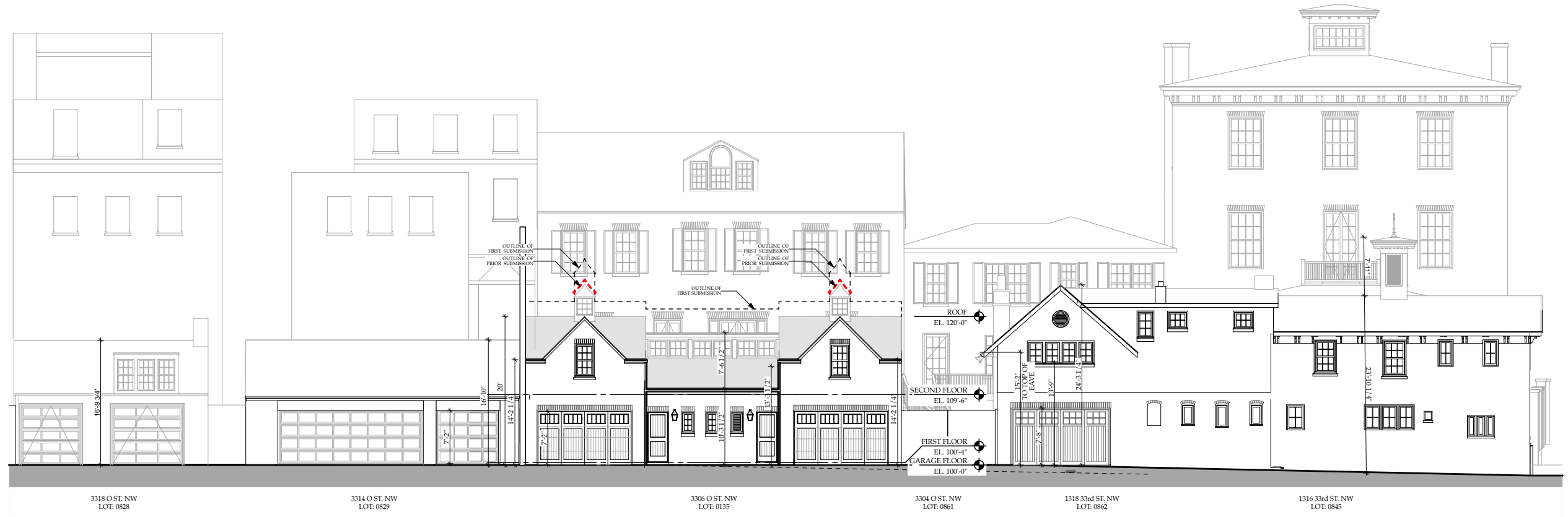


2 PROPOSED NORTH ELEVATION
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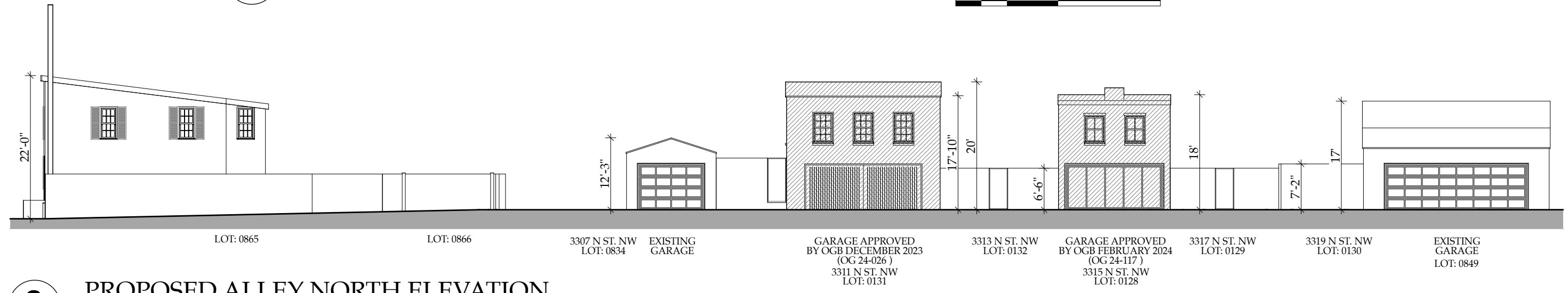
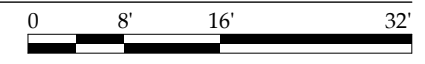


4 PROPOSED WEST ELEVATION
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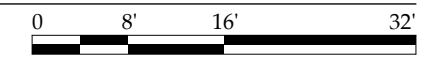


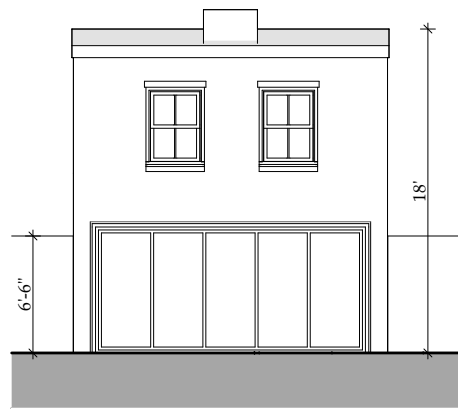


1 PROPOSED ALLEY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



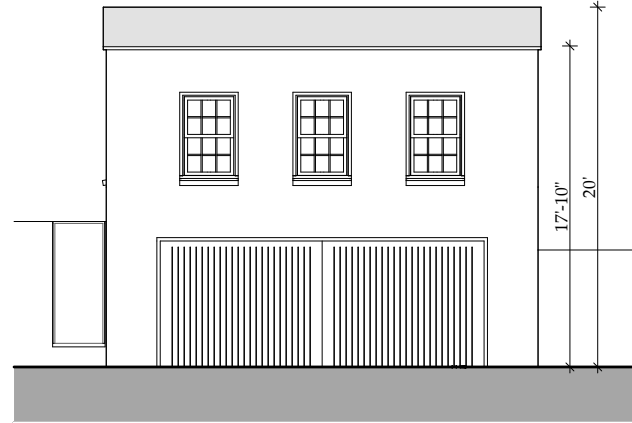
2 PROPOSED ALLEY NORTH ELEVATION
SCALE: 1/16" = 1'-0"





GARAGE APPROVED
BY OGB FEBRUARY 2024
(OG 24-117)

3315 N ST. NW
LOT: 0128



GARAGE APPROVED
BY OGB DECEMBER 2023
(OG 24-026)

3311 N ST. NW
LOT: 0131



3306 O ST. NW
LOT: 0135



GARAGE APPROVED
BY OGB 2016

3254 O ST. NW
LOT: 0125



3337 N ST. NW
LOT: 0810



3306 O ST. NW
LOT: 0135



1316 33rd ST. NW
LOT: 0845

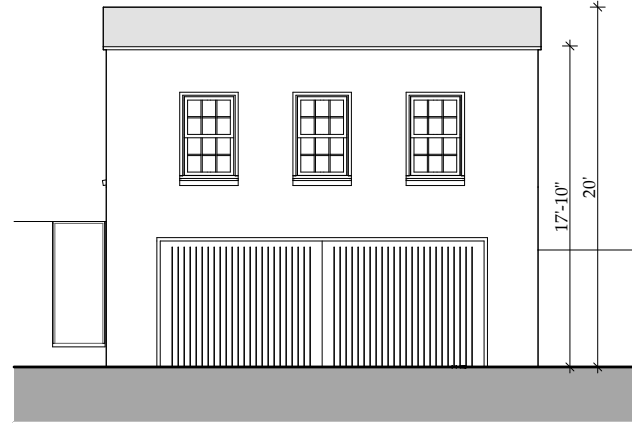


1318 33rd ST. NW
LOT: 0862



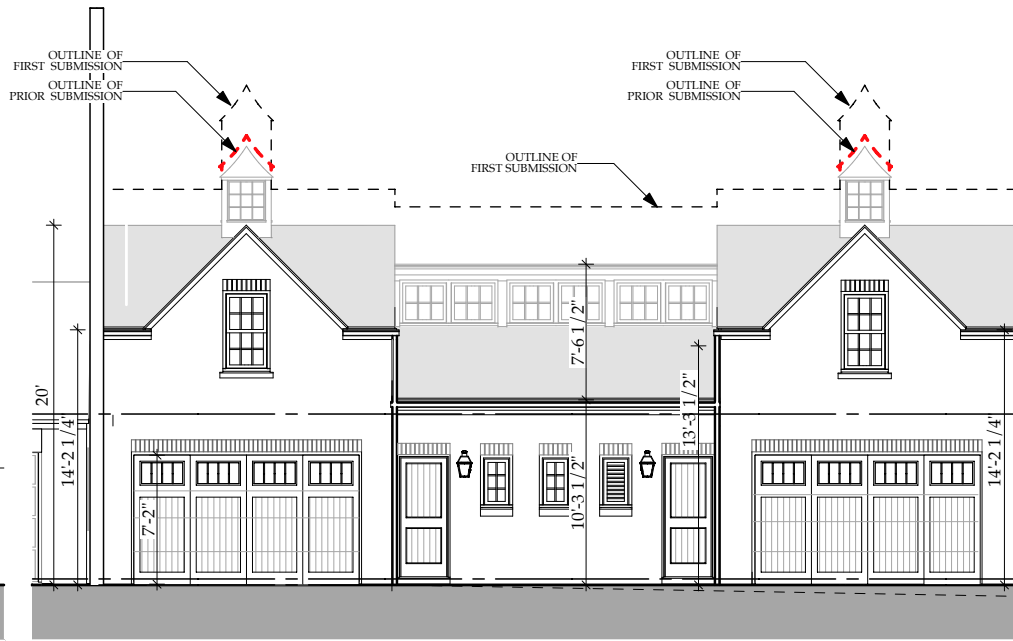
GARAGE APPROVED
BY OGB FEBRUARY 2024
(OG 24-117)

3315 N ST. NW
LOT: 0128



GARAGE APPROVED
BY OGB DECEMBER 2023
(OG 24-026)

3311 N ST. NW
LOT: 0131



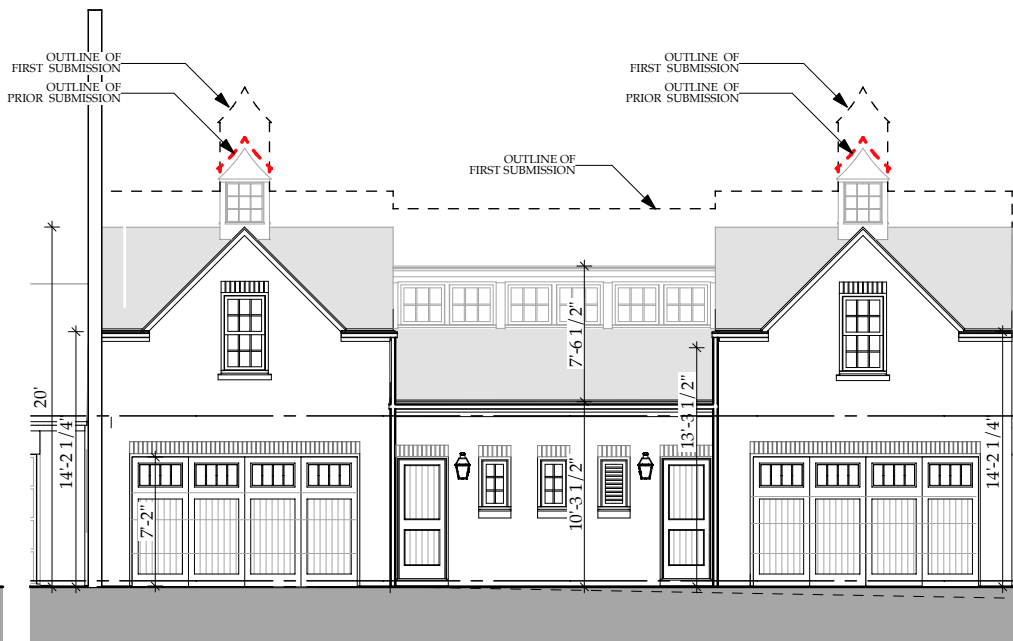
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3254 O ST. NW
LOT: 0125



3337 N ST. NW
LOT: 0810



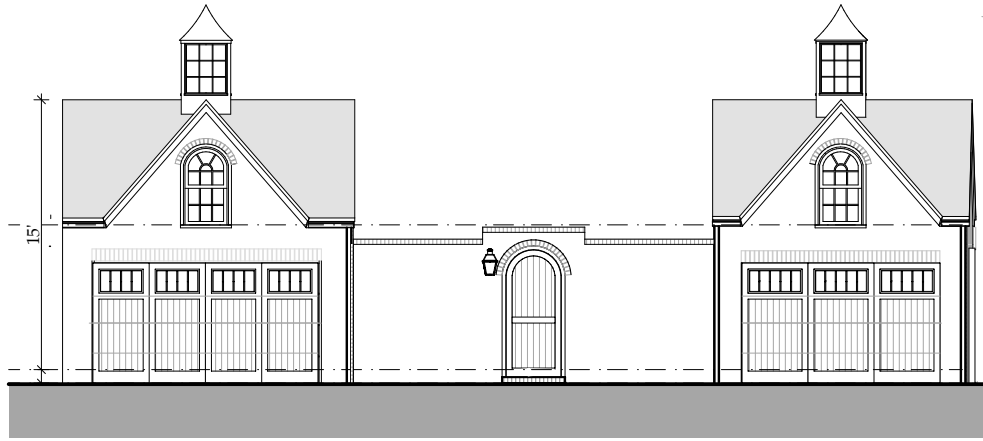
3306 O ST. NW
LOT: 0135



1318 33rd ST. NW
LOT: 0862



1316 33rd ST. NW
LOT: 0845



PRIOR APPORVED SUBMISSION (UNBUILT)



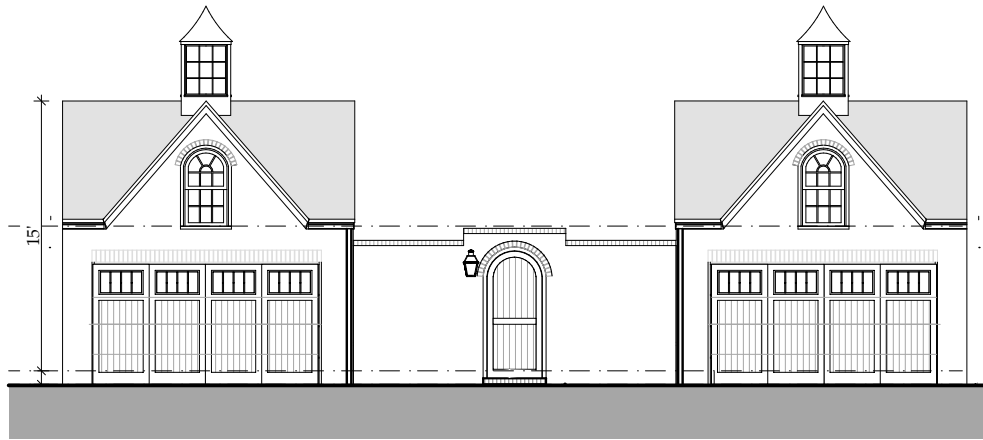
3306 O ST. NW
LOT: 0135

MOST RECENT SUBMISSION



3306 O ST. NW
LOT: 0135

CURRENT SUBMISSION



PRIOR APPORVED SUBMISSION
(Modified to show equal width garages)

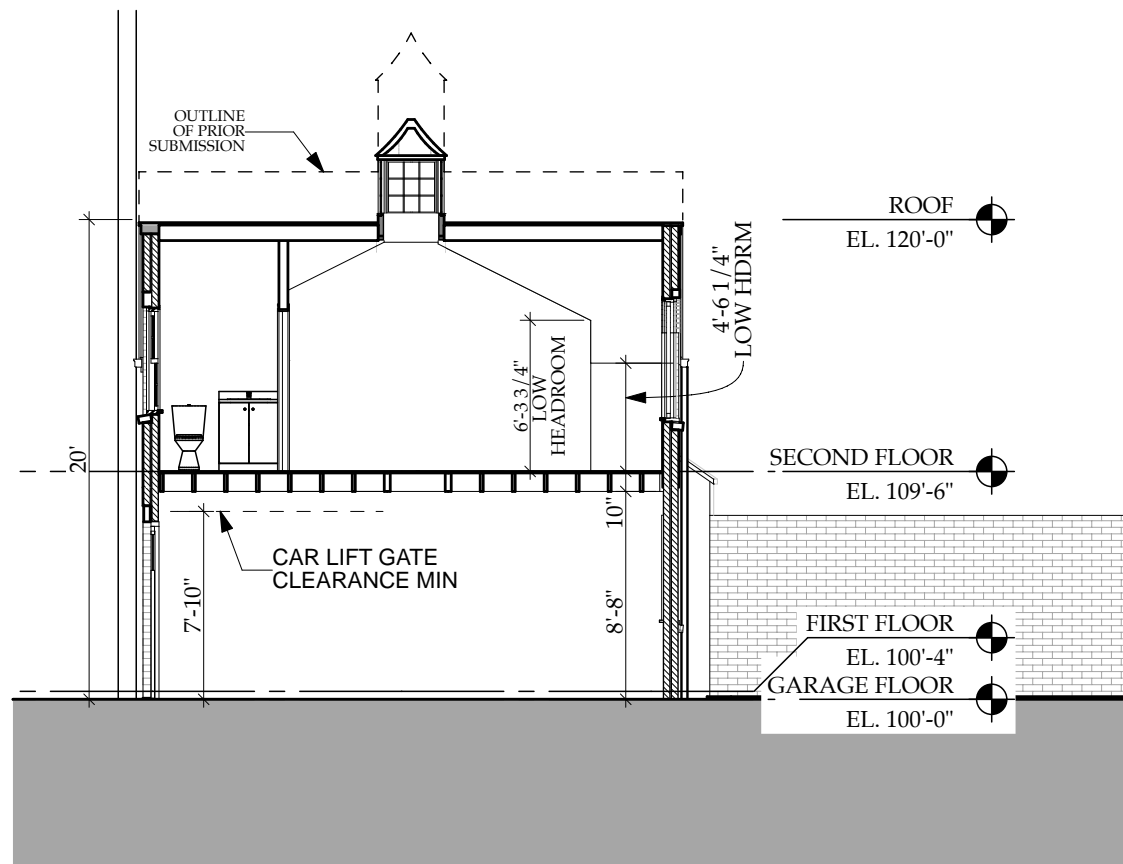


PRIOR APPROVE SUBMISSION AT HEIGHT OF CURRENT PROPOSED

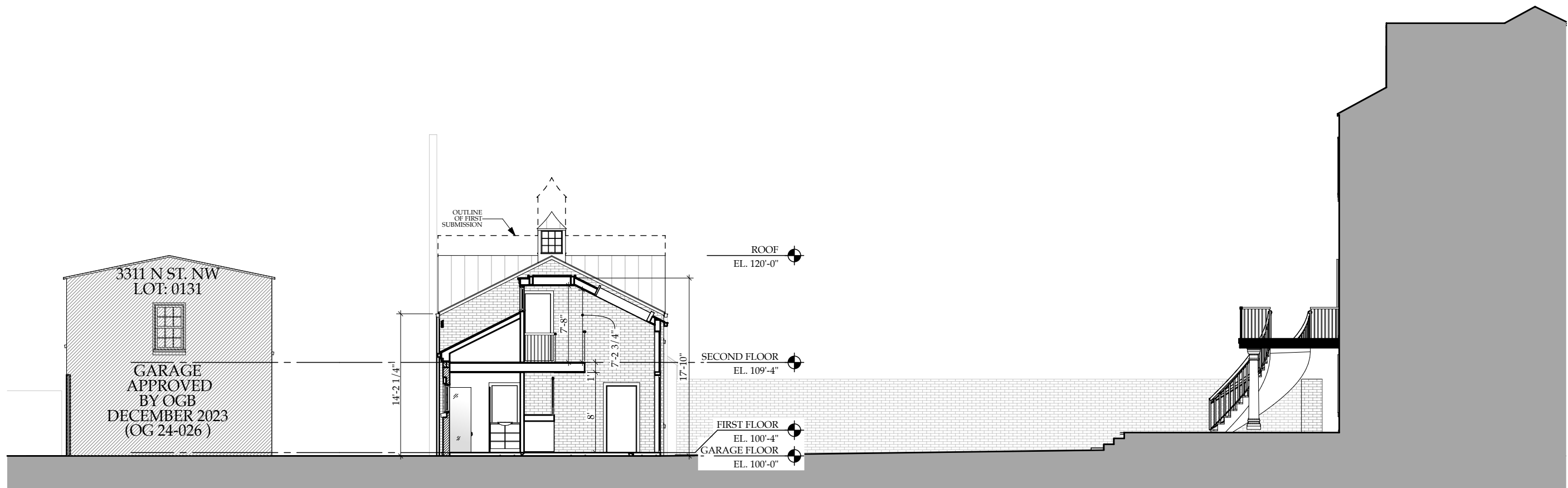


3306 O ST. NW
LOT: 0135

MOST RECENT SUBMISSION



1 NORTH-SOUTH SECTION LOOKING WEST
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



2 CENTER OF GARAGE LOOKING WEST
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'



1 ALLEY VIEW LOOKING EAST
NOT TO SCALE



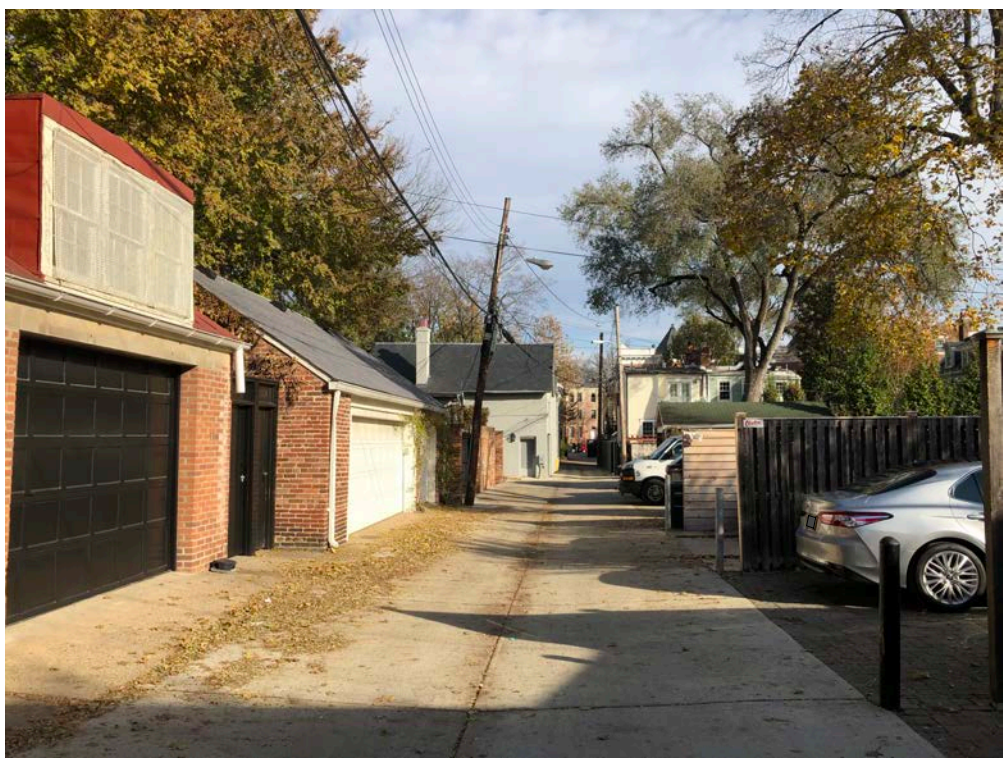
2 ALLEY VIEW LOOKING WEST
NOT TO SCALE



3 GARAGE VIEW LOOKING EAST
NOT TO SCALE



4 GARAGE VIEW LOOKING WEST
NOT TO SCALE



PH01

SCALE: AS NOTED
DATE: 9/12/24

3306 O Street, NW
Washington, DC 20007

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EAST OF SITE CENTER FRONT



APPROACHING FRONT OF SITE FROM CENTER



WEST OF SITE CENTER FRONT



WEST OF SITE CENTER REAR



APPROACHING REAR OF SITE FROM CENTER



EAST OF SITE CENTER REAR