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Property located at 3313 O Street NW

OGB November 5th meeting

For Concept Review: Proposed Rear Addition for an Elevator

Project Description:

This application seeks concept review for the installation of a three-story exterior accessibility elevator at the rear of the property located at 3313 O Street NW, where it will be visible from the public alley. The primary purpose is to support aging in place and ensure the property's continued accessibility, functionality, and long-term residential use while preserving its historic architectural character.

The property underwent an extensive renovation and an addition in 2006. The concept design for the proposed elevator seeks to balance the practical requirements of accessibility with thoughtful integration into the historic context. It emphasizes the use of compatible historic materials, clear architectural separation, minimal costly interior alterations, and structural independence, all while minimizing visual and physical impact.

Evaluation of Alternative Locations - How we got to what we are proposing.

Several interior and exterior locations were studied to identify the solution that would best accommodate accessibility requirements while minimizing adverse effects on the historic building. We know that the preferred location is on the interior and not the exterior. So we wanted to make sure that we reviewed how we arrived at the preferred location. The alternatives we looked at included the central stairwell, the area adjacent to the central hallway, and the space within the long rear porch near the dining room. (See diagram attached showing the different locations)

1. Central stairwell

An elevator within the existing stairwell was evaluated but would not provide sufficient space to meet the intended accessibility requirements. The elevator in this location impacts the first floor the most with interrupting the access to the rear yard and obstructing the current powder room entry. An alternative concept involving a glass enclosed elevator within the existing stairwell was also explored; however, this approach presents unresolved spatial and aesthetic design.

2. Adjacent to the central hallway

A second option is locating the elevator between the living room and dining room, adjacent to the central hall. This location would require substantial reframing on all four floors and modifications to finish and its established interior layout. The impacts would be particularly significant, and the cost was the most expensive of all the other locations.

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3. Within the long rear porch

A third option located the elevator within the long porch immediately outside the dining room. Although this placement would utilize an existing exterior area, it would substantially alter the porch's historic fabric, function and character. The enclosure would reduce natural light to interior spaces on three levels, and to reach the third-floor level the porch roof would need to be reconfigured. Additional interior alterations to the second- and third-floor would also be necessary, as the elevator would occupy portions of existing bedroom spaces.

4. Preferred location: Within the L-shaped rear brick façade.

Following this study on the other locations closely, the proposed location within the inner portion of the L-shaped structure seemed to provide the best balance of preservation, accessibility, and architectural compatibility. While an exterior elevator is not without visual impact, the preferred location is the most sensitive and practical solution among the alternatives studied. The proposed location would affect the masonry wall of the 2006 addition and not the oldest part of the original 1890's brick house.

By locating the elevator outside the primary interior circulation and living spaces, the preferred scheme minimizes disruption to the interior finished rooms and existing building systems. It also avoids extensive structural reframing and mechanical reconfiguration associated with the interior alternatives.

The proposed elevator is located entirely within the rear yard, adjacent to the property's existing L-shaped porch configuration. Its placement within the inner portion of the L takes advantage of the building's existing mass and geometry, using the porch as a natural architectural buffer to reduce the elevator's visibility and perceived scale from the public alley.

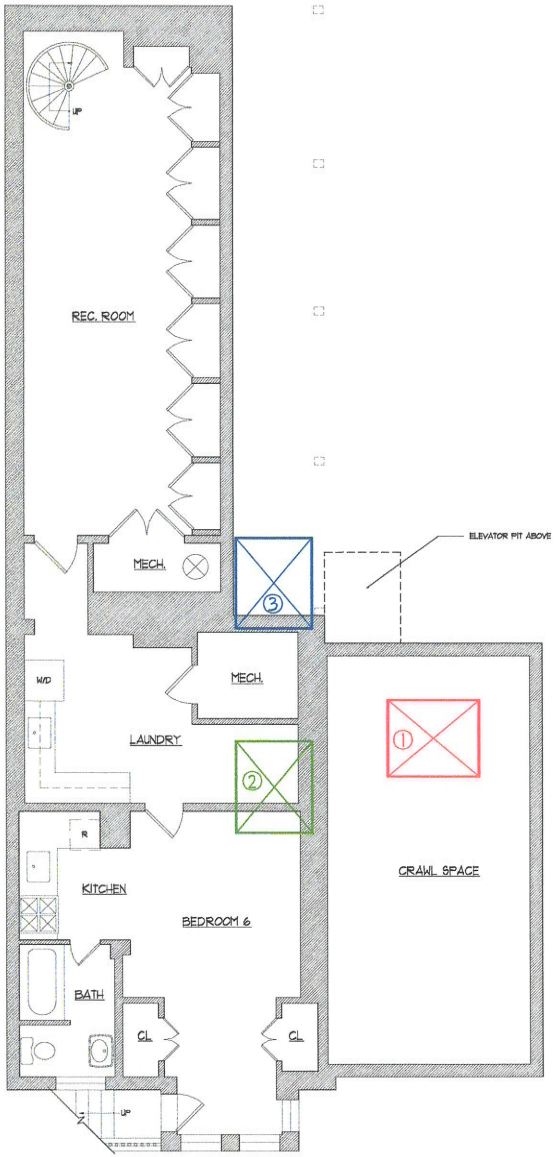
The design acknowledges the sensitivity of Georgetown's rear alleys, where the modest, utilitarian character of historic rear façades is an important part of the district's architectural fabric. Although an exterior elevator introduces a new vertical element into this setting, its location uses the property's existing geometry to reduce its prominence.

The proposed elevator addition is conceived as a contemporary architectural element that respects the historic building without attempting to replicate its original architectural language. Rather than introducing a literal historic reproduction, the design employs a restrained, clearly differentiated expression that is compatible with the scale, materials, and character of the existing property. The design could be seen as reversible, too.

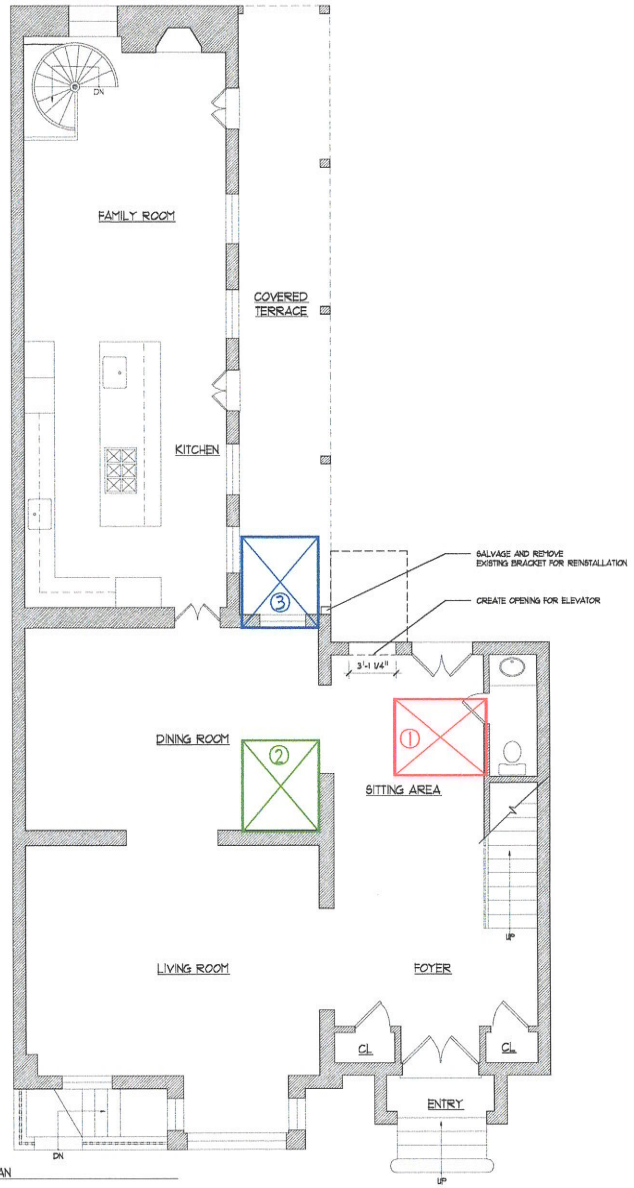
The proposed elevator enclosure could be cladded in lightweight, pre-patinated green copper, a material with a strong presence in the Georgetown Historic District. Its muted verdigris finish will complement the painted brick façade and surrounding landscape, helping the addition blend into its setting without imitating the historic townhouse. The simple standing seams distinguish the new work while keeping it visually quiet and allowing the historic building to remain dominant. We could also look at a brick veneer as an option, potentially giving the enclosure a more chimney-like appearance, breaking it down as it reaches the top.

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We hope that the proposed elevator addition provides a thoughtfully integrated solution that supports long-term residential use while respecting the historic character, materials, and interior layout of the townhouse. The design also prioritizes structural independence and will not bear on or rely upon the adjacent historic porch wood framing. A carefully detailed "separation reveal" at the junction between the new copper enclosure and the existing brickwork could be established, introducing a minimally invasive approach to the historic fabric. We seek guidance on the elevator's location, scale, visibility, materiality, and architectural expression, noting that the proposed approach offers the least intrusive to the interiors and is cost-effective. The primary purpose is to achieve a balance to support aging in place and ensure the property's continued accessibility, functionality, and long-term residential use while preserving its historic architectural character.



C1 / A2-0 LOWER LEVEL DEMO PLAN
1/8" = 1' - 0"



C3 / A2-0 MAIN FLOOR PLAN
1/8" = 1' - 0"

NORTH

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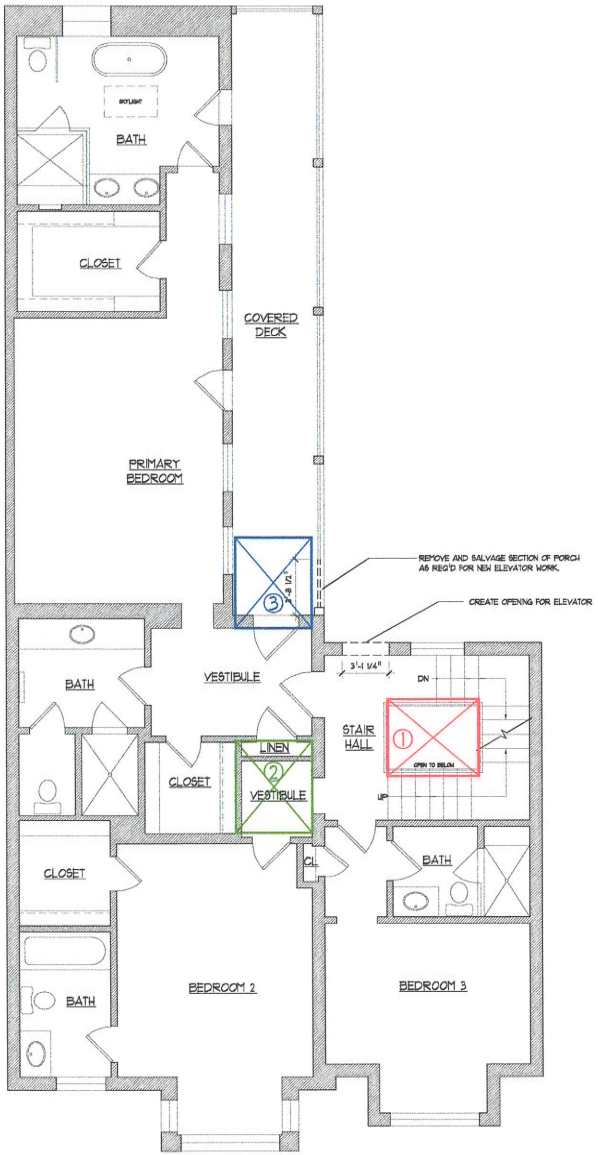
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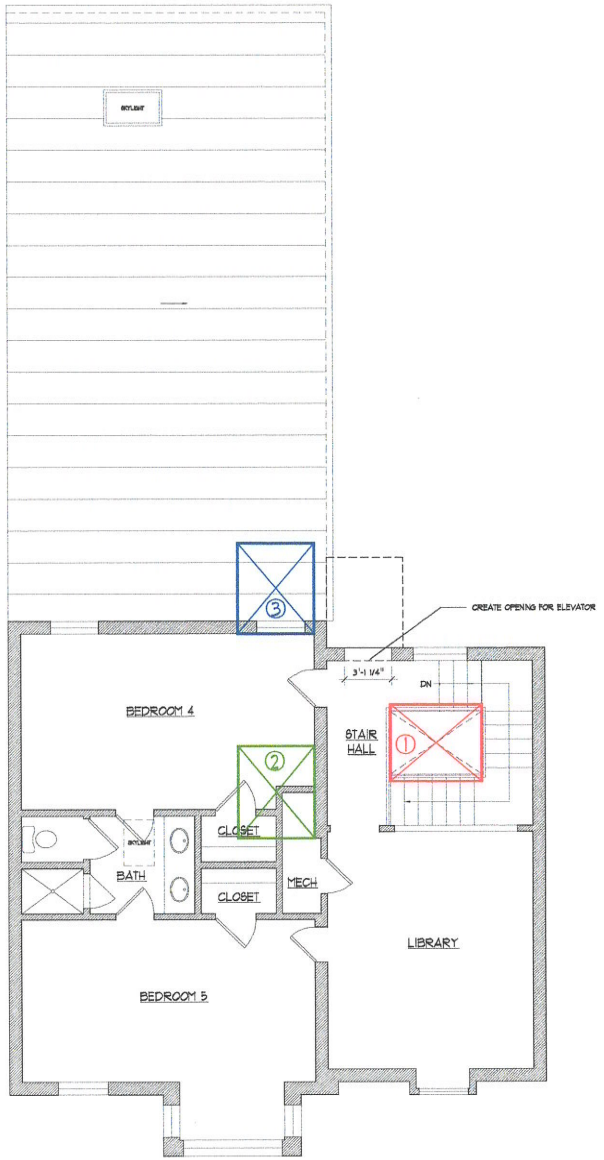
DRAWING: DEMO PLAN

ISSUED:	
09.23.2019	BUDGET PRICING SET
09.30.2019	REVISED PRICING SET

A2-0



C1 / A2-1 SECOND FLOOR DEMO PLAN
1/8" = 1' - 0"



C3 / A2-1 THIRD FLOOR PLAN
1/8" = 1' - 0"

NORTH

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DRAWING: DEMO PLAN

ISSUED:	
09.15.2026	BUDGET PRICING SET
09.30.2026	REVISED PRICING SET

A2-1

ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPL	APPLICABLE
AMP	AMPERE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ACT	ACOUSTICAL CEILING TILE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CL	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
COORD	COORDINATE(ION)
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DOWNLTS	DOWNLIGHTS
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FC	FLOOR COVERING
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHVC	FIRE HOSE VALVE CABINET
FIN	FINISH
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
F.O.	FACE OF
FR	FIRE RATING
FRM	FRAME
FT	FOOT(FEET)
GA	GAUGE
GAL	GALLON
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
GC	GENERAL CONTRACTOR
HC	HOLLOW CORE
HCMV	HOLLOW CORE MASONITE VENEER
HCWV	HOLLOW CORE WOOD VENEER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HW	HOT WATER
HT	HEIGHT
HR	HOUR
IN	INCH
INS	INSULATED/INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
J-BOX	JUNCTION BOX
KD	KNOCKDOWN
KO	KNOCKOUT
KV	KILOVOLT
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LB	POUND
LF	LINEAR FEET
LH	LEFT HAND
LTG	LIGHTING
LTS	LIGHTS
M	MARBLE
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MEMB	MEMBRANE
MFG	MANUFACTURER
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MECH	MECHANICAL
MEZZ	MEZZANINE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER(S)
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PL	PLATE
PNL	PANEL
POL	POLISHED
PSF	POUNDS PER SQUARE FOOT
PTD	PAINTED
PS	PULL STATION
PWR	POWER
PT	PRESSURE TREATED
QTY	QUANTITY
RAD	RADIUS
REC	RECEPTACLE
REF	REFRIGERATOR
REINF	REINFORCE(ING)
REQ'D	REQUIRED
RES	RESILIENT
REV	REVISION(S), REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SCWV	SOLID CORE WOOD VENEER
SD	SMOKE DETECTOR
SECT	SECTION
SEC'Y	SECRETARY
SIM	SIMILAR
SPECS	SPECIFICATIONS
SF	SQUARE FEET
STD	STAINED
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STOR	STORAGE
SYM	SYMMETRICAL
SS	STAINLESS STEEL
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK(NESS)
TME	TO MATCH EXISTING
T.O.	TOP OF
TRANS	TRANSITION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WATTS
WC	WALL COVERING
WD	WOOD
WS	WET STACK
WT	WEIGHT
W/	WITH
WH	WATER HEATER
YD	YARD

GENERAL NOTES

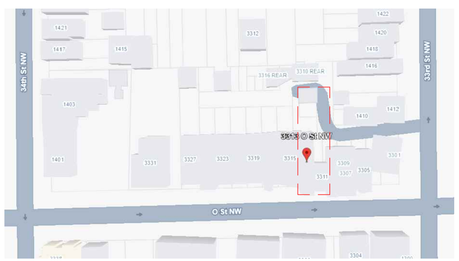
1. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE DOCUMENTS OR EXISTING CONDITIONS. WORK THAT PROCEEDS WITHOUT NOTIFYING THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
2. BEFORE COMMENCEMENT OF ANY WORK THAT CHANGES THE CONTRACT SUM OR CONTRACT TIME, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE ARCHITECT. WORK THAT PROCEEDS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, THIS INCLUDES BUT IS NOT LIMITED TO:
   a). PRE-BID SITE VISIT FOR VERIFICATION OF EXISTING CONDITIONS.
   b). FIELD DIMENSIONS AS REQUIRED
   c). CONCEALMENT OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES UNLESS NOTED OTHERWISE.
   d). ALL MEANS AND METHODS
4. CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION FOR THIS PROJECT.
5. THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE UPDATED AS REQUIRED. GENERAL CONTRACTOR SHALL PROVIDE PROPOSALS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO PROCEEDING. WORK THAT PROCEEDS WITHOUT A PERMIT IS AT THE CONTRACTOR'S RISK.



PYNE RESIDENCE

3313 O ST NW, WASHINGTON, D.C. 20007

LOCATION MAP - NTS



GENERAL DATA

ADDRESS:	3313 O ST NW, WASHINGTON D.C., 20007
LOCATION:	SQUARE 1245 / LOT 0822
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
ZONING DISTRICT:	R-3/GT
OVERLAY DISTRICT:	XXXX
BZA / ZC NUMBER:	XXXX
NO. DWELLING UNITS:	EXISTING: XXXX / PROPOSED: XXXX
NO. PARKING SPACES:	EXISTING: XXXX / PROPOSED: XXXX
LEFT YARD SETBACK:	EXISTING: XXXX FEET / PROPOSED: XXXX FEET
RIGHT YARD SETBACK:	EXISTING: XXXX FEET / PROPOSED: XXXX FEET
REAR YARD SETBACK:	EXISTING: XXXX FEET / PROPOSED: XXXX FEET
NO. OF STORIES:	EXISTING: XXXX / PROPOSED: XXXX
BUILDING HEIGHT:	EXISTING: XXXX FEET / PROPOSED: XXXX FEET
LOT AREA (LA):	EXISTING: XXXX SQUARE FEET / PROPOSED: XXXX SQUARE FEET
GROSS FLOOR AREA (GFA):	EXISTING: XXXX SQUARE FEET / PROPOSED: XXXX SQUARE FEET
FAR (GFA / LA):	EXISTING: XXXX / PROPOSED: XXXX
BUILDING AREA (BA):	EXISTING: XXXX SQUARE FEET / PROPOSED: XXXX SQUARE FEET
LOT OCCUPANCY (BA / LA)	EXISTING: XX% / PROPOSED: XX%

BUILDING CODES

DC: 2017 DCMR 12B, DC RESIDENTIAL CODE AMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2017 DCMR 12J, DC EXISTING BUILDING CODE
2015 EXISTING BUILDING CODE
2017 DCMR 12I, DC ENERGY CONSERVATION CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE - RESIDENTIAL PROVISIONS
2017 DCMR 12E, DC MECHANICAL CODE
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2017 DCMR 12C, DC ELECTRICAL CODE
2014 NATIONAL ELECTRICAL CODE (NEC), NFPA 70
2017 DCMR 12F, DC PLUMBING CODE
2015 INTERNATIONAL PLUMBING CODE (IPC)

OCCUPANCY USE GROUP: R-3/GT

CONSTRUCTION TYPE: TYPE III

PROJECT TEAM

ARCHITECT:
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3299 K STREET NW, SUITE 305
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CONTACT: WAYNE ADAMS
TEL: (202) 337-7255

STRUCTURAL ENGINEER
COBB ARCHITECTURAL ENGINEERS
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ARLINGTON, VA 22207
CONTACT: CHRIS COBB
TEL: (703) 350-4151

FULL DRAWING INDEX

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A0.2-	PHOTOS
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A2.6-	EXISTING & PROPOSED REAR RENDERINGS

CONCEPT REVIEW

2627

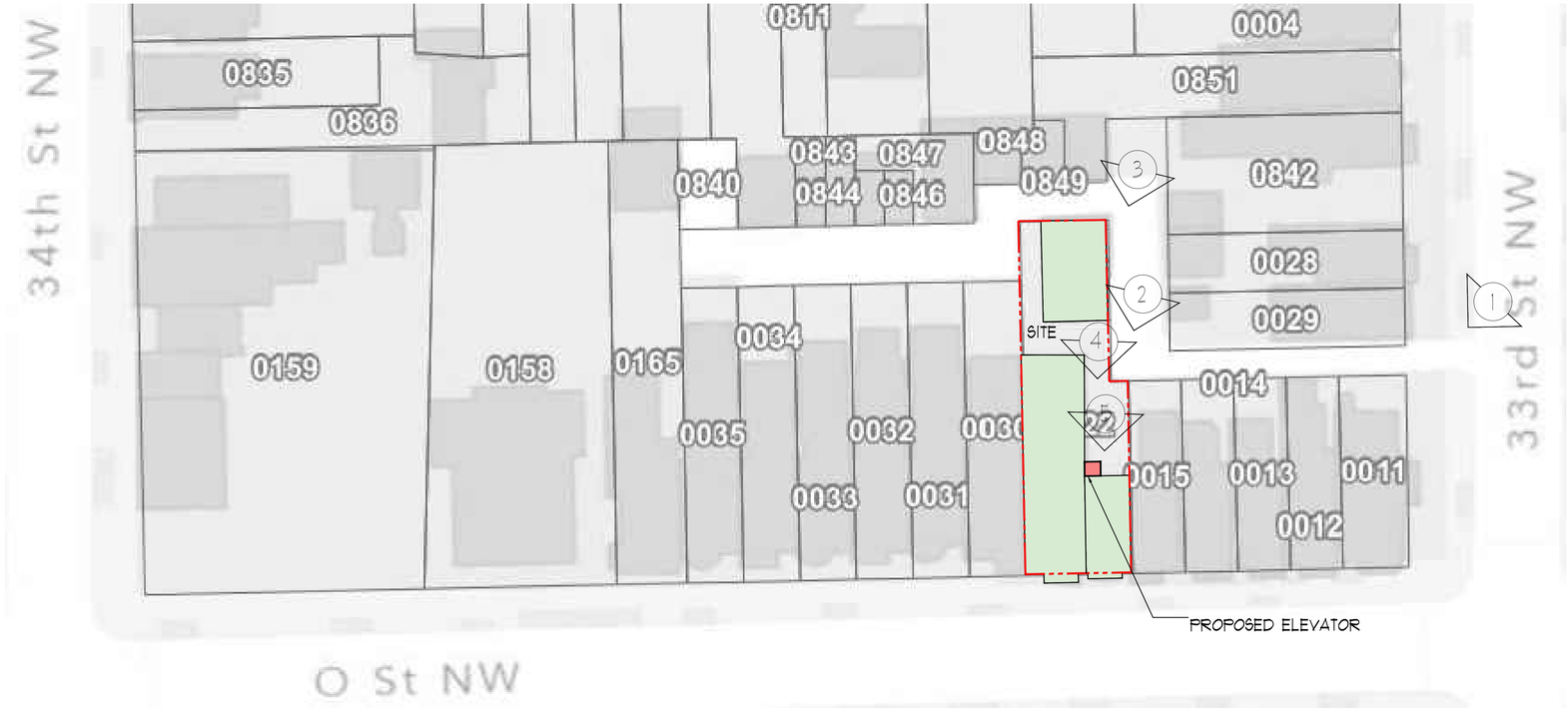
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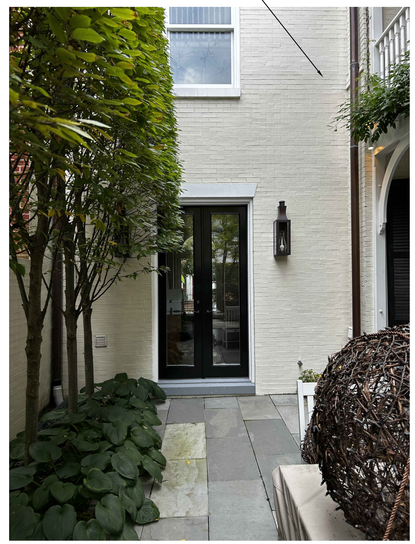
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DRAWING: COVER SHEET		
ISSUED:		
09.12.2026	BUDGET PRICING SET	
09.18.2026	REVISED PRICING SET	

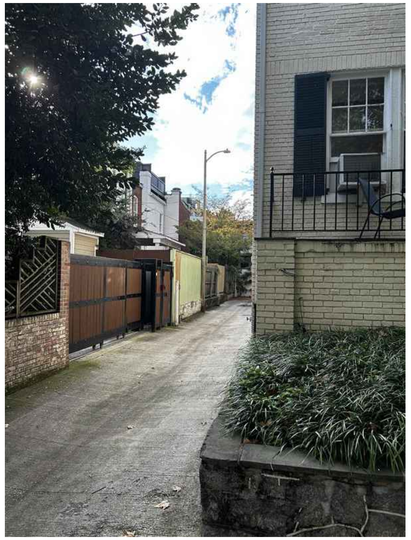
CO



A1 / A5.1 SITE PLAN
NOT TO SCALE



5 FACING NORTH ELEVATION



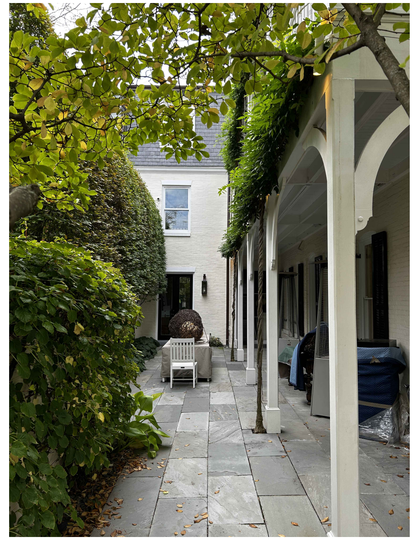
1 FROM 33RD STREET LOOKING ONTO ALLEY



2 AT ALLEY FROM 33RD STREET



3 AT ALLEY



4 AT BACKYARD FACING NORTH ELEVATION

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DRAWING: SITE PLAN

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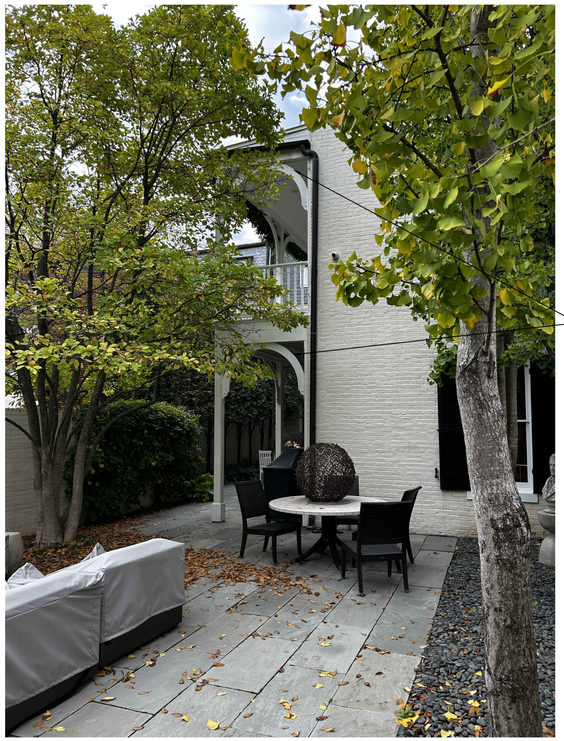
09.22.2016	BUDGET PRICING SET
09.30.2016	REVISED PRICING SET

AS-1



PROPOSED ELEVATOR DOOR LOCATION ON INTERIOR

A1 / A5.2 EXISTING FOYER INTERIOR
NOT TO SCALE



EXISTING BRACKETS FORMING CIRCLE TO BE MATCHED AT ELEVATOR SHAFT. REFER TO ELEVATIONS

A3 / A5.2 EXISTING PHOTO OF PORCH END
NOT TO SCALE



DOWNSPOUT TO BE RELOCATED TO FACE OF PROPOSED ELEVATOR ADDITION

3'-8" OF RAILING TO BE REMOVED FOR ELEVATOR. REFER TO ELEVATION AND PLANS FOR DETAILS

EXISTING BRACKET TO BE REMOVED AND RE-INSTALLED. TYP 2 FLOORS

PROPOSED MASONRY OPENINGS FOR ELEVATOR DOOR

A2 / A5.2 EXISTING PHOTO OF PROPOSED ELEVATOR LOCATION
NOT TO SCALE

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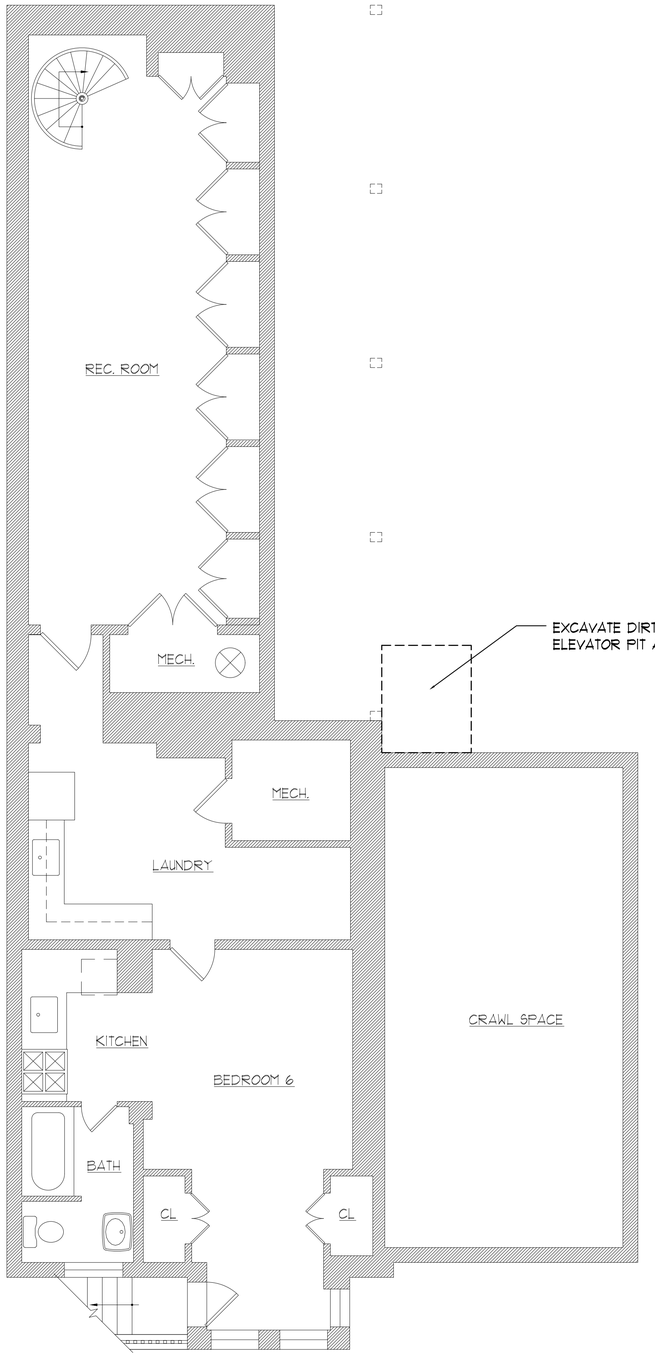
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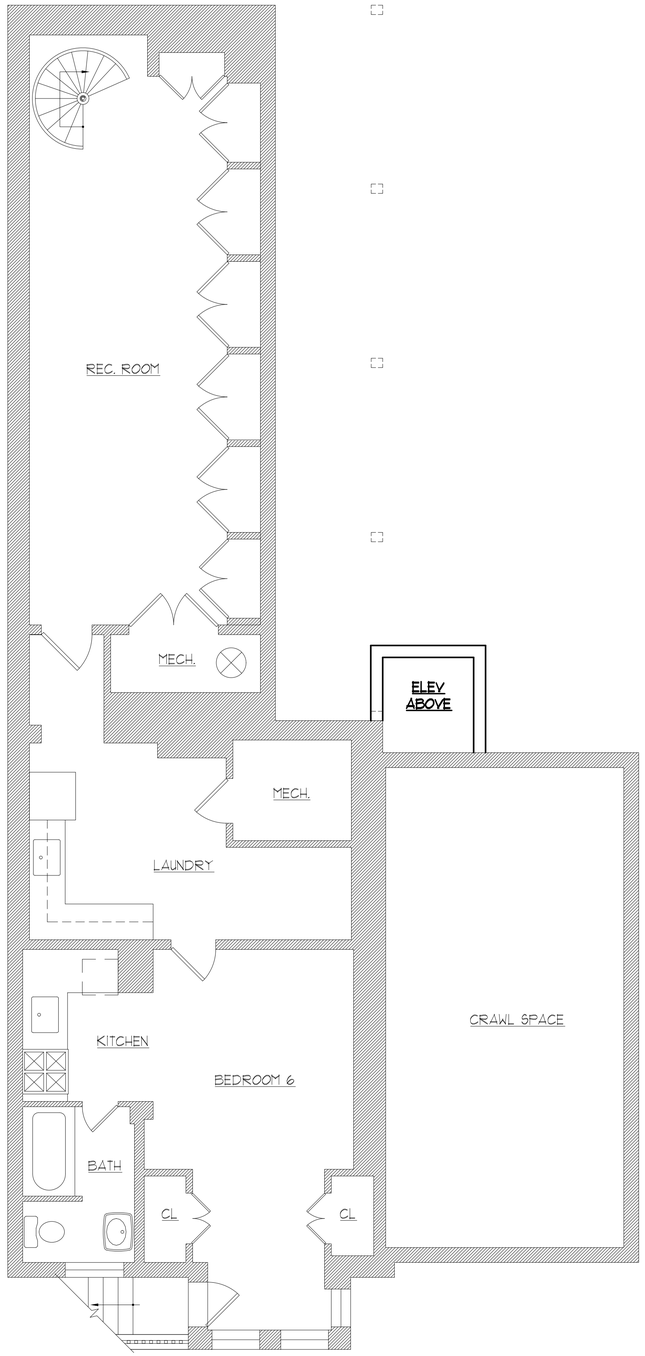
DRAWING: SITE PLAN

ISSUED:	
09.12.2016	BUDGET PRICING SET
09.30.2016	REVISED PRICING SET

AS-2



C1 / A2-0 LOWER LEVEL DEMO PLAN
1/4" = 1' - 0"



C3 / A2-0 PROPOSED LOWER LEVEL PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"X17"

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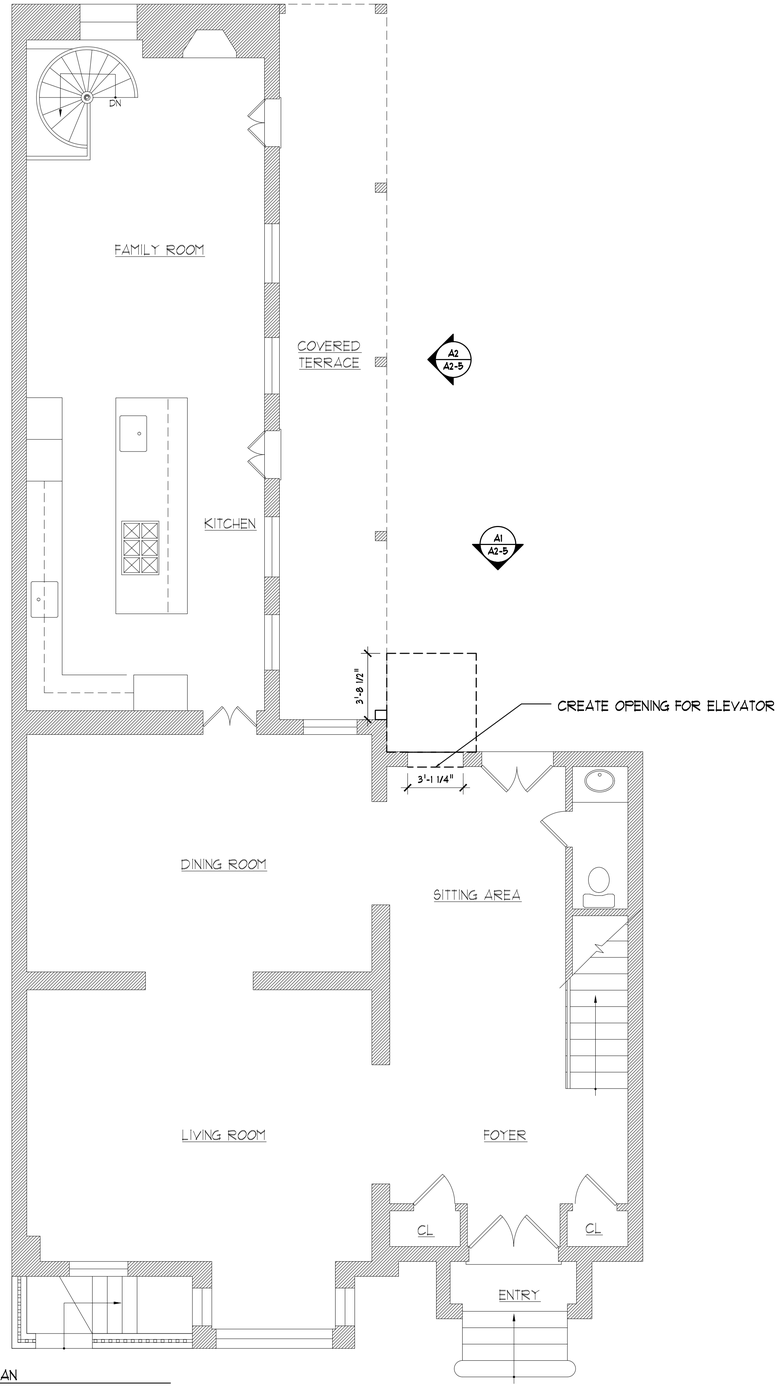
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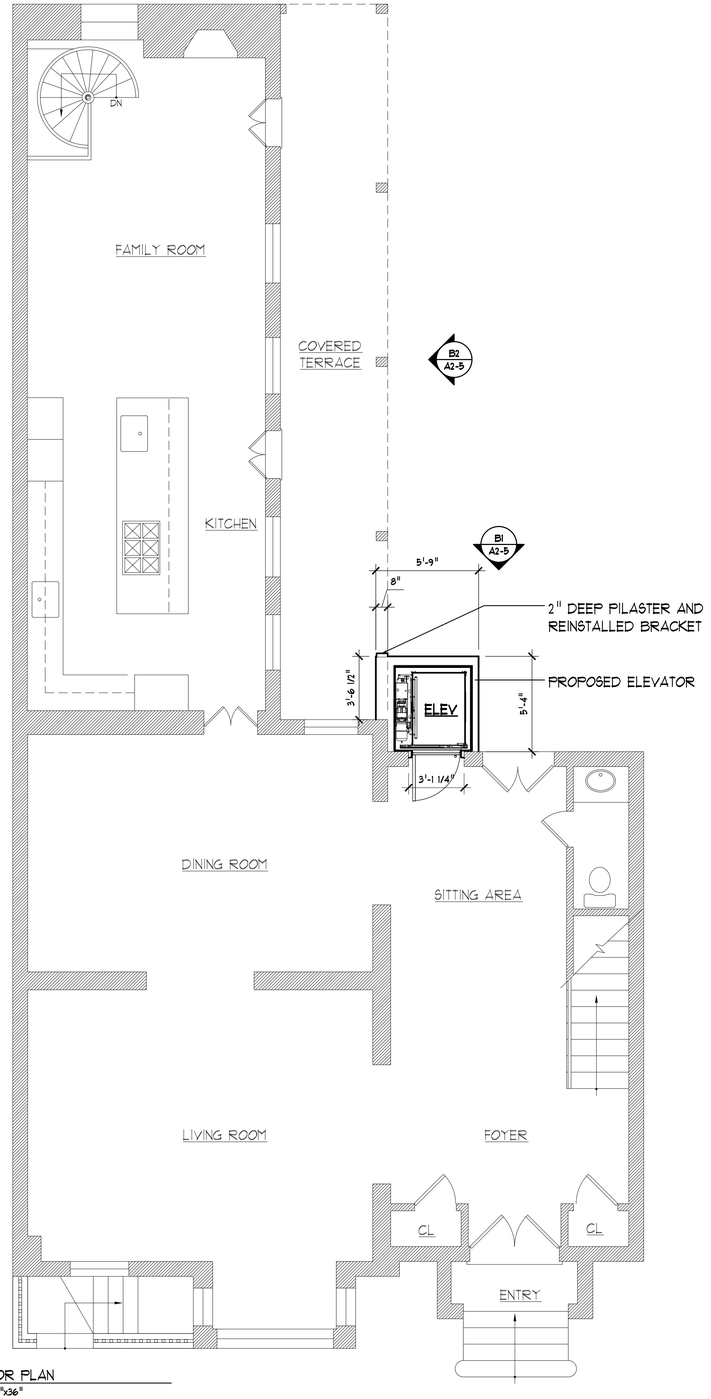
DRAWING: DEMO + PROPOSED NEW WORK PLAN

ISSUED:		
09.12.2026	BUDGET PRICING SET	
09.18.2026	REVISED PRICING SET	

A2-0



C1 A2-1 MAIN FLOOR DEMO PLAN
1/4" = 1' - 0"



C3 A2-1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

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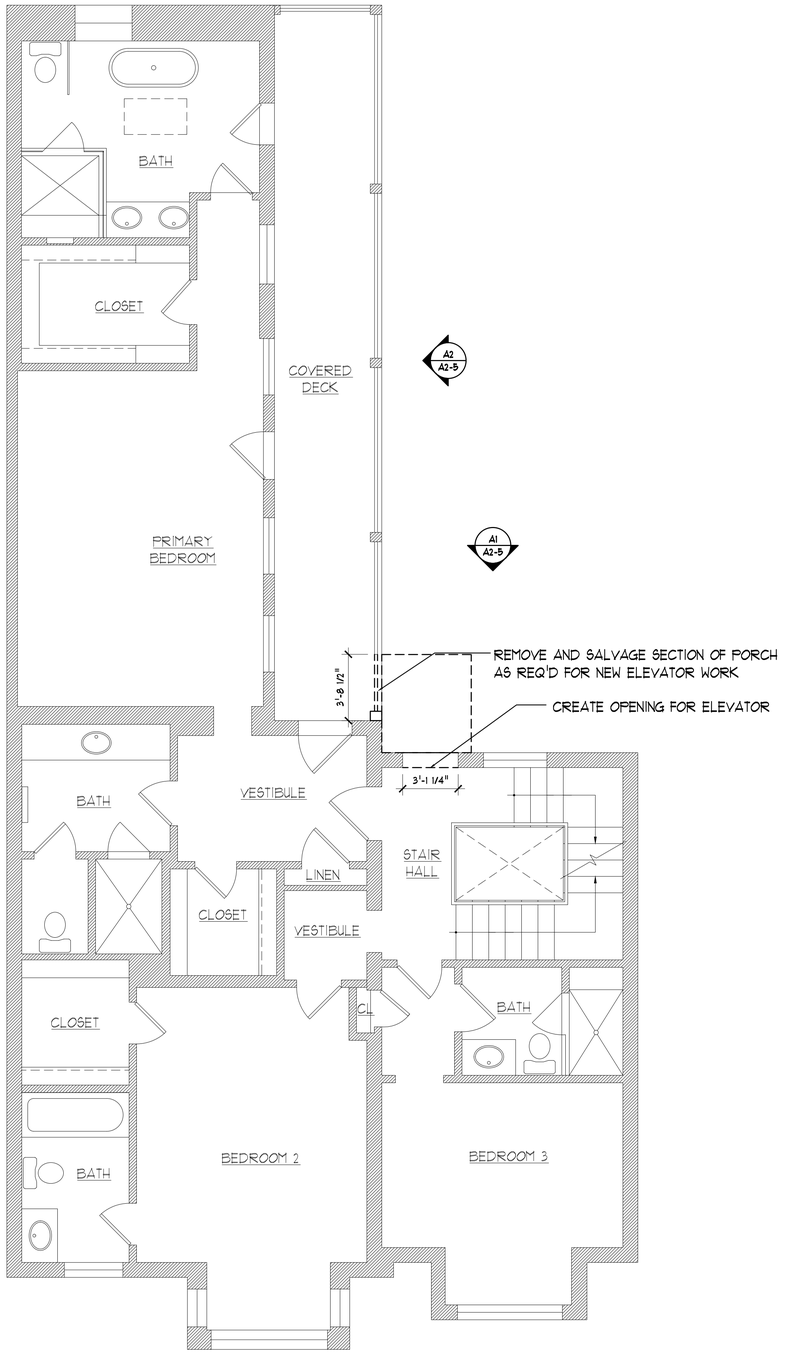
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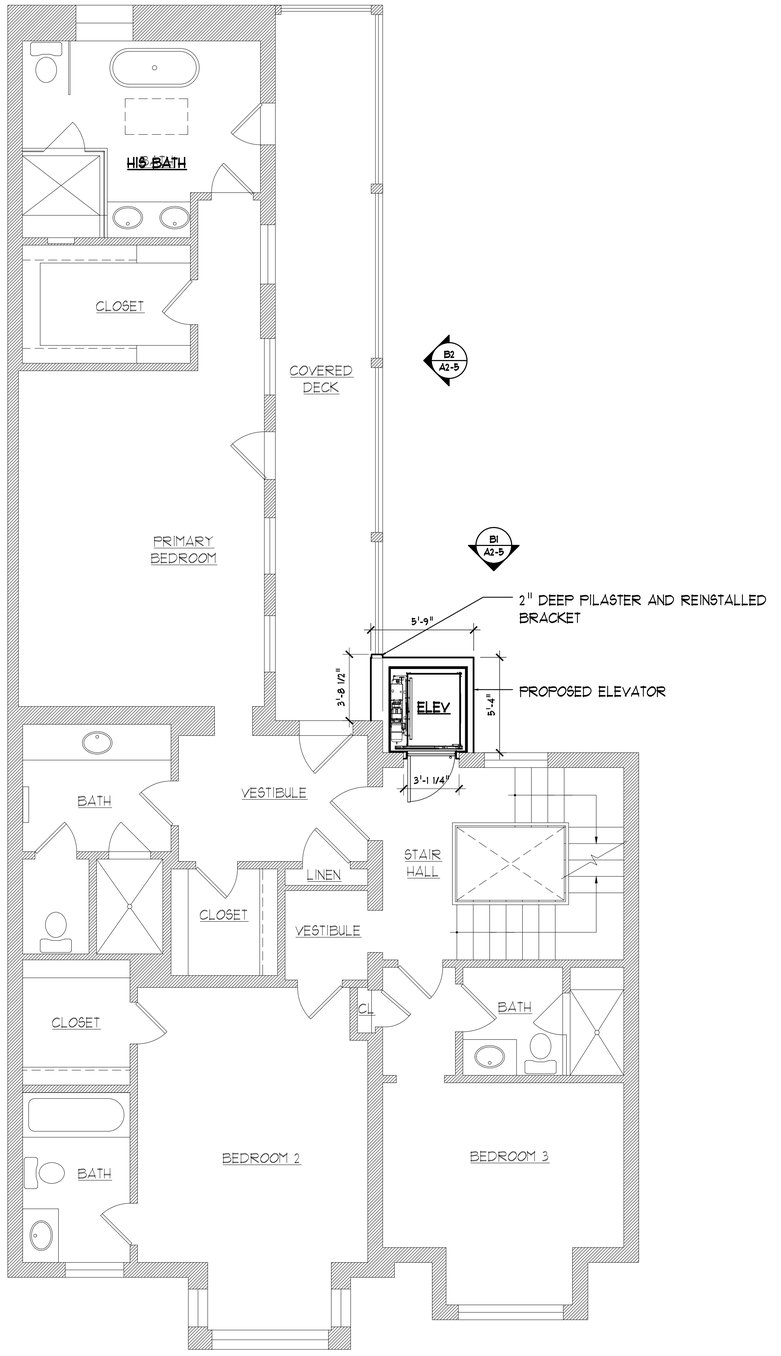
DRAWING: DEMO & PROPOSED NEW WORK PLAN

ISSUED:	
09.12.2026	BUDGET PRICING SET
09.18.2026	REVISED PRICING SET

A2-1



C1 A2-2 SECOND FLOOR DEMO PLAN
1/4" = 1' - 0"



C3 A2-2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

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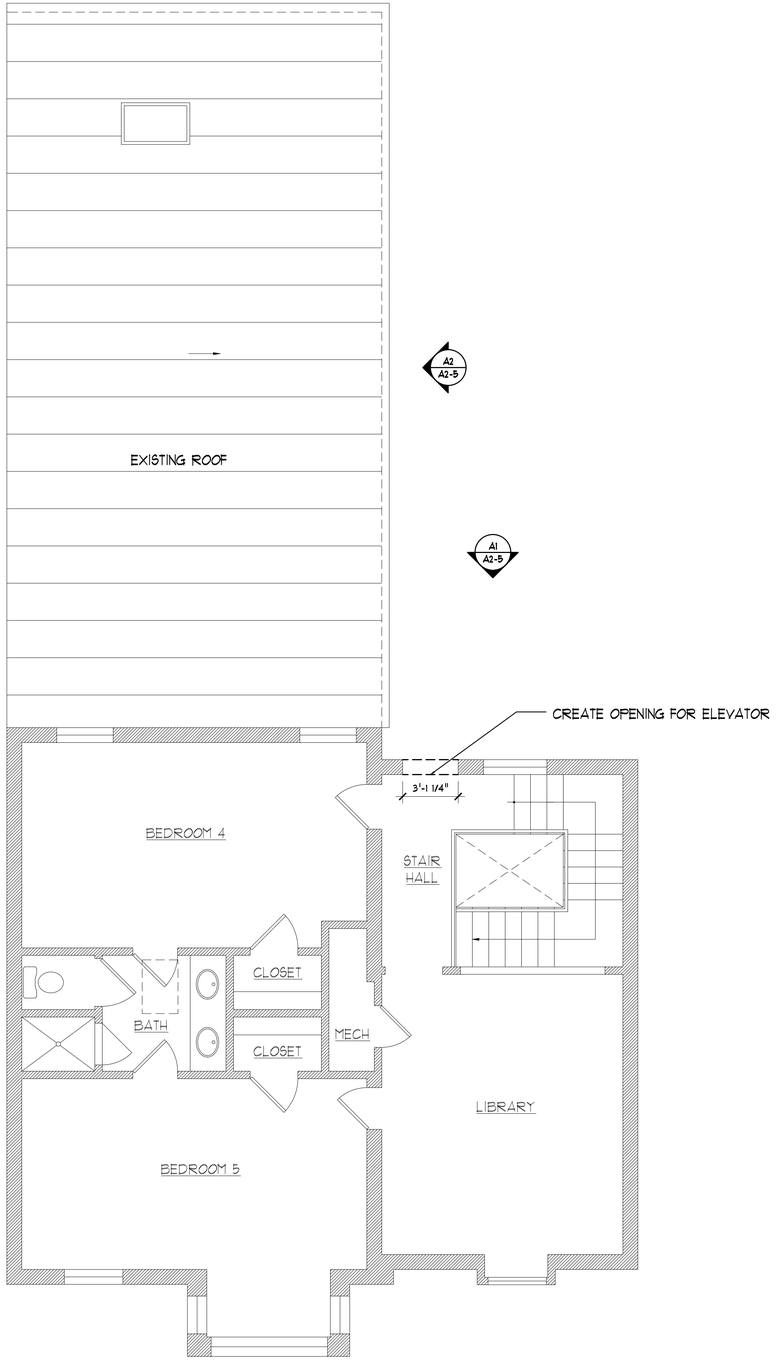
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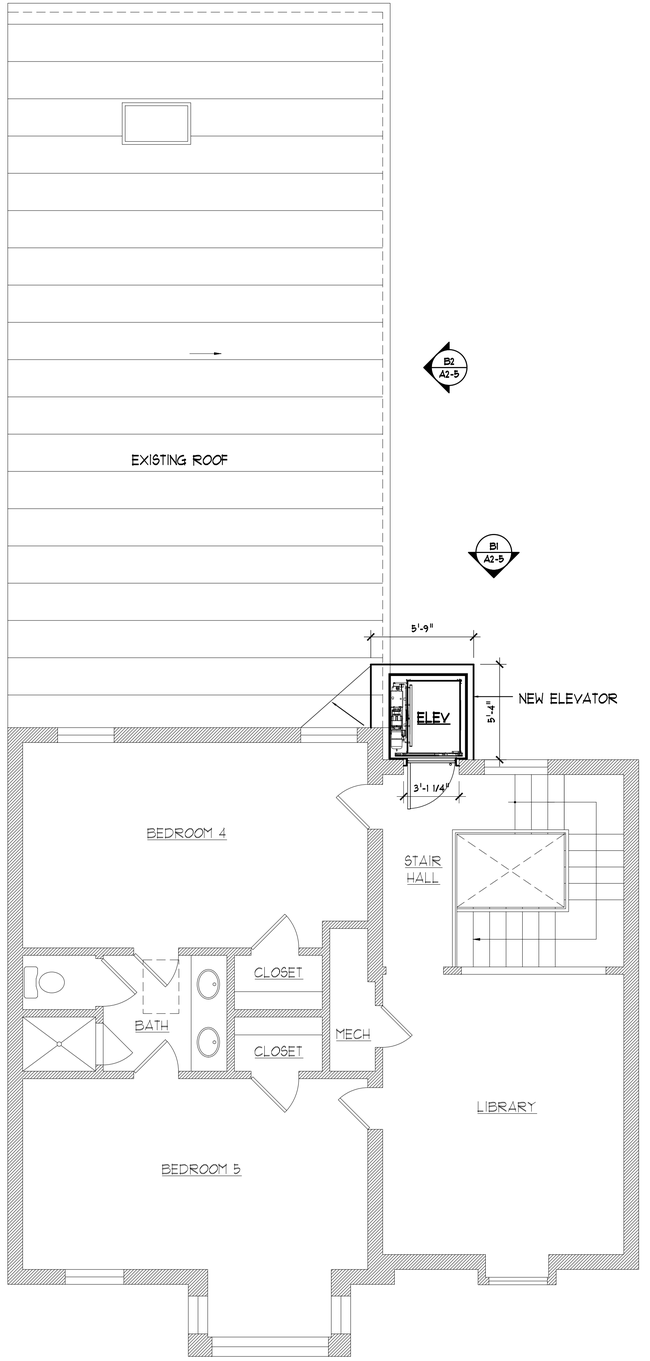
DRAWING: DEMO & PROPOSED NEW WORK PLAN

ISSUED:	
09.12.2026	BUDGET PRICING SET
09.18.2026	REVISED PRICING SET

A2-2



C1 A2-3 THIRD FLOOR DEMO PLAN
1/4" = 1' - 0"



C3 A2-3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

CONCEPT REVIEW

2627

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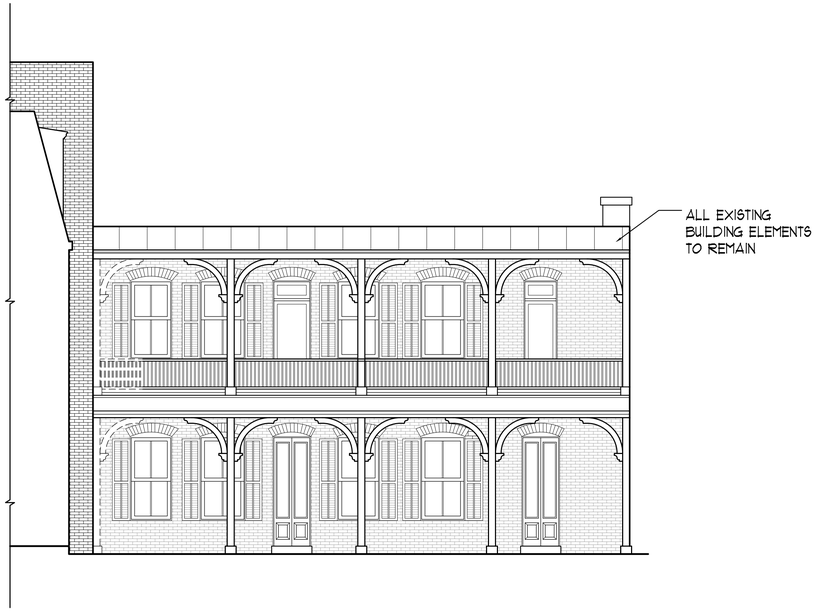
DRAWING: DEMO & PROPOSED NEW WORK PLAN

ISSUED:	
09.12.2016	BUDGET PRICING SET
09.30.2016	REVISED PRICING SET

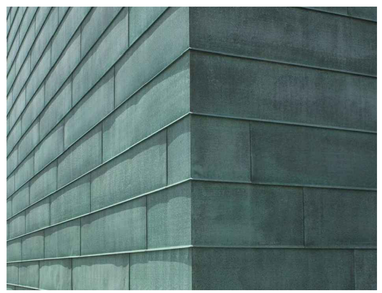
A2-3



A1 / A2-5 EXISTING NORTH ELEVATION
3/16" = 1' - 0"



A2 / A2-5 EAST ELEVATION
3/16" = 1' - 0"





B1 / A2-5 PROPOSED NORTH ELEVATION
3/16" = 1' - 0"



B2 / A2-5 PROPOSED EAST ELEVATION
3/16" = 1' - 0"

CONCEPT REVIEW

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DRAWING: EXTERIOR ELEVATIONS

ISSUED:	
09.22.2016	BUDGET PRICING SET
09.30.2016	REVISED PRICING SET

A2-5



A1 / A2-6 EXISTING REAR ELEVATION
NOT TO SCALE



A2 / A2-6 EXISTING REAR ELEVATION
NOT TO SCALE



B1 / A2-6 PROPOSED REAR ELEVATION
NOT TO SCALE



B2 / A2-6 PROPOSED REAR ELEVATION
NOT TO SCALE

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DRAWING: EXTERIOR RENDERINGS

ISSUED:	
09.22.2016	BUDGET PRICING SET
09.28.2016	REVISED PRICING SET

A2-6