

1217 29TH ST, NW
 WASHINGTON, DC | 11.07.24



PROJECT NARRATIVE

This proposal is for the repair and expansion of the front stoop at 1217 29th Street, NW. The existing narrow stairs to the main entrance will be removed and replaced with new stairs, set farther out from the face of the house. These new stairs will meet modern code requirements, including a new railing that retains elements of the existing cast-iron railing. The stairs' new location will also allow for an egress-width compliant access to the entrance of the basement dwelling unit. The basement entry door will be replaced with a new door matching the style of the front door for the main house, and the basement storm door will be removed.

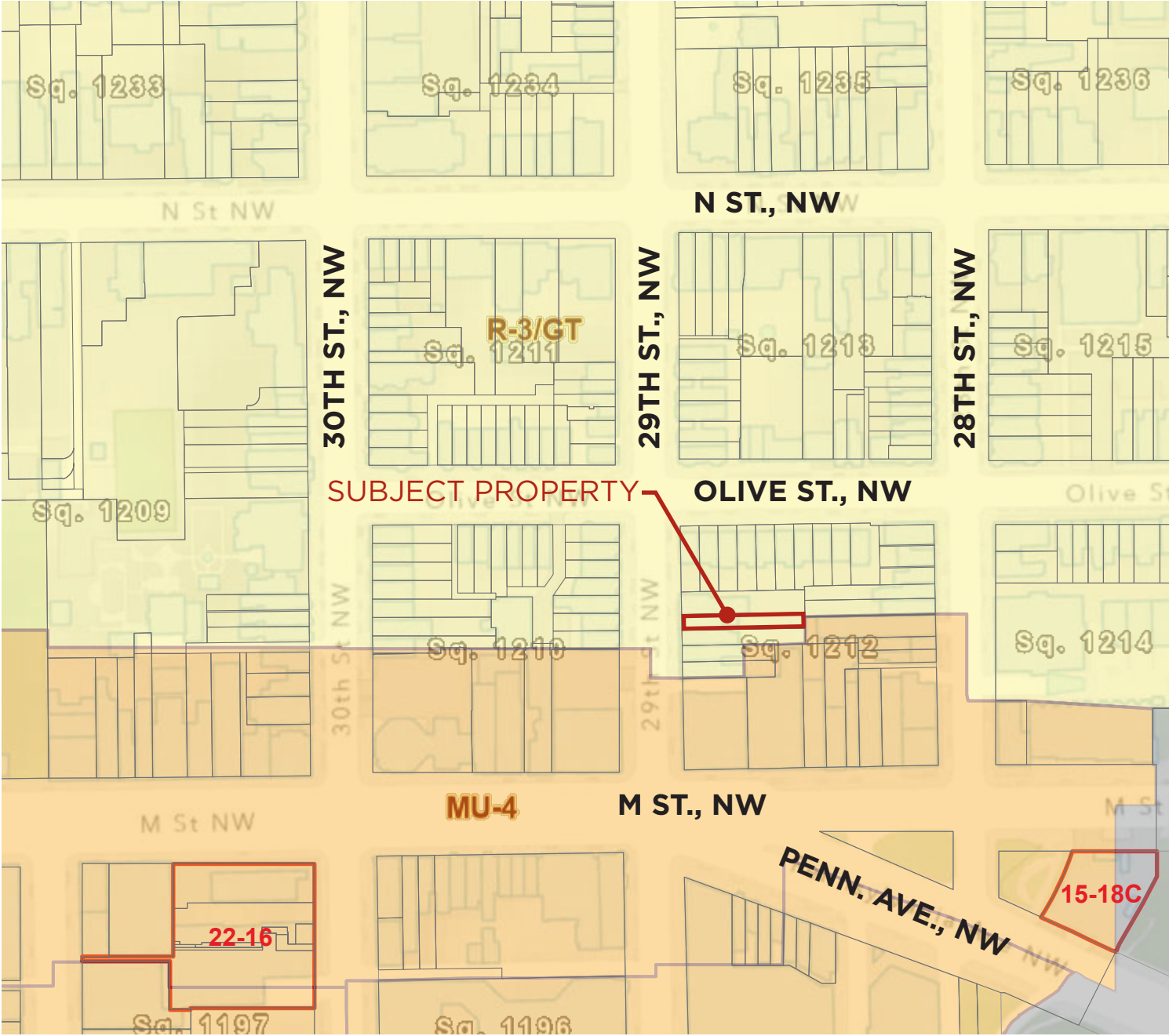
LIST OF DRAWINGS

1. Cover
2. Neighborhood Context Map & Site Photos
3. Neighborhood Context Photos
4. Neighborhood Context Photos
5. Site Photos
6. Existing Site Plan
7. Proposed Site Plan
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10. Existing First Floor Plan
11. Proposed First Floor Plan
12. Existing Elevations
13. Proposed Elevations
14. Existing Elevations
15. Proposed Elevations

LEFT: VIEW OF THE HOUSE & STOOP FROM 29TH ST

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NEIGHBORHOOD CONTEXT MAP & SITE PHOTOS



Project Address: 1217 29th Street, NW, Washington DC
Owner: 1217 29th Street NW LLC
Square/Lot: 1212/0831
Zoning District: R-3/GT, Georgetown Historic District
Year Built: 1900
Lot Area: 1,820 sqft total



VIEW OF PROPERTY FROM ACROSS THE STREET



DETAIL VIEW OF FRONT STOOP



VIEW OF PROPERTY FROM NORTH

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NEIGHBORHOOD CONTEXT PHOTOS



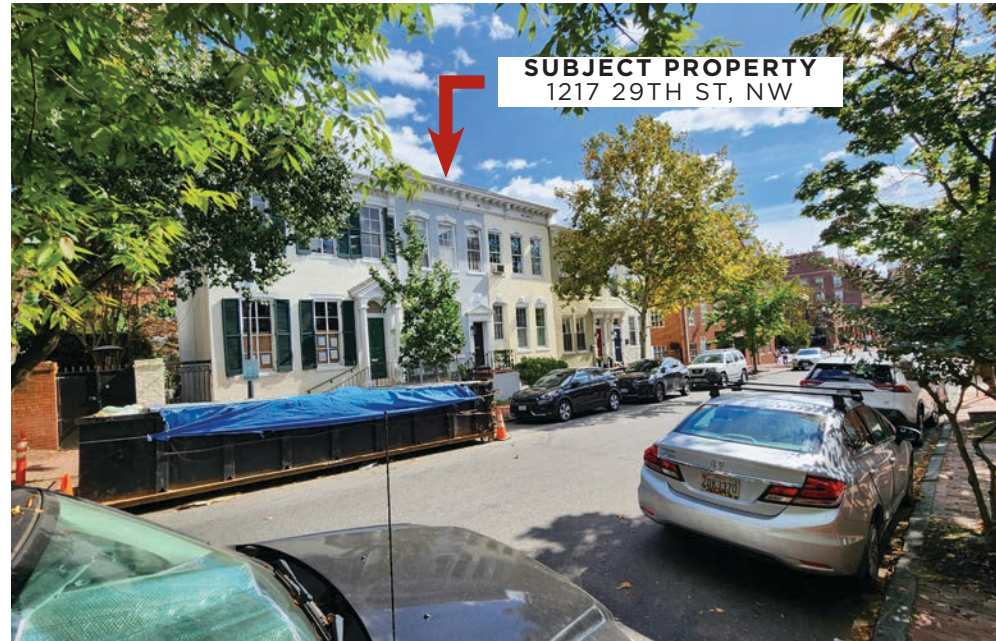
VIEW NORTH FROM 29TH & M STREETS, NW



VIEW SOUTH FROM 29TH & OLIVE STREETS, NW

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NEIGHBORHOOD CONTEXT PHOTOS



VIEW OF ADJACENT PROPERTIES FROM THE NW



VIEW OF THE SUBJECT PROPERTY & NEIGHBORS FROM ACROSS THE STREET



VIEW OF ADJACENT PROPERTIES FROM THE SW



1218-1222 29TH ST, NW - PROPERTIES ACROSS FROM SUBJECT PROPERTY



1220-1228 29TH ST, NW - PROPERTIES ACROSS FROM SUBJECT PROPERTY



1222-1230 29TH ST, NW - PROPERTIES ACROSS FROM SUBJECT PROPERTY

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SITE PHOTOS



VIEW OF STOOP FROM 29TH ST.



SOUTH ELEVATION, FROM 1215 29TH ST.



VIEW OF UPPER PORTION OF STOOP



STAIRS UP TO THE FIRST FLOOR



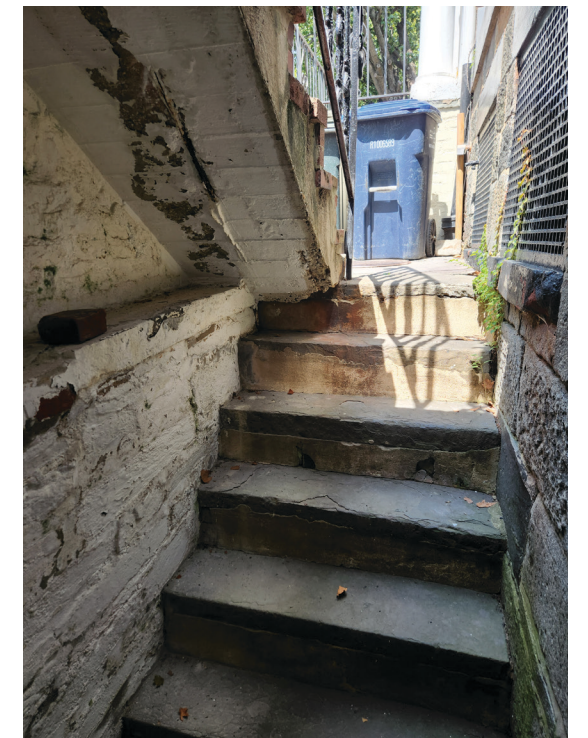
DETAIL VIEW OF THE STAIRS



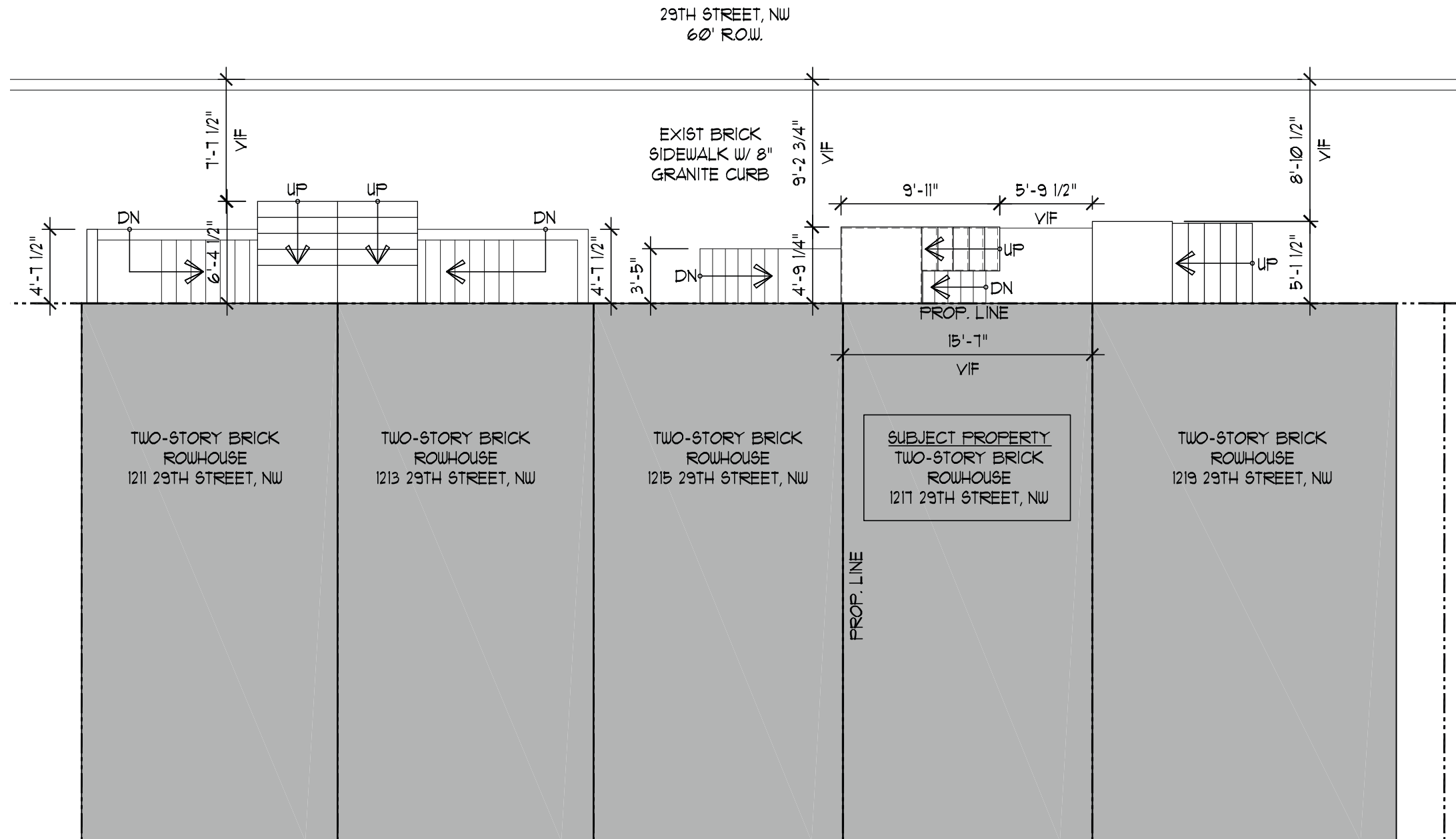
STAIRS DOWN TO THE BASEMENT

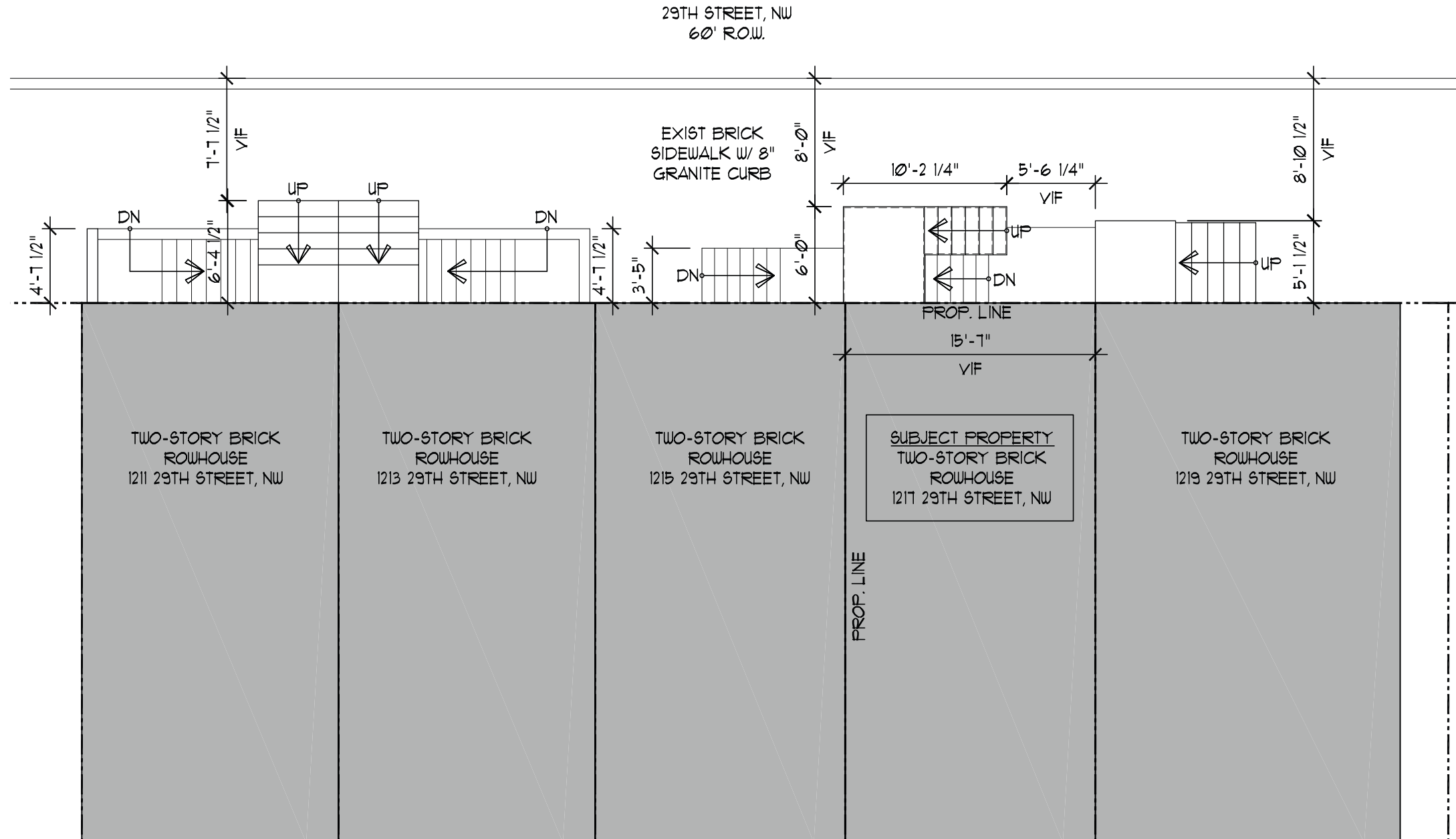


VIEW OF THE BASEMENT AREAWAY



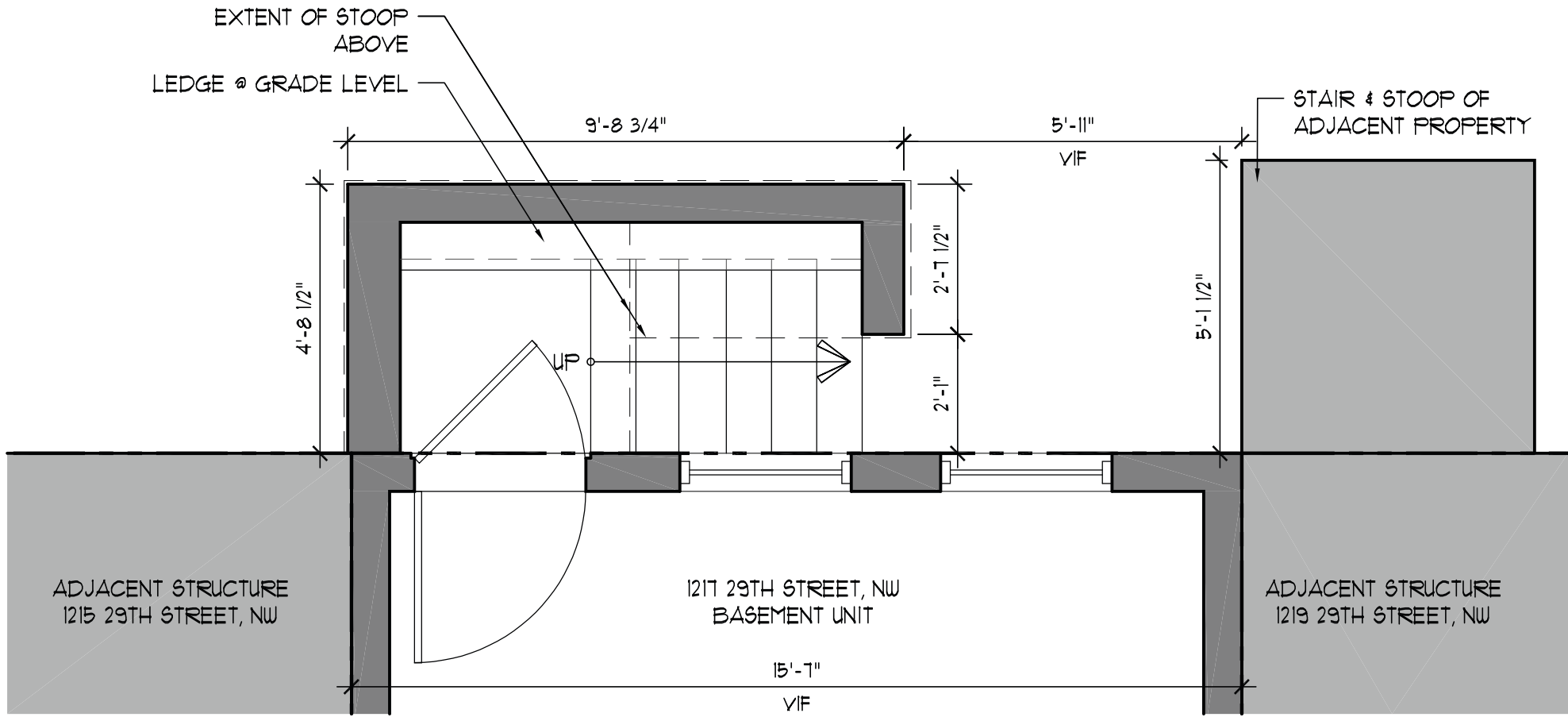
UNDERSIDE OF UPPER STAIRS FROM THE AREAWAY





KEY:

- EXISTING WALLS
- NEW WALLS

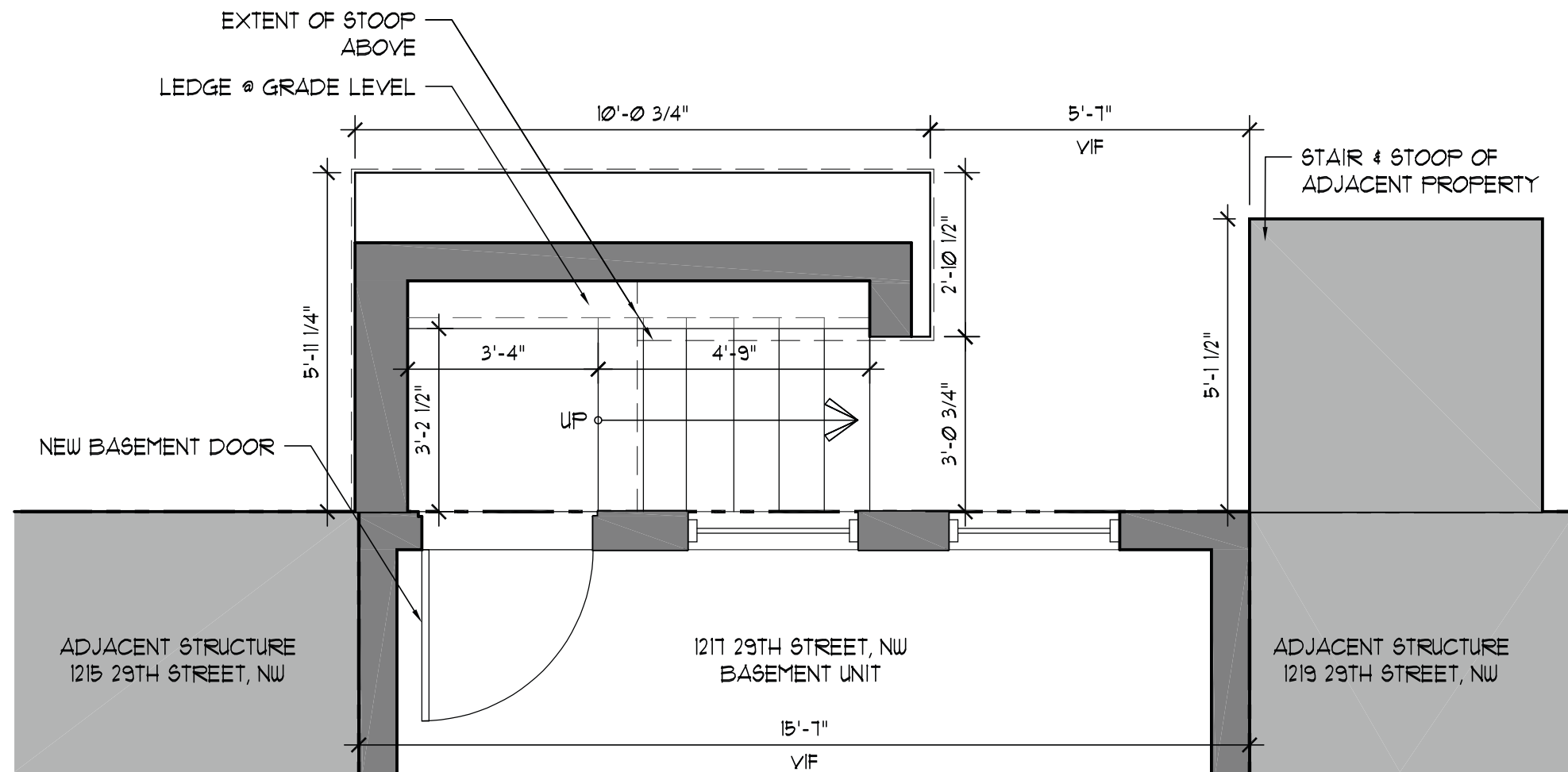


1 EXISTING BASEMENT PLAN
SCALE: 3/8" = 1'-0"

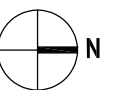


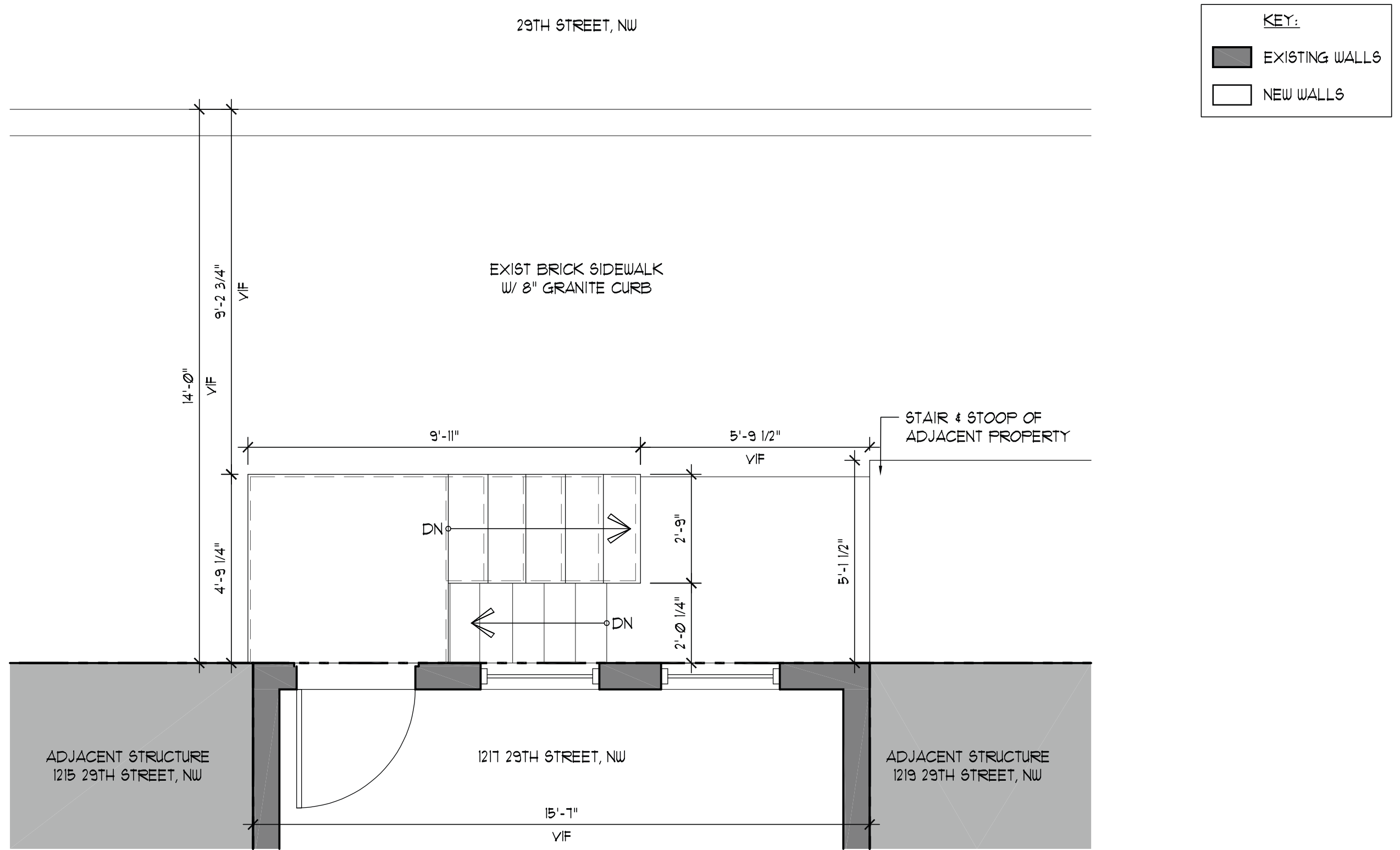
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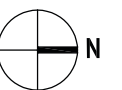


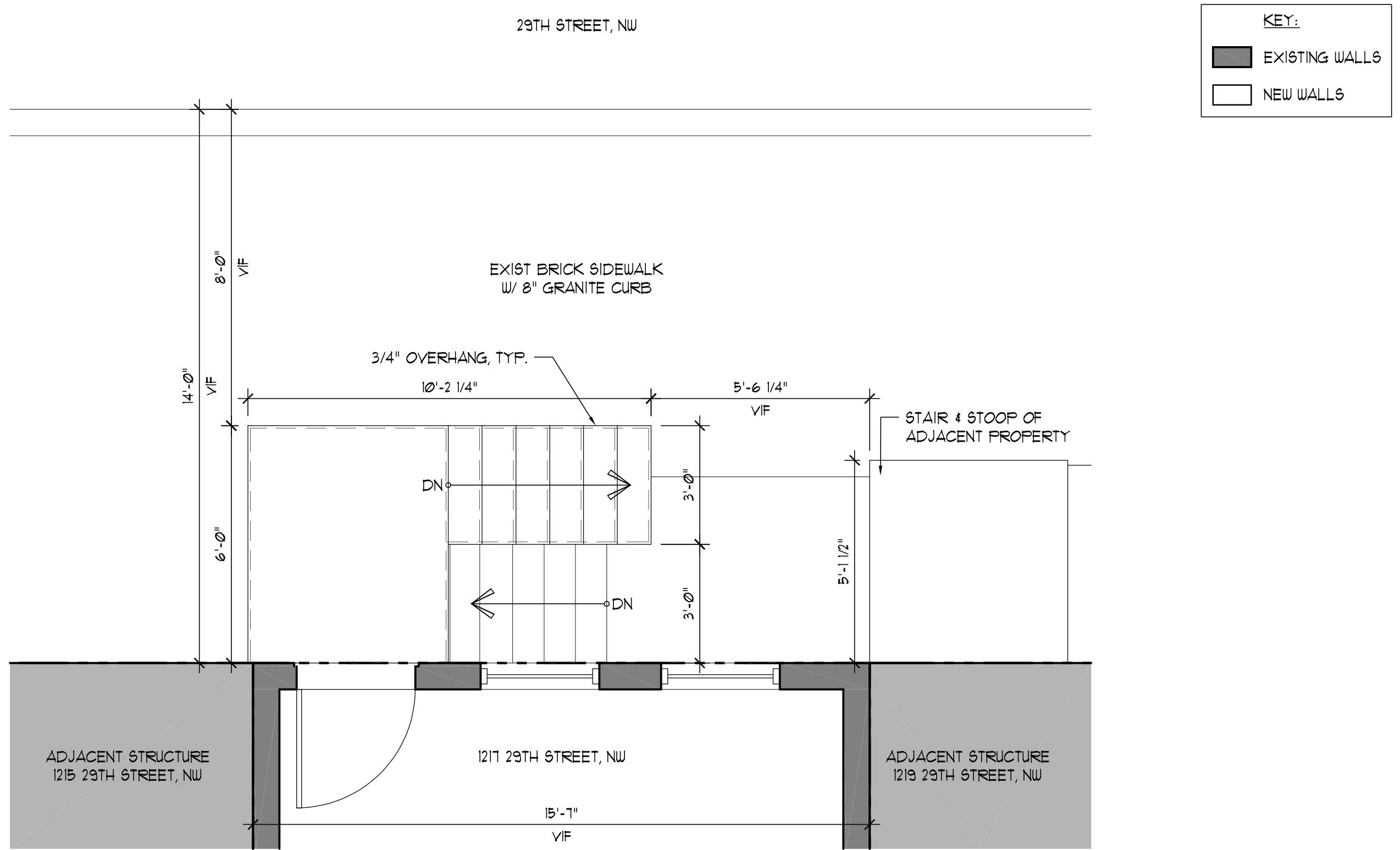
1 PROPOSED BASEMENT PLAN
SCALE: 3/8" = 1'-0"



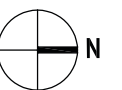


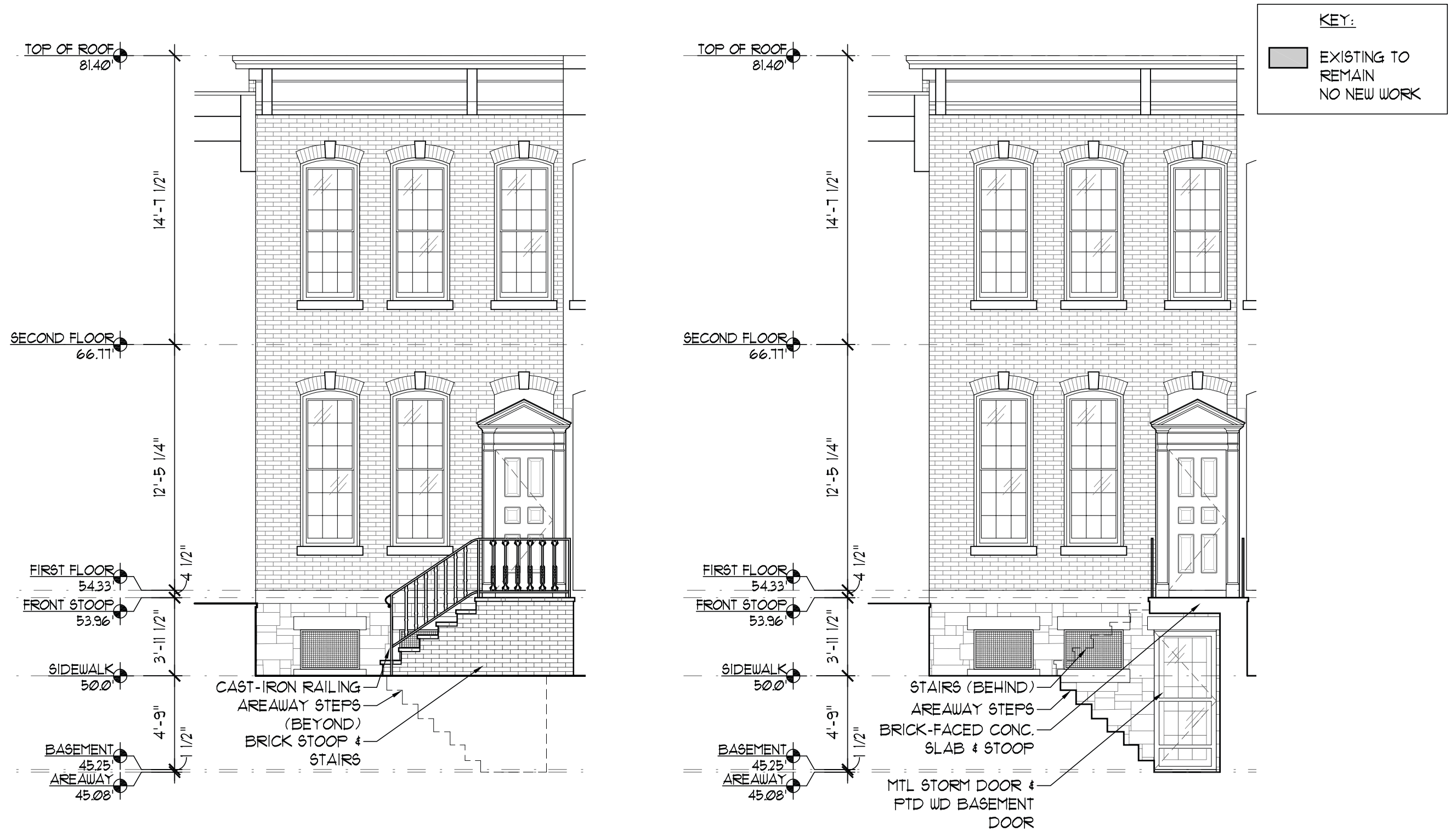
1 EXISTING FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"





1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

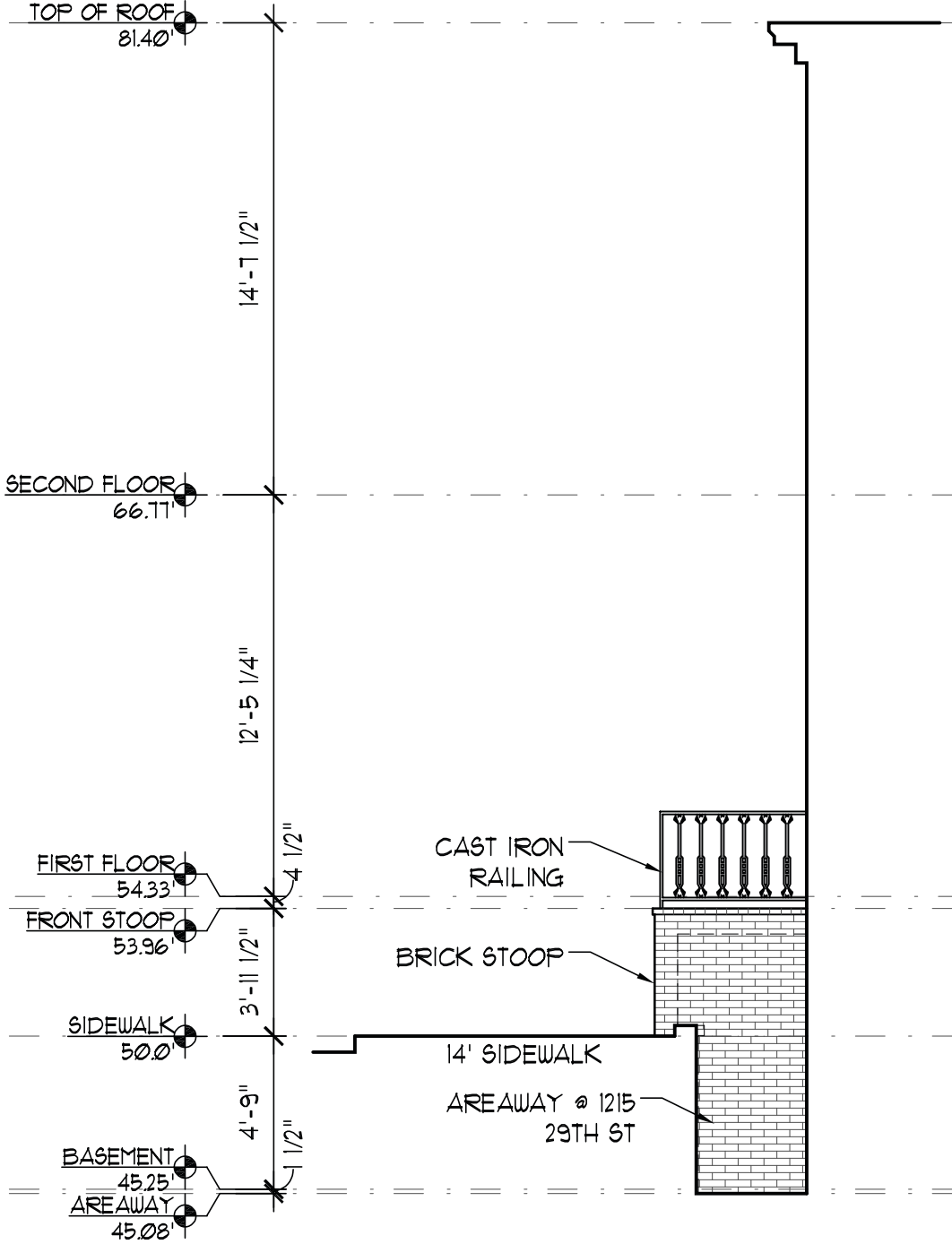




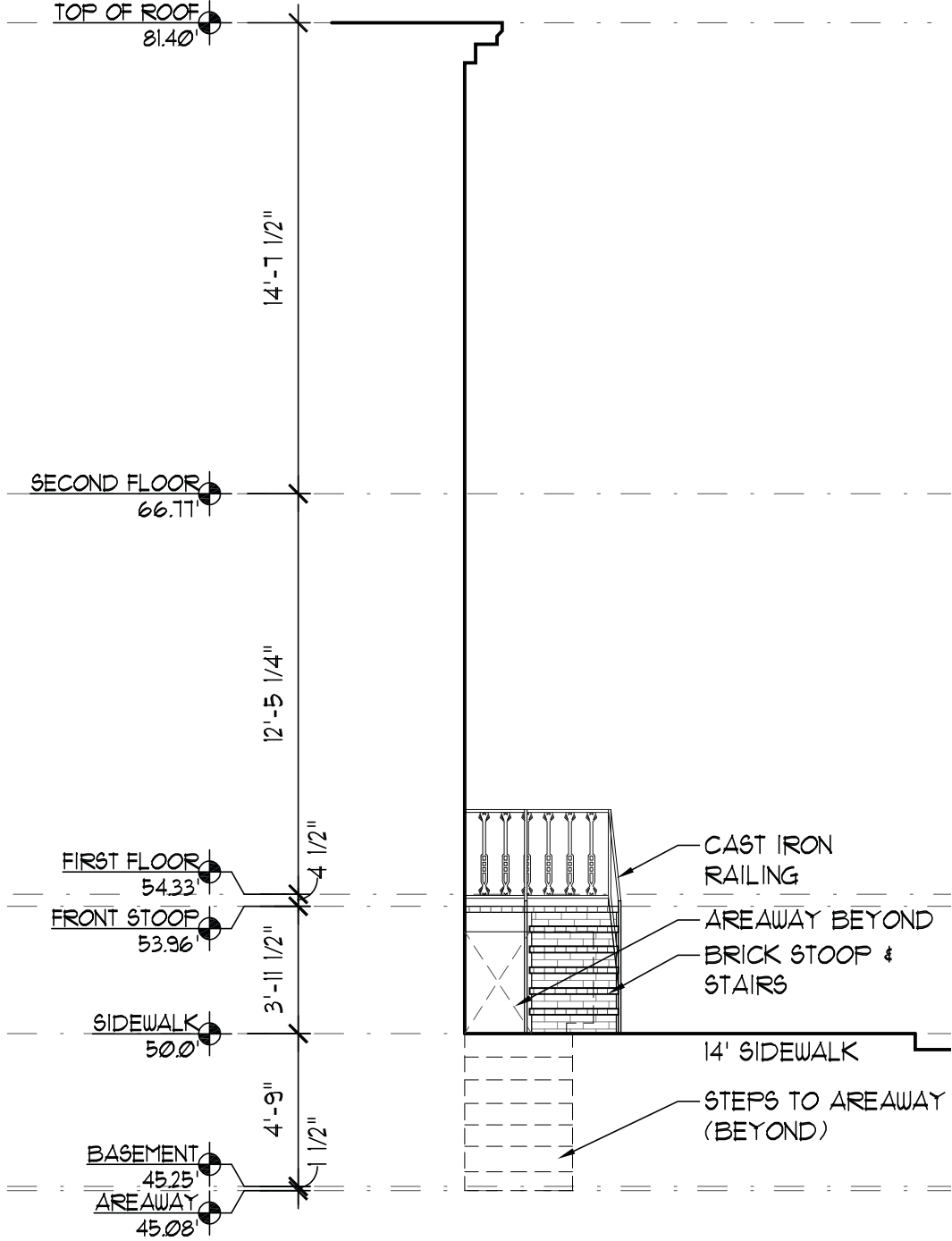


EXISTING ELEVATIONS

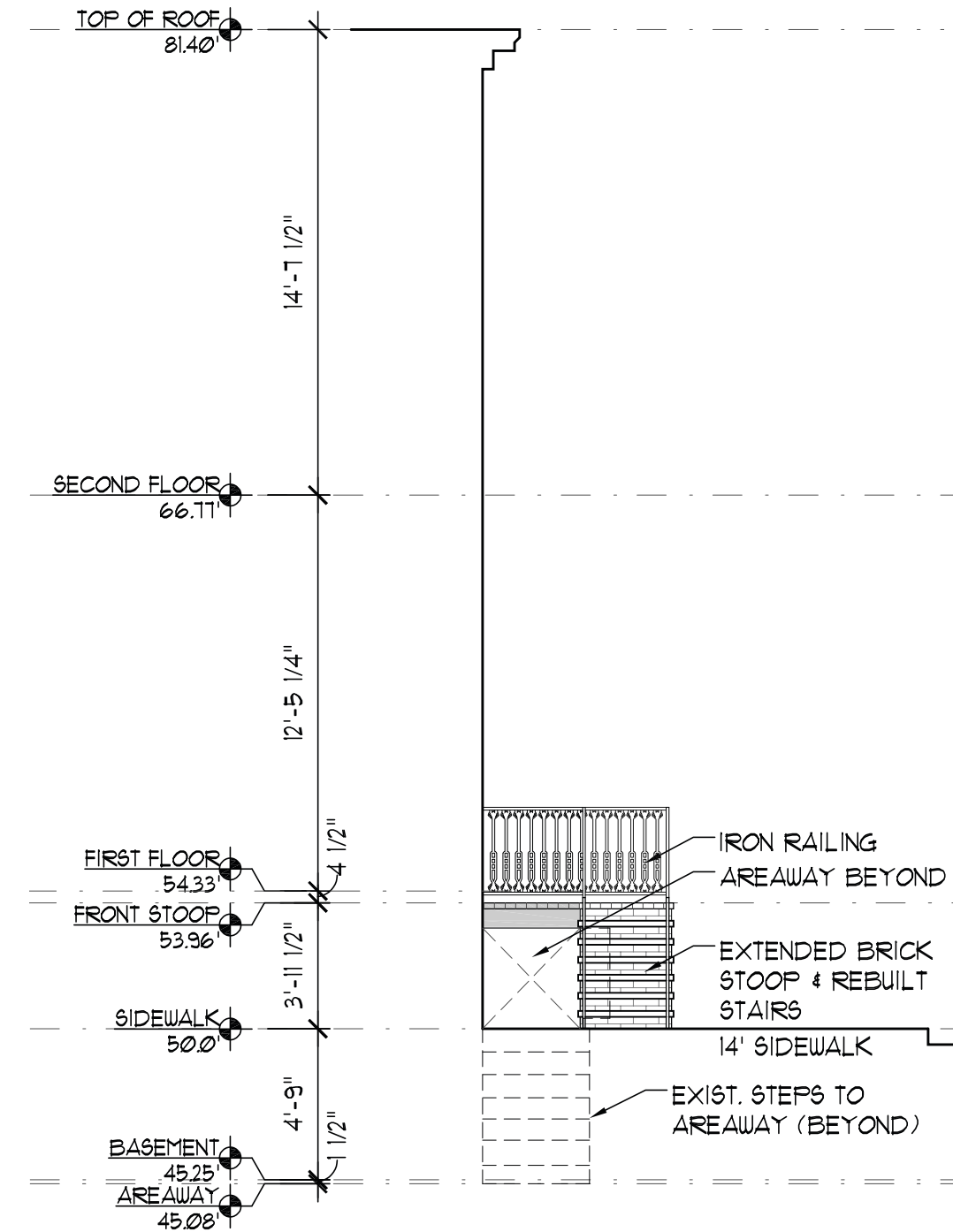
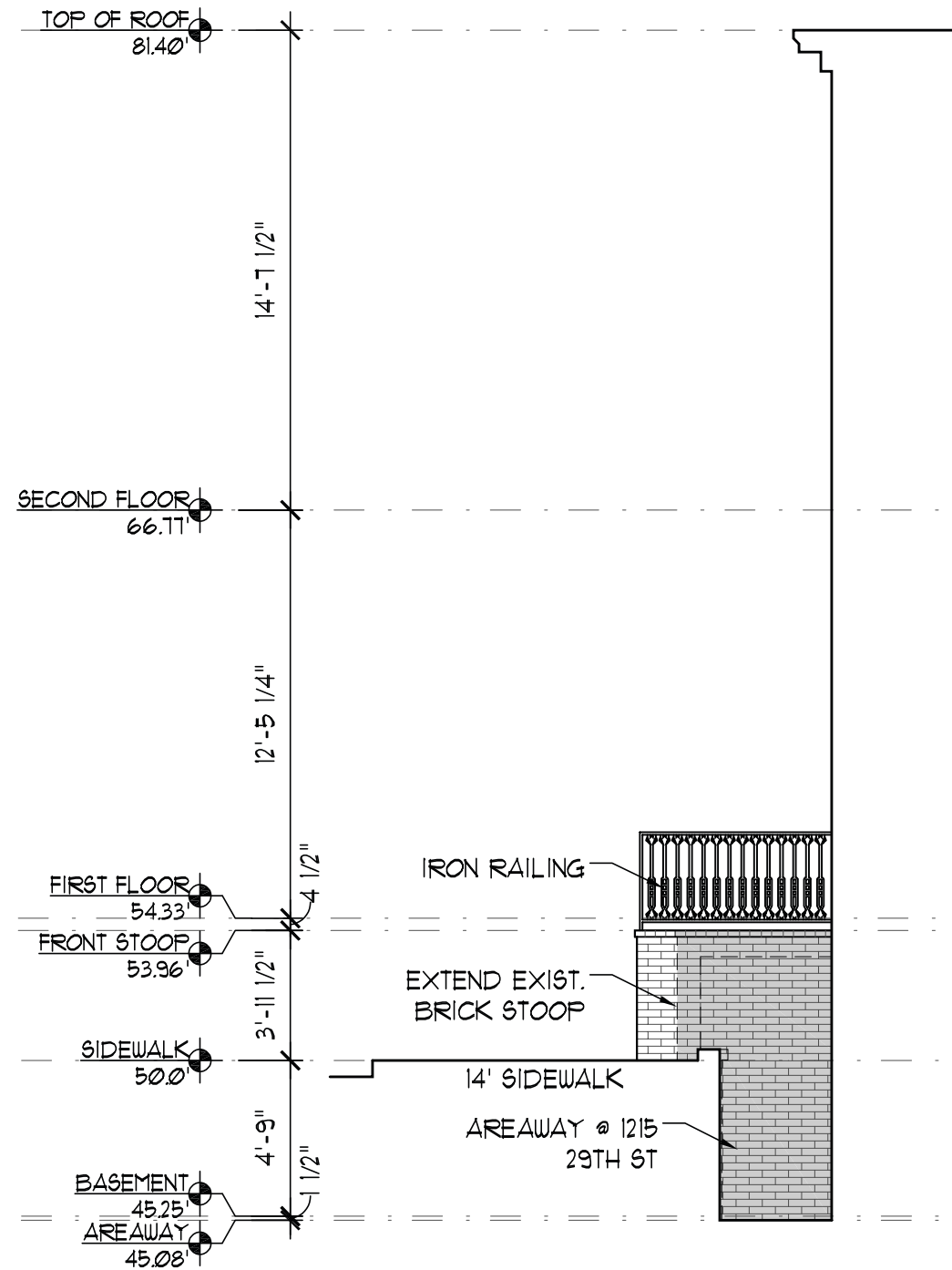
KEY:
EXISTING TO REMAIN
NO NEW WORK



1 EXIST. SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EXIST. NORTH ELEVATION
SCALE: 3/16" = 1'-0"



KEY:

- EXISTING TO REMAIN
- NO NEW WORK

1 PROP. SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

2 PROP. NORTH ELEVATION
SCALE: 3/16" = 1'-0"