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**Window Replacement Project  
2737 O St Street, NW**

Owner: US Bank NA Trustee  
Contact: Noah Ganz, First Freedom Preservation  
Contact Details: 443-393-0222 ext 201 // [nganz@ffpreservation.com](mailto:nganz@ffpreservation.com)  
Lot/Square – 1260-0830  
**Case #** OG 19-075 (HPA 19-164)

***Please note that this is an existing case and a permit was previously issued for window replacement. That work was done by another company (not Architectural Window Corp) and we understand that the work was found not to be in compliance with OGB and DCHPO standards. We are applying to re-replace the windows and bring them up to proper OGB and DCHPO standards.***

**Background**

It is our understanding that the windows we are proposing will be the third replacement windows at this address as part of an ongoing renovation.

We understand that the original windows (or, more precisely, windows dating back to the 1940s or 50s) were replaced without a permit in 2017 or 2018. Those replacements were 6 over 6 windows and were deemed by OGB and DCHPO as architecturally inappropriate. We understand that in 2019 the owner obtained a permit for all wood, single pane, 2 over 2 windows. These were installed soon after the permit was obtained.

It is our understanding that upon review OGB and DCHPO objected to the overly large panning that surrounded the window units on the 1<sup>st</sup> and 2<sup>nd</sup> floors. This panning varied in width and height, but was in places 5", 6" or even wider as opposed to the approx. 2" width of appropriate brickmould. This caused the sash openings and glass openings to be inappropriately narrow and short. It was determined that these windows did not meet the OGB and DCHPO requirements. Our understanding is that DCHPO has issued a

violation and is requiring that the owner re-replace the current windows with all wood, single pane, 2 over 2 windows that are appropriately sized and have historically and architecturally appropriate brickmould.

As OGB and DCHPOB is aware, we specialize in producing historically appropriate window replicas with real putty glazing, no vinyl to the exterior as well as historically accurate sills and brickmould. That is our plan at 2737 O St, NW.

### **Project Overview**

#### **1<sup>st</sup> and 2<sup>nd</sup> floor Windows Visible from Street:**

Re-replace 25 existing inappropriate replacement wood windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors with appropriately designed 2 over 2 window units constructed of sapele mahogany. Proposed windows will be all wood, have true divided lite, true putty glaze and single pane sashes. Brickmould will be a period appropriate modified bullnose, 1-3/4" x 1-3/4".

We understand that based on the design and the period of construction of 2737 O St NW (the 1880s), OGB and DCHPO have recommended 2 over 2 windows. Using as as our guide similar homes from the same period found in the Georgetown Historic District we support the use of that design and lite pattern.

We are proposing:

- Full frame replacement (removing all existing wood to the masonry) / single hung – with top sash fixed and lower sash operable
- All wood to the exterior
- All proposed windows are 2 over 2.
- No changes to exterior masonry
- Brickmould to match similar homes from the same period found in the Georgetown Historic District.
- Arches (where required) will be fabricated of sapele mahogany
- Drawings attached

#### **Enclosed Documents and photos:**

1. Aerial View of property
2. Photos of building elevation showing the windows to be replaced.
3. Photos and description of our plan for triple window on 28<sup>th</sup> St elevation.
4. Photos of windows and brickmould casing found on similar homes from the same period in the Georgetown Historic District.
5. Architectural drawings of each type of replacement window.
6. Key sash and brickmould dimensions from reference houses

**Window Type (drawings enclosed):**

**Dallas Millwork** historic single pane single hung window unit, sapele mahogany, 1-3/4" thick sash beveled to the exterior, true divided lite and true putty glaze, SSB glass, 1-3/4" historic sillnose, brickmould casing to match original brickmould casing.

## 2737 O STREET, NW SUPPLEMENTAL PHOTOS

### SECTION 1 – LOCATION AND CONTEXT OF HOUSE

#### AERIAL VIEW OF LOCATION



#### CONTEXT ON O STREET



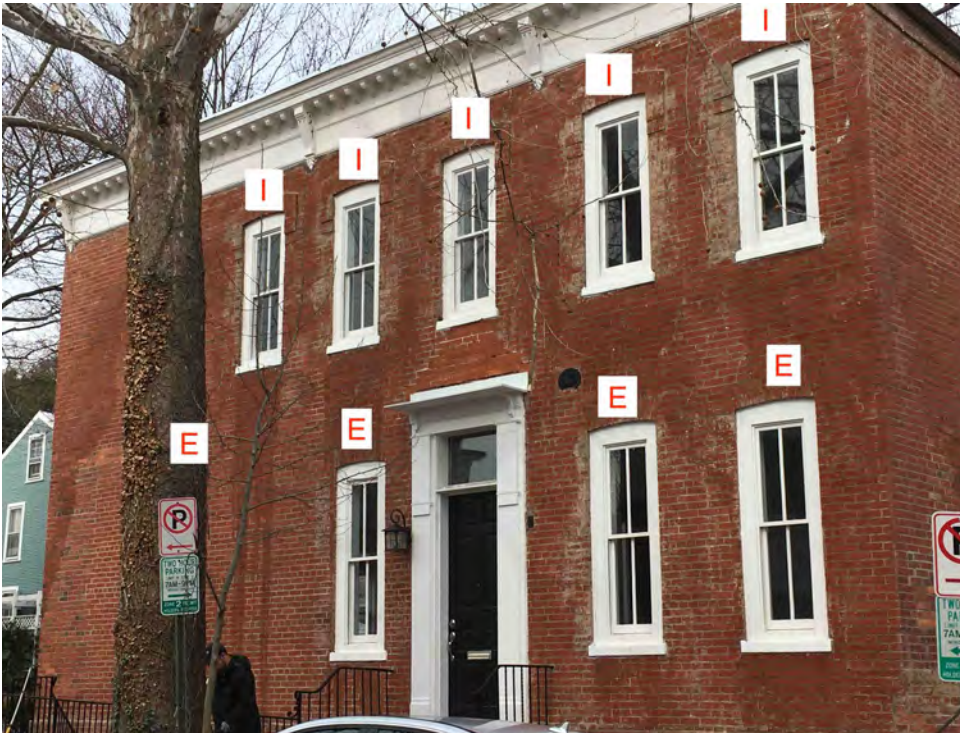


## CONTEXT ON 28<sup>th</sup> STREET

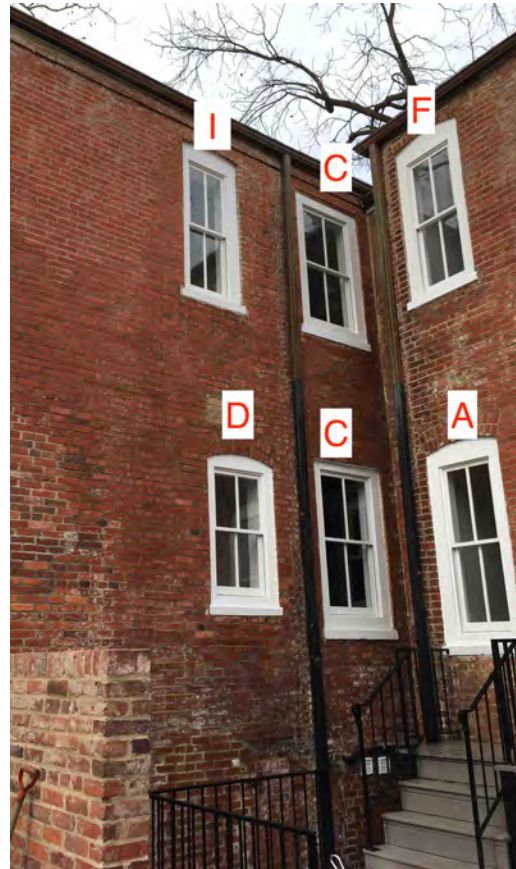
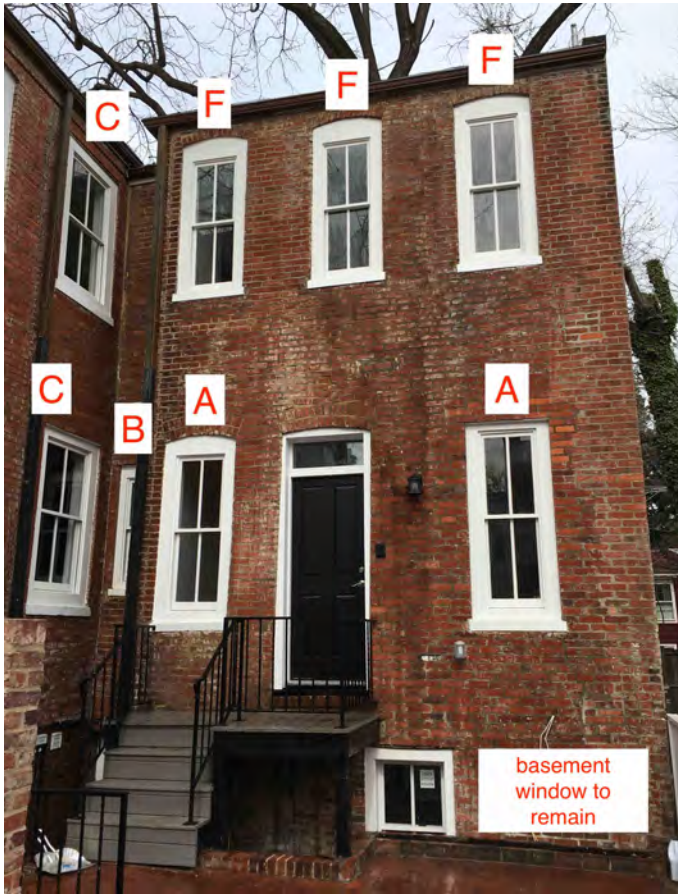


## SECTION 2 – PLACEMENT OF WINDOWS TO BE REPLACED

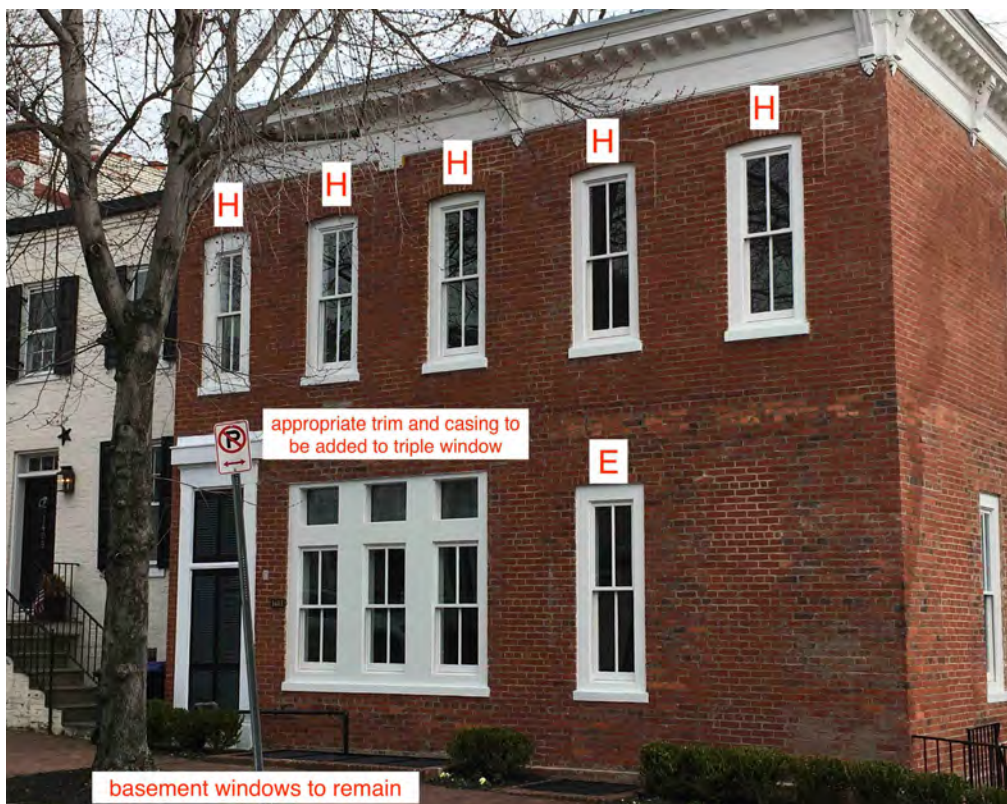
O Street elevation (see shop drawings for reference)







**28<sup>th</sup> Street elevation (see shop drawings for reference)**



**Proposed:**

**ALL WINDOWS** - Single hung/single pane 2 over 2, sapele mahogany – brickmould to match similar reference homes in Georgetown of the same era, 1880s.

**SECTION 3 – TRIPLE WINDOW TO BE TRIMMED OUT TO REFLECT COMMERCIAL HERITAGE OF STRUCTURE**

The triple window along the 28<sup>th</sup> St elevation of 2737 O St possibly replaced a storefront window. While I unfortunately have not been able to find photographic evidence showing a commercial role for the building, two pieces of evidence support this theory. Firstly, in the 1880s it would have been very unusual architecturally and technologically for a small residence to have such a wide opening for a window. 20" – 30" in width would have more typical. Secondly, the masonry is supported by a steel lintel, technology not typical or widely available in the 1880s. For these reasons I feel the most logical explanation is that the building was used as a store and the large opening was used for a display window, something common in Georgetown during the early to middle 20<sup>th</sup> century.

In the end we feel there is no absolute right or wrong when it comes to how to approach giving the current opening a more residential feel. So our solution is to maintain the basic triple window design, which dates to at least pre-1969. But as the panning is now larger than it was even in its most recent incarnation it gives us the opportunity to trim out the panning in a way that reflects that buildings likely commercial use. See plan below.

2737 O Street in 1969





2737 O Street in 2020



We are proposing to trim out both the vertical and horizontal mulls with framing (an inverted box design) similar to the vertical framing often used to frame fenestration in Georgetown commercial storefronts. As a reference we are looking at two commercial storefronts on Wisconsin Avenue, particularly the Abercrombie and Fitch Store.





Ralph Lauren shop



#### **SECTION 4 – BASEMENT WINDOWS TO REMAIN**

We are proposing to not RE-replace the recently replaced basement windows for the following reasons:

1. They are either fully below street level (on 28<sup>th</sup> St elevation) or mainly below street level (O Street elevation.)
2. They are already single pane 2 over 2 wood windows.
3. The panning is considerably more narrow the current windows on the 1<sup>st</sup> and 2<sup>nd</sup> floor. Mostly between 2-1/2" and 3-1/2"
4. Basement window panning in similar Georgetown houses from this period (and other periods as well) does not always match the panning or brickmould on windows of the main levels.









This basement window is at the back of a courtyard



Existing Basement window casing – 2-3/4" wide





Existing Basement window casing – 3-1/2" wide

We have also noted and are referencing a house at 28<sup>th</sup> and N St with original basement windows with wide (4") casing while the main floors have period appropriate 1-3/4" bullnose brickmould casing.







Basement window casing nearly 4" wide



Basement window casing nearly 4" wide / Brickmould on first and second floors 1-3/4" wide

#### **SECTION 5 – REFERENCE HOUSES USED TO CONFIRM DESIGN SPECIFICS**

For reference we noted similar houses in the Georgetown Historic District from the same period and located in similar settings (corner lot) in order to confirm the specifics of our design. This was necessary as the original windows at 2737 O Street were removed many years ago. The most similar house we found is at 1250 28<sup>th</sup> St.



This home has 2 over 2 windows, of appropriate proportions, simple modified bullnose brickmould and plain wood arches.





Note flat wood arches and modified bullnose brickmould





We also looked at another corner house from the same period and located in similar settings at 31<sup>st</sup> and N Street, NW.

This home also has 2 over 2 windows of appropriate proportions with, simple ogee style brickmould. It has decorative arches, which in our view would be out of place at 2737 O St both due to the simplicity of the façade at 2737 O St and as the house has a mixture of most likely original openings with arched lintels and openings added later with a flat top. We feel decorative arches would draw unwanted attention to these differences.





### **KEY DIMENSIONS OF REFERENCE WINDOWS AT 1250 28<sup>th</sup> ST**

**Reference Muntins – 1-1/4"**

**Reference Lower rail – 3-1/2"**

**Reference meeting rail – 1-1/4"**

**Reference upper rail – 1-1/2"**

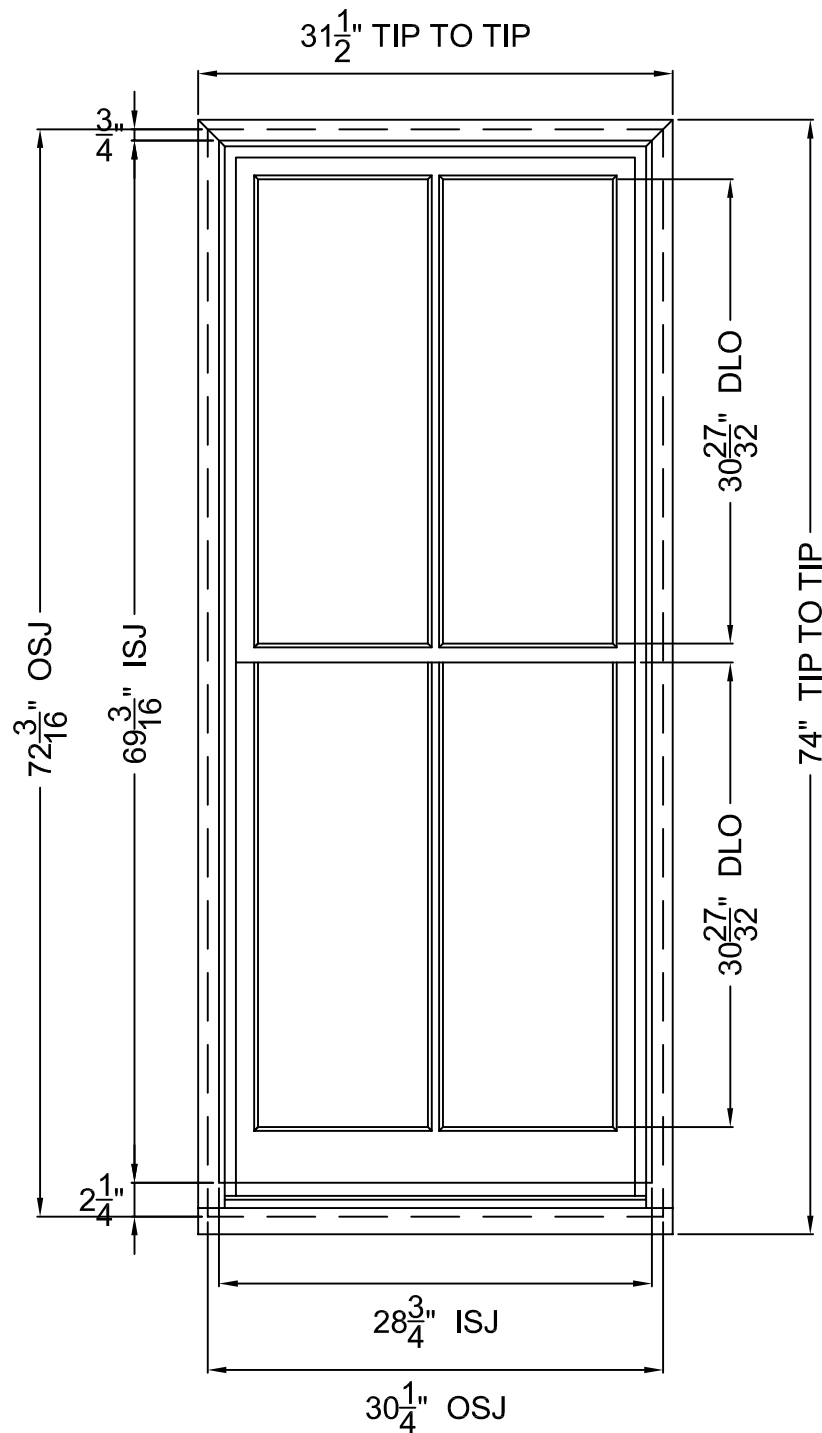
**Reference stiles – 1-1/2"**

**Reference brickmould – 1-3/4"**

### **ARCHES**

Flat decorative arches (where required) will be replicated on site with sapele mahogany.

1st Floor / Kitchen  
2 each  
Window A



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND  $\frac{1}{2}"$  TO THE "OSJ" HEIGHT



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770-943-3909 770-943-3900 FAX  
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Architectural Window  
Corp.-Washington DC.

2737 O st NW

**DRAWING #**  
ER5112004

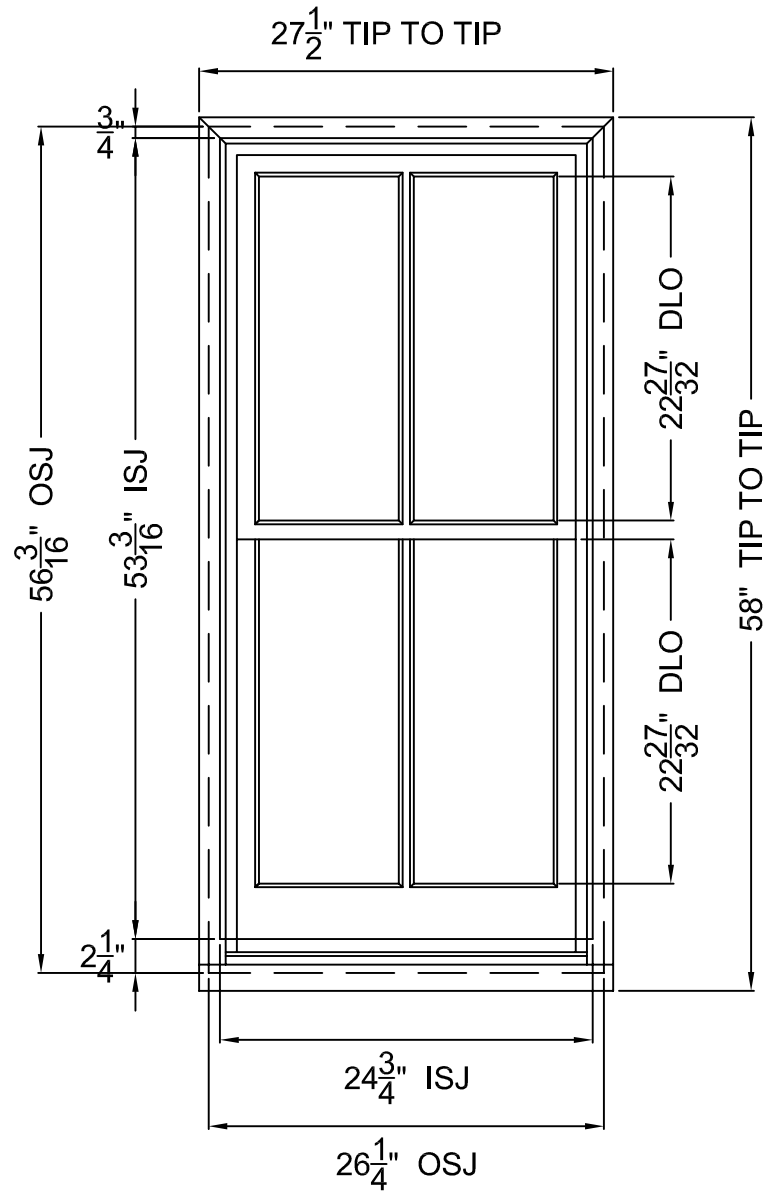
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**REV. #:**

**REV DATE:**



1st Floor / Kitchen  
1 each  
Window B



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2737 O st NW

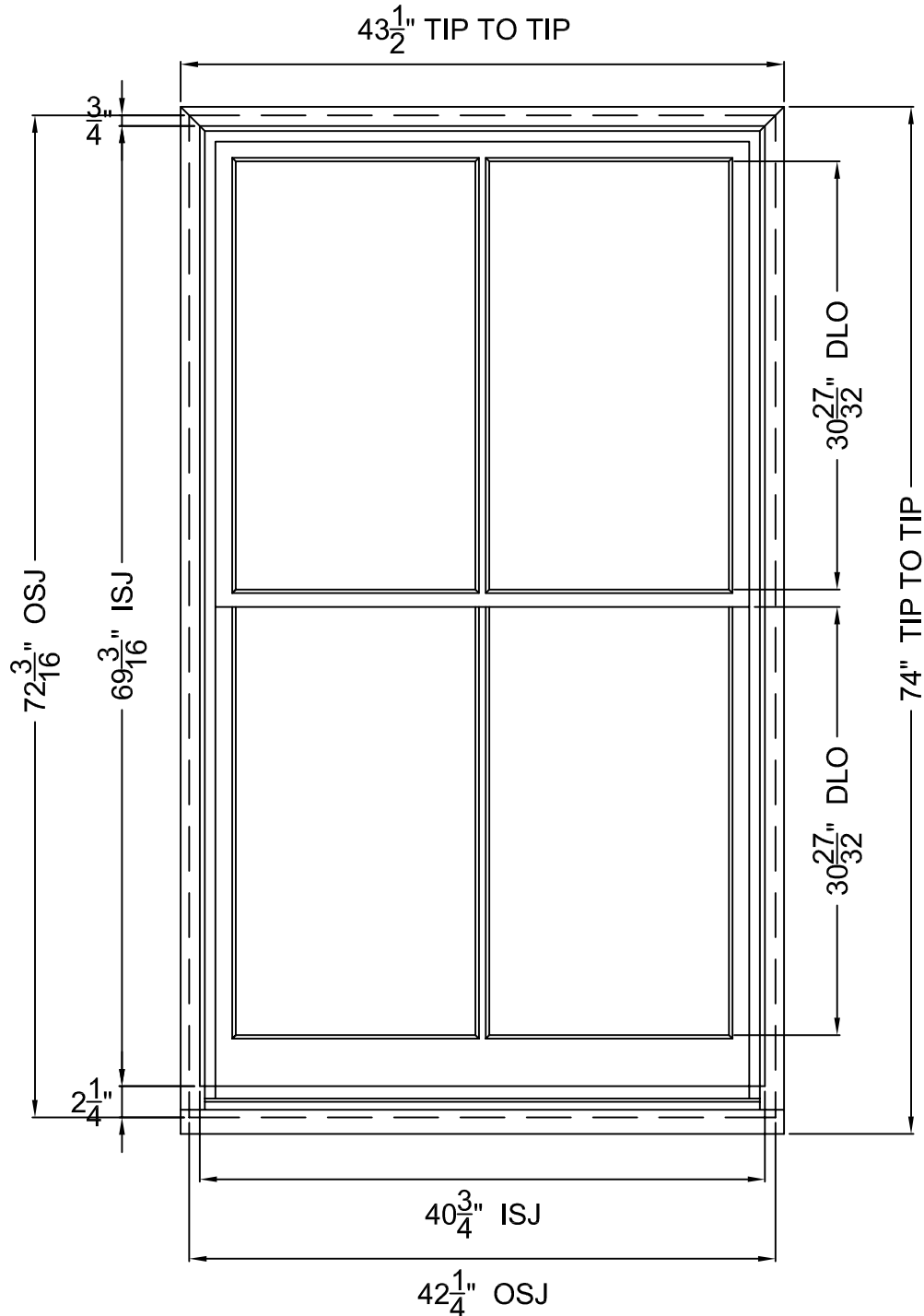
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**DATE:**5-11-20

**REV. #:**

**REV DATE:**

1st Floor -Living Room-Office-Front Room  
1 each  
Window C



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Architectural Window  
Corp.-Washington DC.

2737 O st NW

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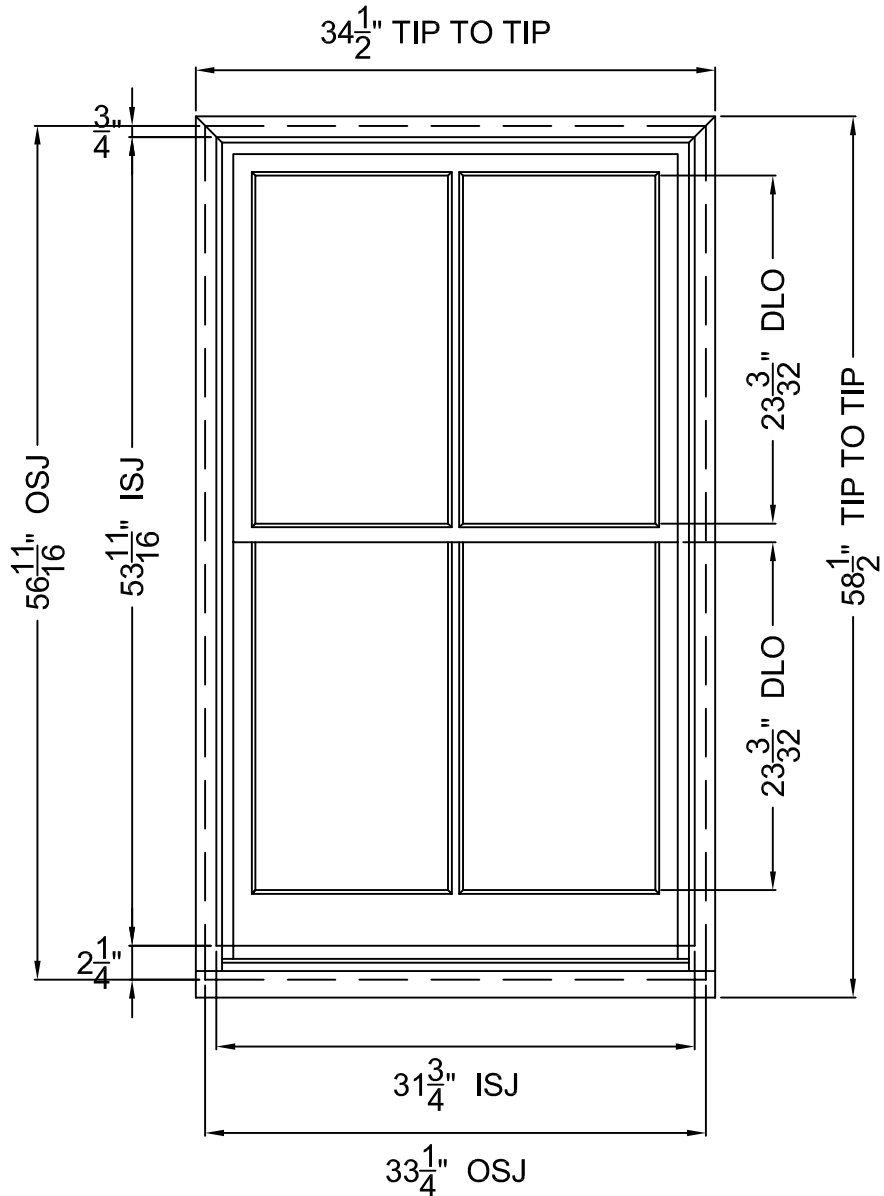
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**REV DATE:**



1st Floor -Living Room-Office-Front Room  
1 each  
Window D



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND  $\frac{1}{2}"$  TO THE "OSJ" HEIGHT



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Architectural Window  
Corp.-Washington DC.

2737 O st NW

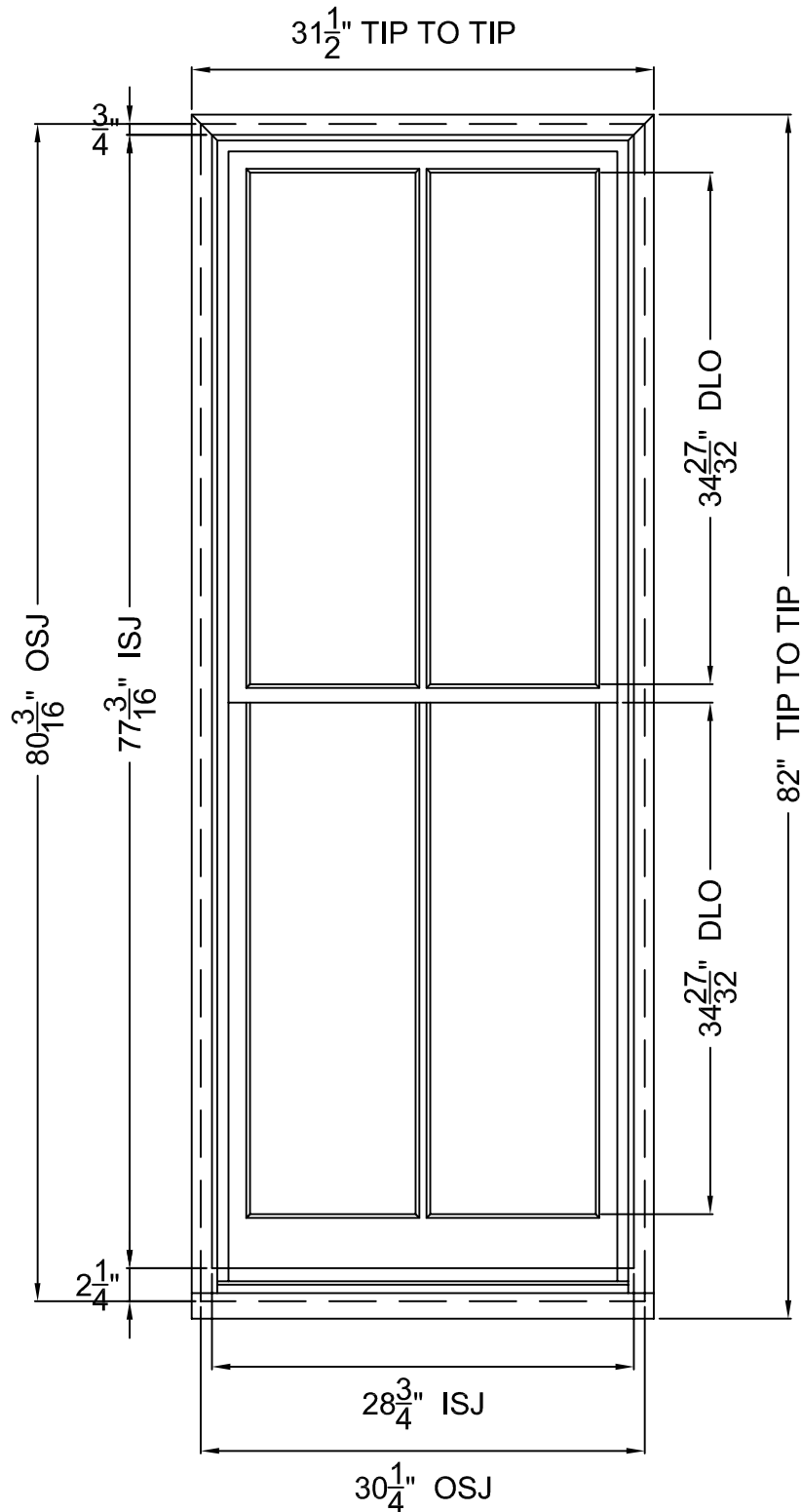
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**REV DATE:**

1st Floor -Living Room-Office-Front Room  
5 each  
Window E



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND  $\frac{1}{2}"$  TO THE "OSJ" HEIGHT



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Architectural Window  
Corp.-Washington DC.

2737 O st NW

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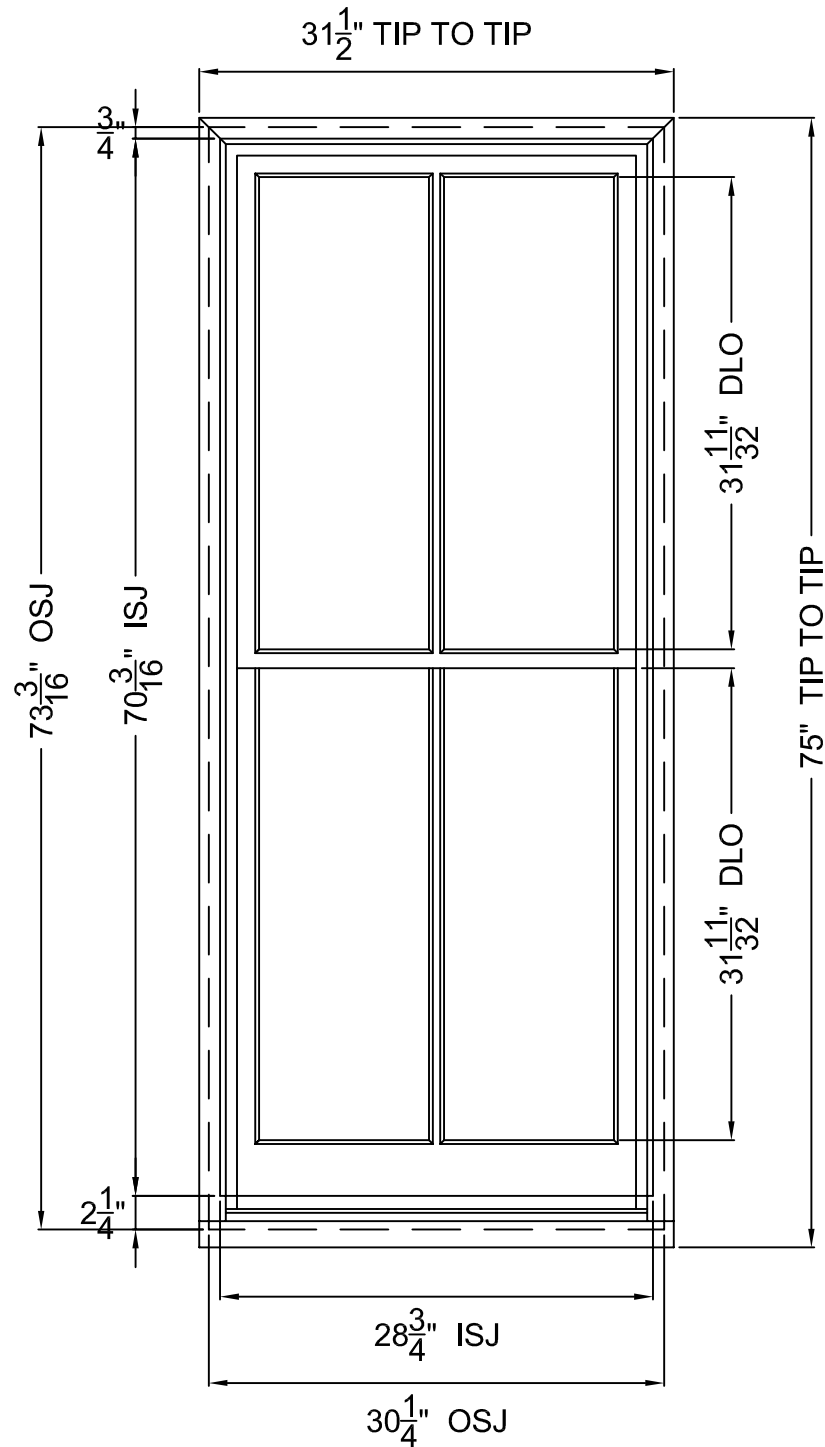
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**REV DATE:**



2nd Floor - Closet + Bedroom1  
3 each  
Window F



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



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Architectural Window  
Corp.-Washington DC.

2737 O st NW

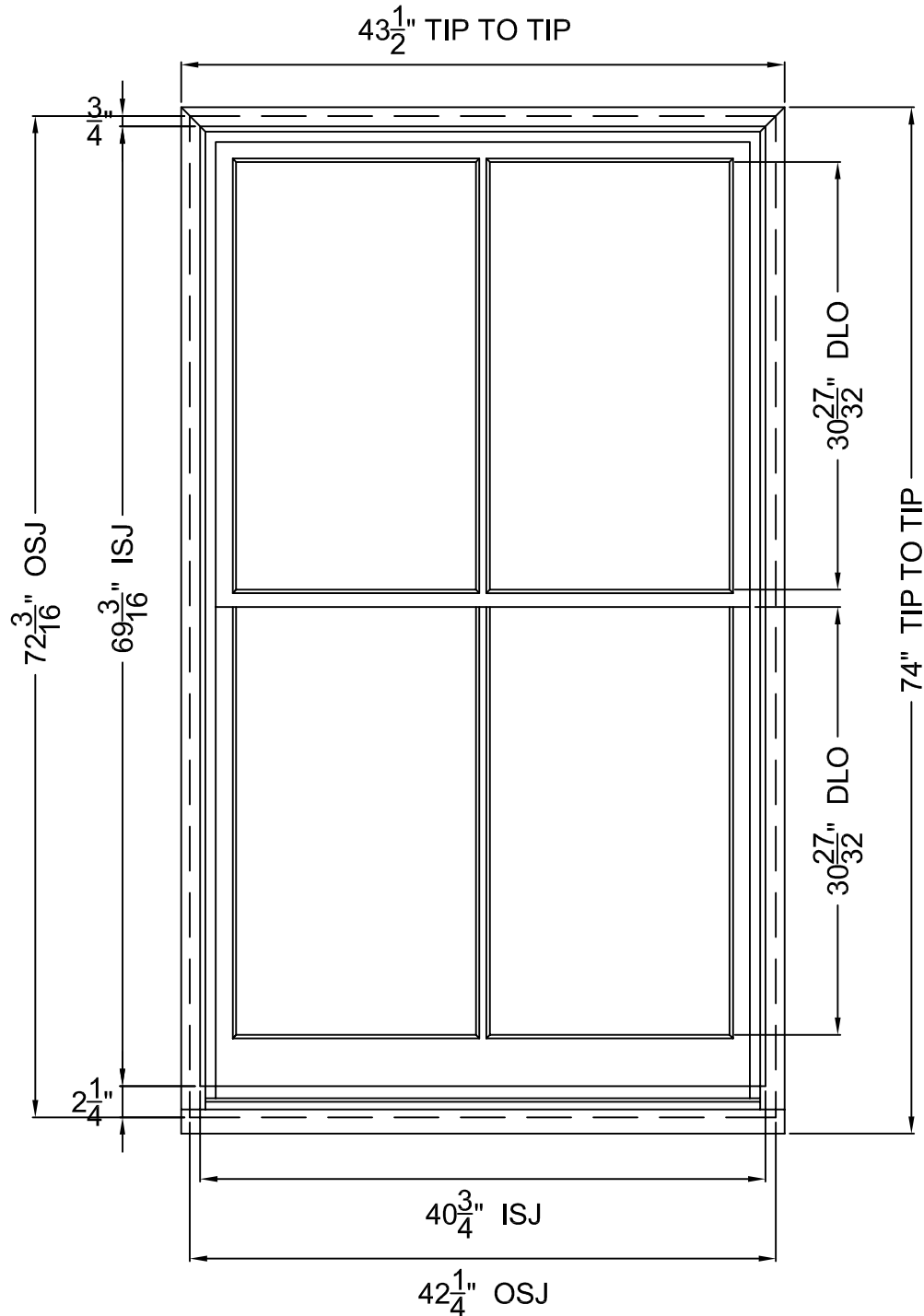
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**DATE:**5-11-20

**REV. #:**

**REV DATE:**

2nd Floor - Hallway  
1 each  
Window G



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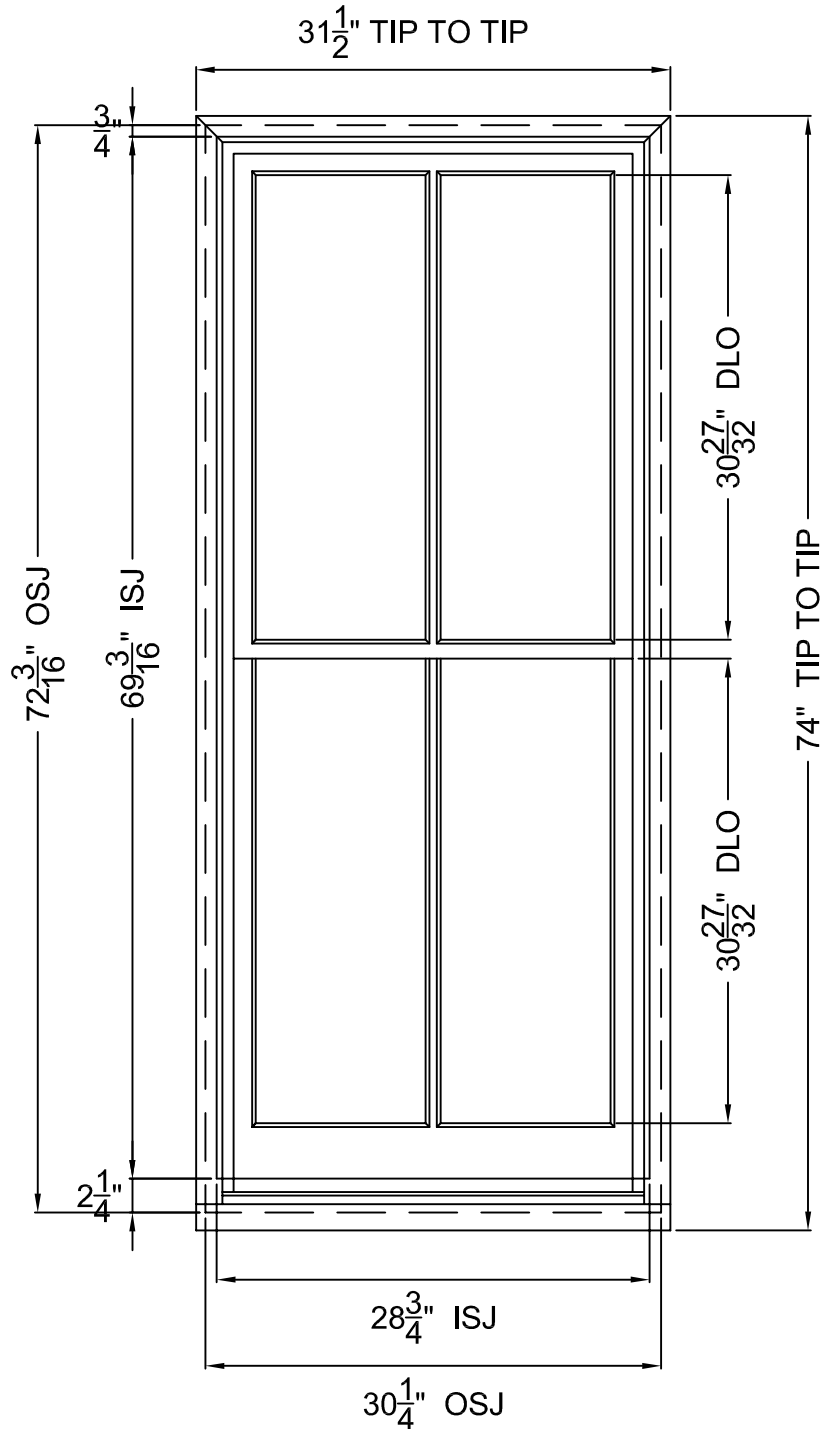


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Architectural Window  
Corp.-Washington DC.  
2737 O st NW

**DRAWING #**  
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**DATE:**5-11-20  
**REV. #:**  
**REV DATE:**

2nd Floor - Bedroom 2  
5 each  
Window H



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



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Architectural Window  
Corp.-Washington DC.

2737 O st NW

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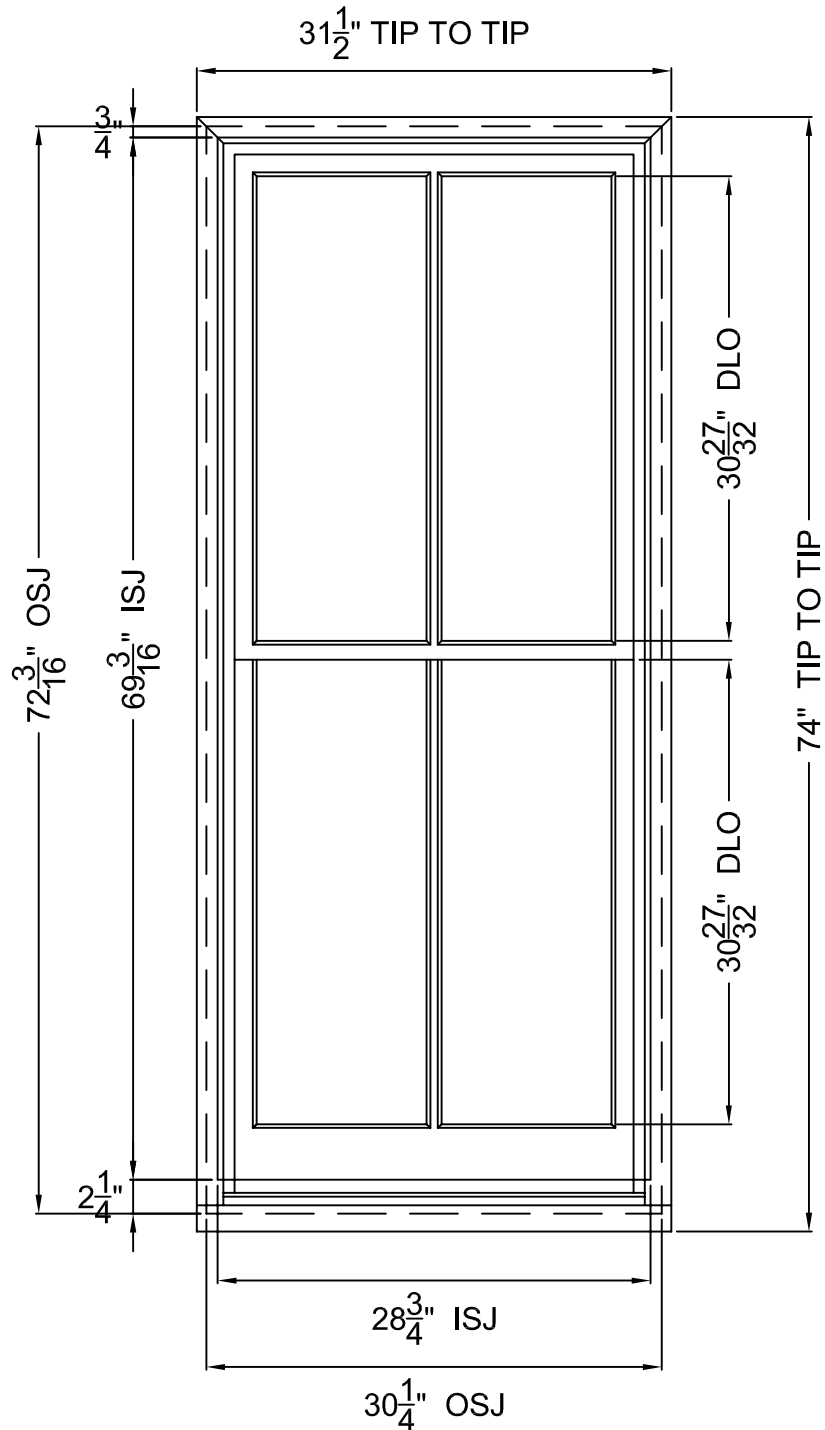
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**REV DATE:**



2nd Floor - Master Bedroom  
6 each  
Window I



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND  $\frac{1}{2}$ " TO THE "OSJ" HEIGHT



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Architectural Window  
Corp.-Washington DC.

2737 O st NW

**DRAWING #**  
ER5112004

**DATE:**5-11-20

**REV. #:**

**REV DATE:**

**2737 O ST, NW**  
**ADDENDUM TO THE OGB PERMIT REVIEW REPORT**  
**SUBMITTED JUNE 17, 2020**

**Questions from Mary Catherine Bogard:**

**1 - What width muntin do you propose and will it be consistent from window to window?**

As noted in our shop drawings, our proposed muntin is 1" wide and our plan is to make that dimension consistent on all windows. But as our windows are 100% custom that dimension could be tweaked.

As for historical precedent, while muntin widths on 2 over 2 windows in the late 19<sup>th</sup> century did vary, they were generally wider than the 3/4" - 7/8" width typically found on 20<sup>th</sup> century windows. We have found that 1" – 1-1/4" muntins are often the most common widths found from that period.

**2 - Are you proposing scroll work in the wood lintel panel of the arched windows?**

While we are very capable of fabricating decorative scrolls, we are not proposing decorative scrolls in the wood panels above the arched windows for the following reasons:

1. This house has been altered greatly over the years, most likely as its use changed. It appears to have been a commercial establishment at some point and possibly was once two separate buildings. I understand that more recently it was divided into apartments. All those changes have left just about every elevation with a mixture (one could say a hodge-podge) of (1) original window openings (arched with decorative brick headers), (2) possibly original openings (arched without decorative brick headers) and (3) added window openings that have rectangular lintels. Hence we feel that adding decorative scrolls to the arched windows would emphasize those differences when it is far more appropriate to de-emphasize them.
2. The home we have used as our most relevant model, 1250 28<sup>th</sup> St, does not employ decorative scrolls.
3. While I am not an expert on house styles, particularly when a house does not fit neatly into a single architectural type, I would best describe this home as simple Italianate. And the simplicity of 2737 O St does not lend itself to high Victorian flourishes such as decorative scrolls.

As an example, here is a similar home on Capitol Hill w/o decorative scrolls:

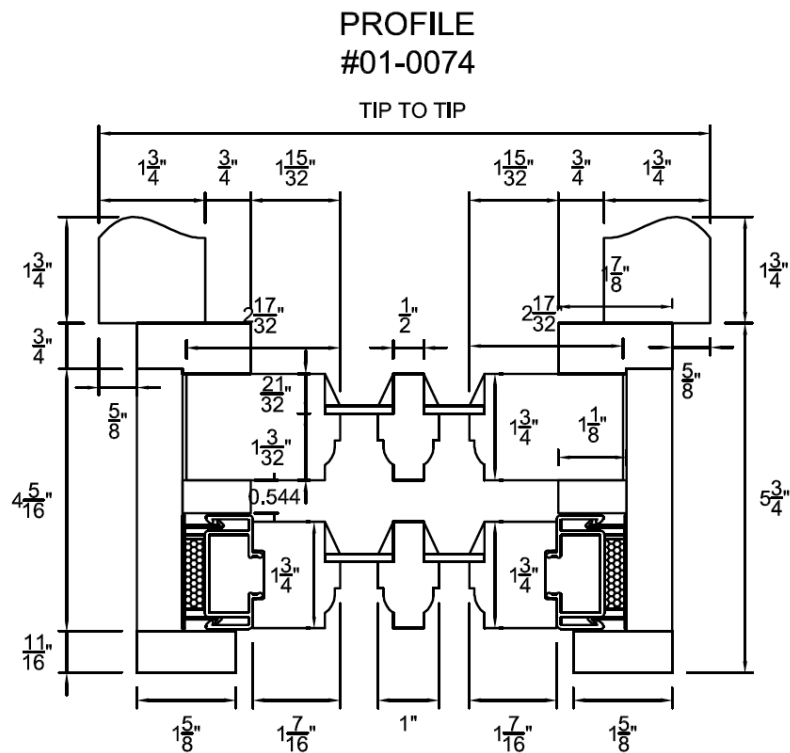




**3 - Are you proposing to duplicate the decorative bullnose profile from 1250 28th Street NW at 2737 O Street NW?**

While we are totally open to duplicating the bullnose profile found at 1250 28<sup>th</sup> St, we have drawn our windows using a similar brickmould style that we replicated for 1213 29<sup>th</sup> St. This style is found all over Georgetown in homes and commercial buildings from the late 19<sup>th</sup> century. But, we are fine replicating the brickmould at 1250 28<sup>th</sup> St if the board prefers.

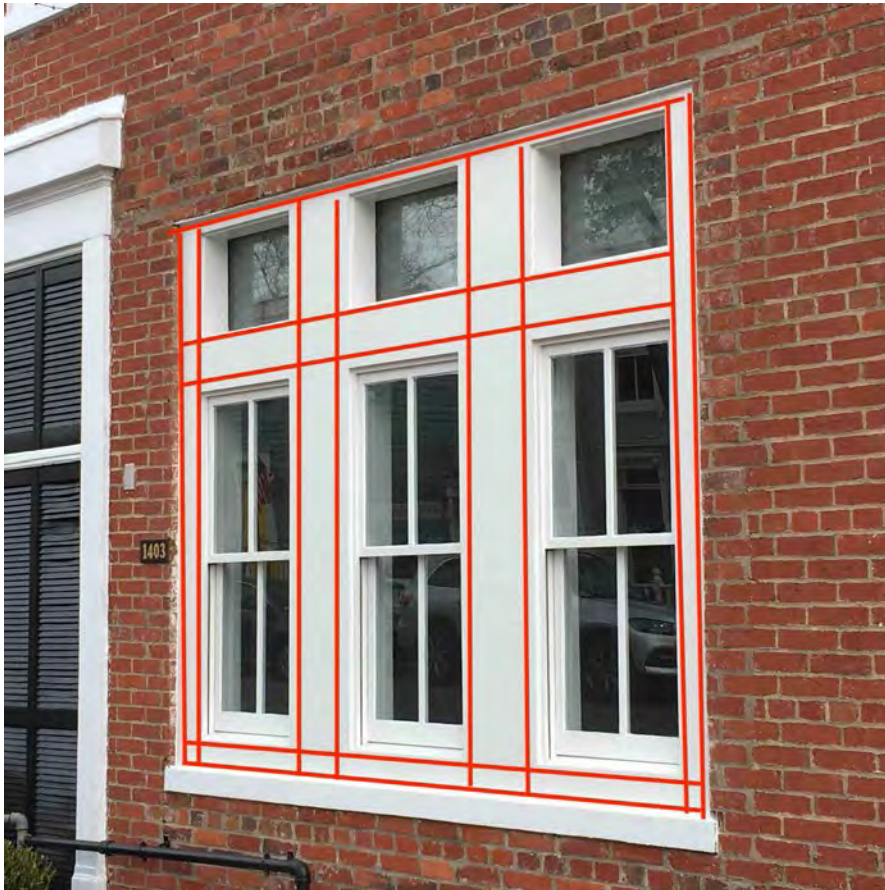
Current proposed Brickmould:



**4 - For the tripartite window, would the new pilaster-like element extend from sill to lintel of the transom? Or did you envision it stopping at the top of the double-hung window?**

We are planning to employ the pilaster-like element within the entire masonry opening.

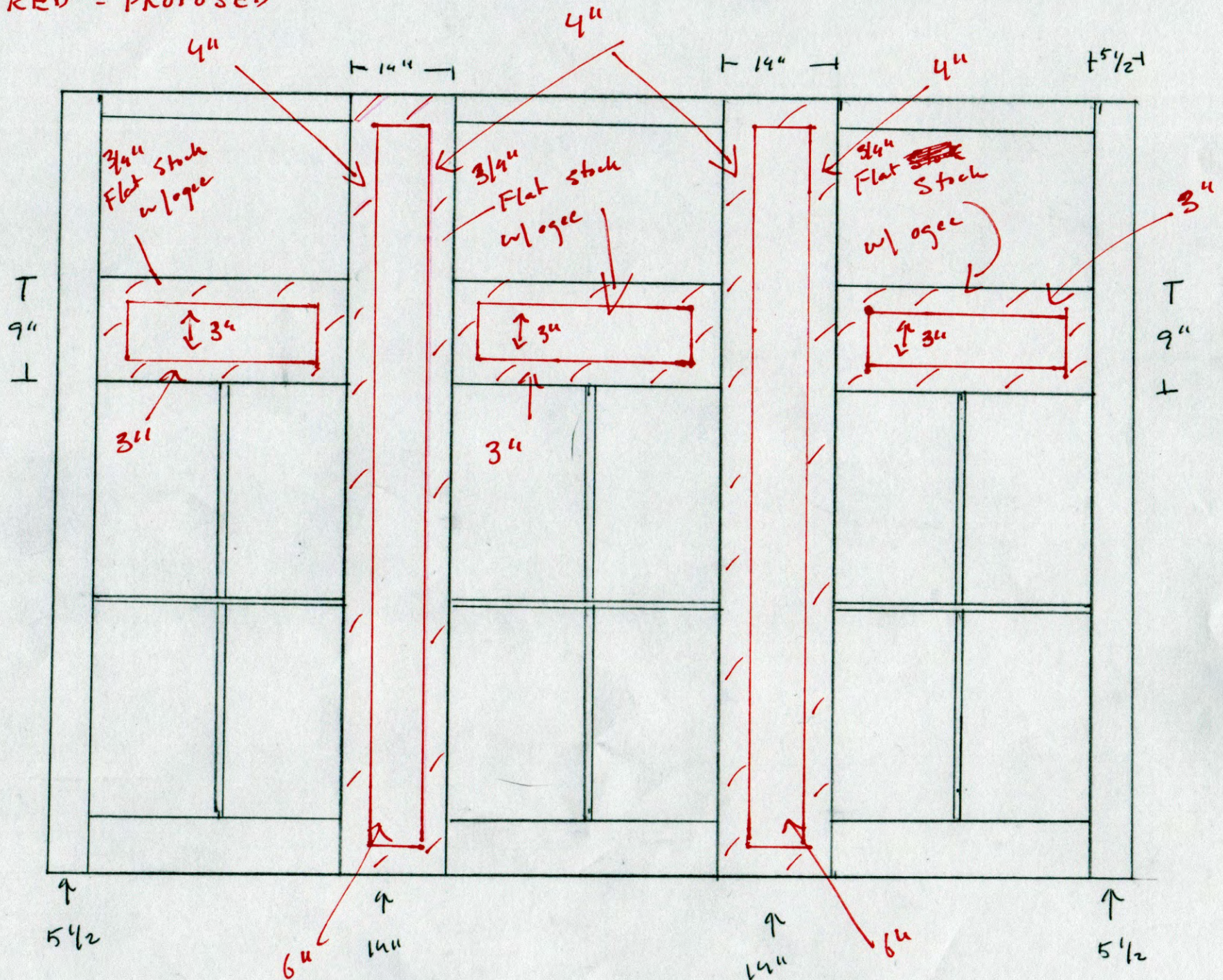
See below:





2737 O ST, NW - TRIPLE WINDOW NEW CASING - OPTION 1

RED = PROPOSED





2737 O ST, NW - TRIPLE WINDOW NEW CASING - OPTION 2  
RED = PROPOSED

