

OLD GEORGETOWN BOARD

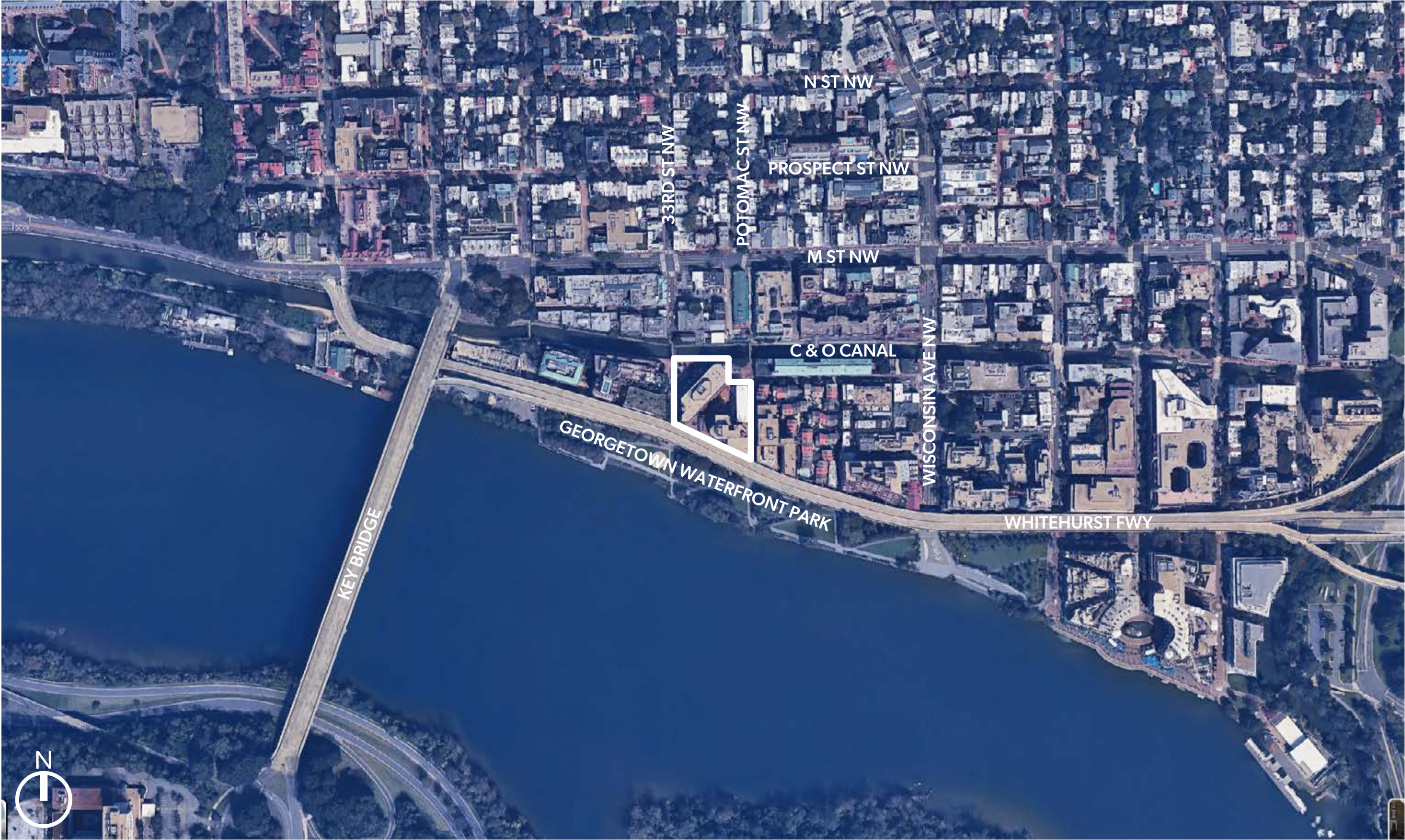
CONCEPT SUBMISSION

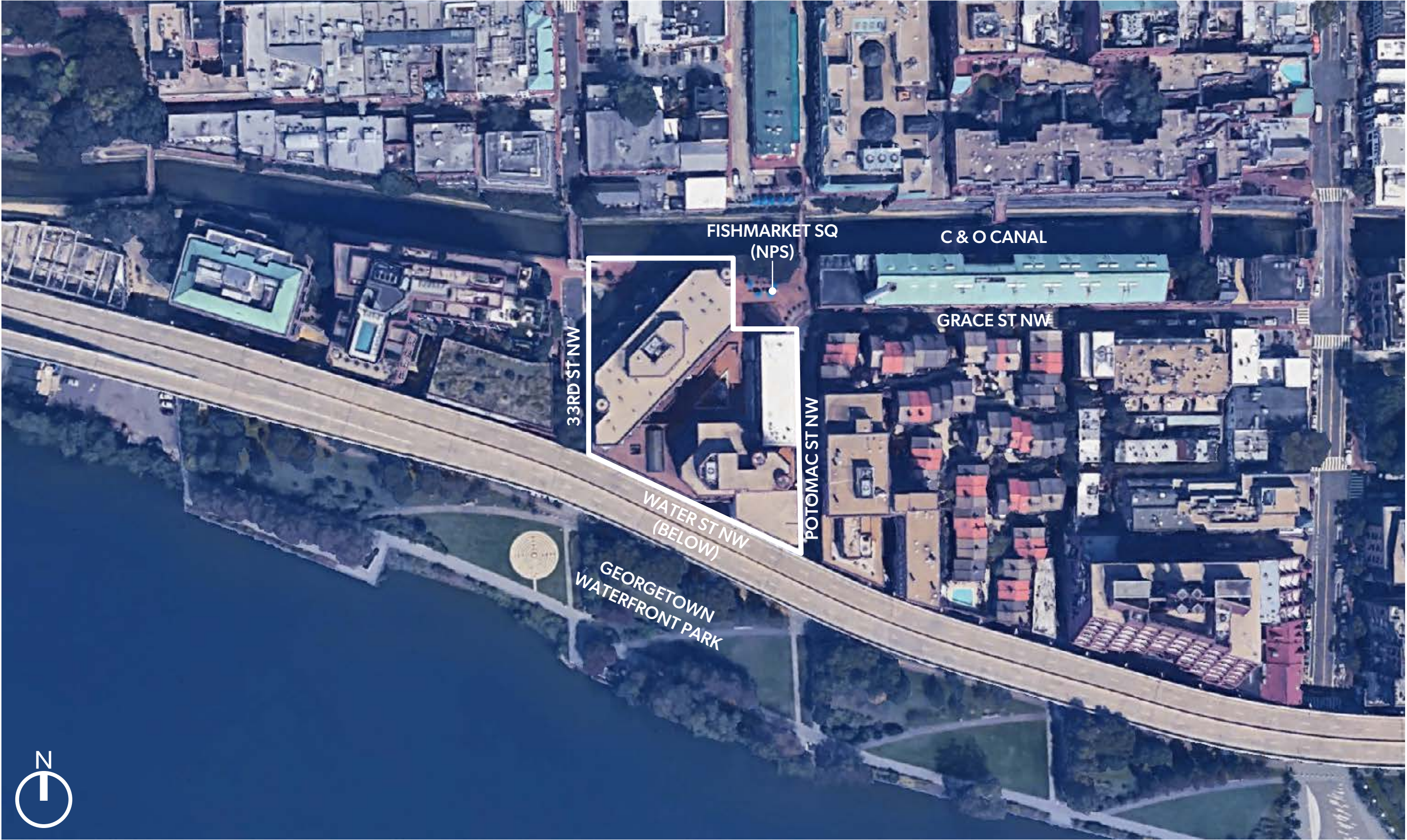
MAY 15, 2025

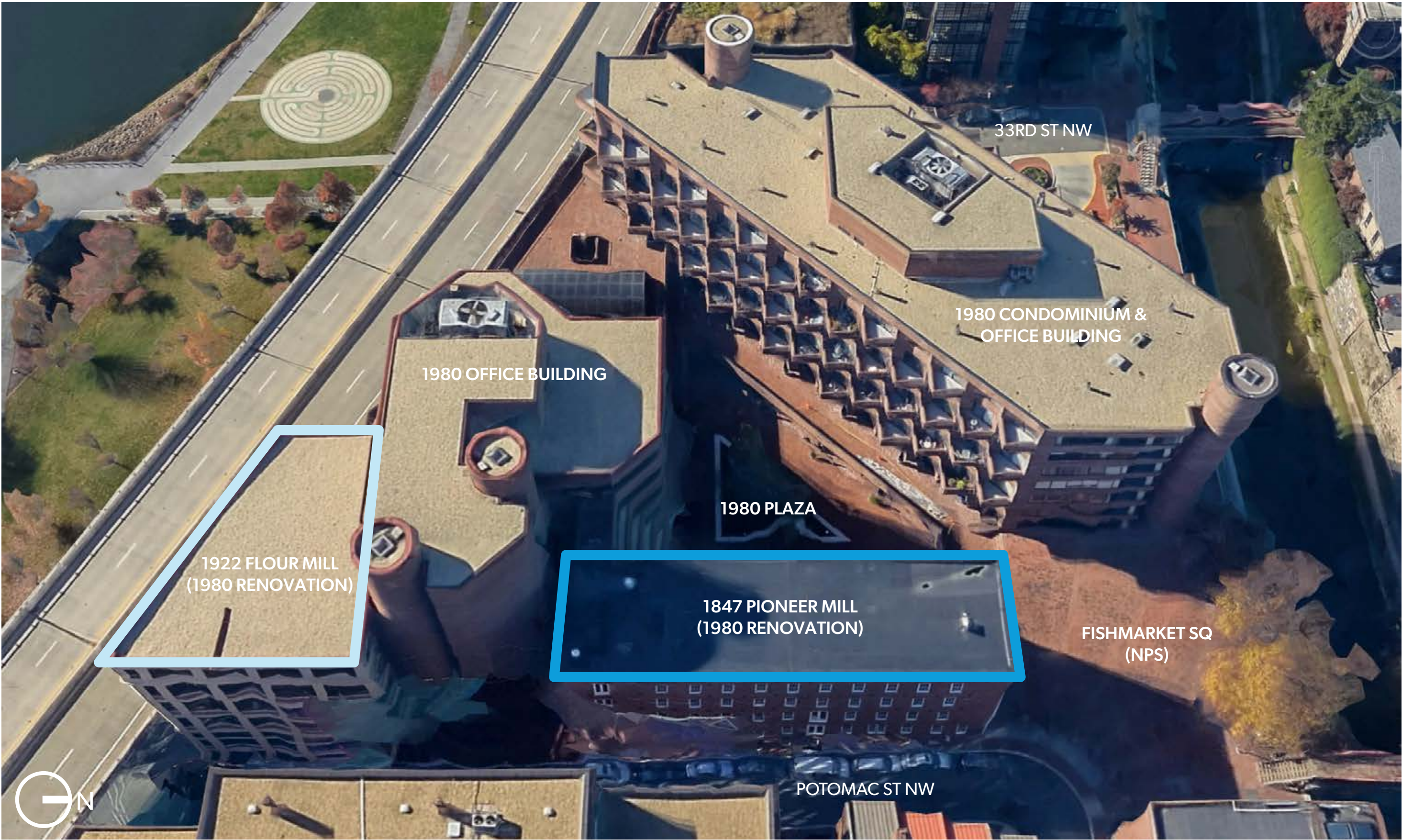
GEORGETOWN FLOUR MILL

1000 POTOMAC ST NW
WASHINGTON, DC





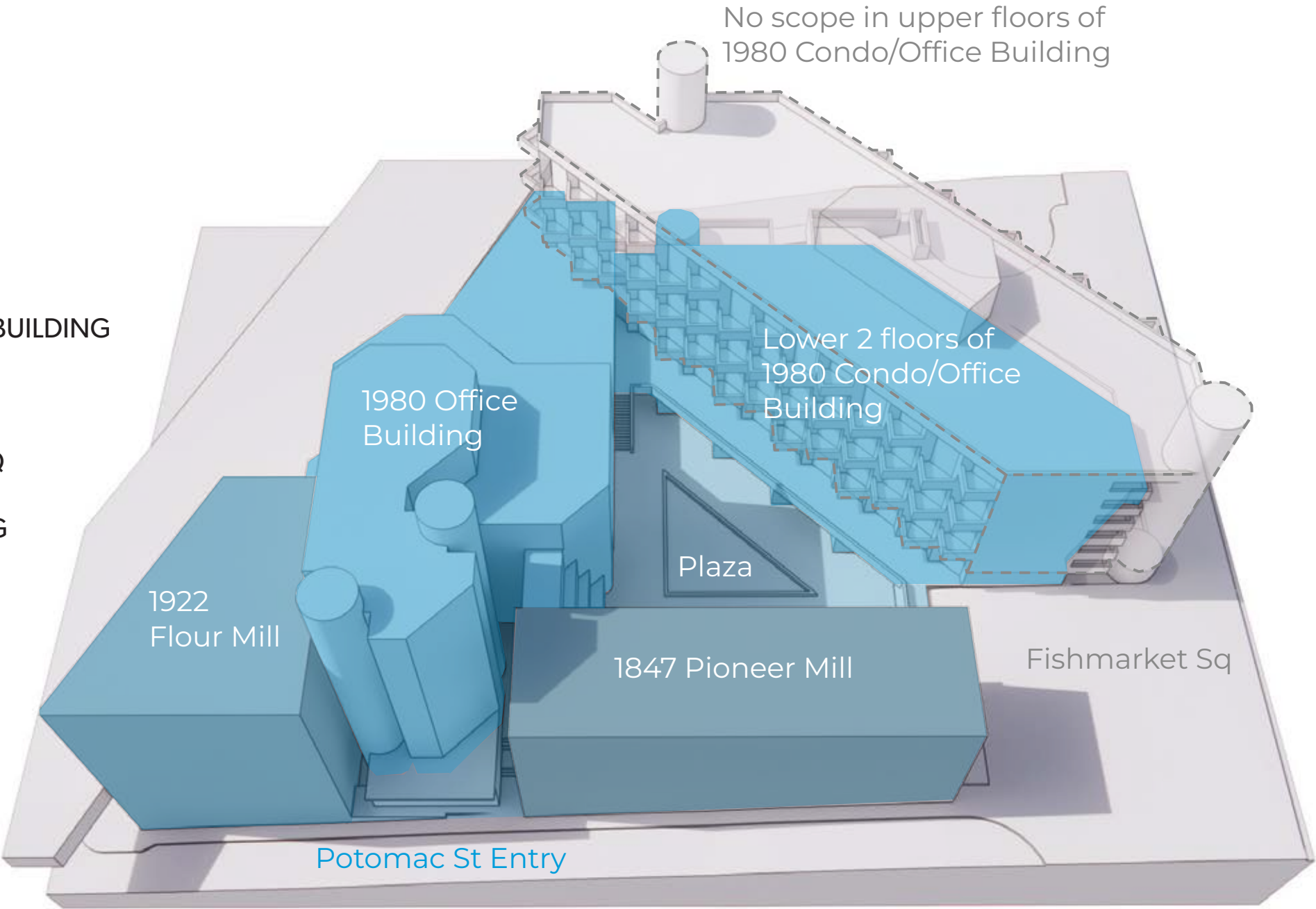




PROPOSED DEVELOPMENT

OFFICE TO RESIDENTIAL CONVERSION

- 1847 PIONEER MILL
- 1922 FLOUR MILL
- 1980 OFFICE BUILDING
- LOWER TWO FLOORS OF THE EXISTING CONDO / OFFICE BUILDING
- NEW POTOMAC ST. ENTRY VOLUME AND CANOPY
- NEW PORCH AT NORTH PIONEER MILL ON FISHMARKET SQ
- EXTERIOR SITE IMPROVEMENTS INCLUDING LANDSCAPING

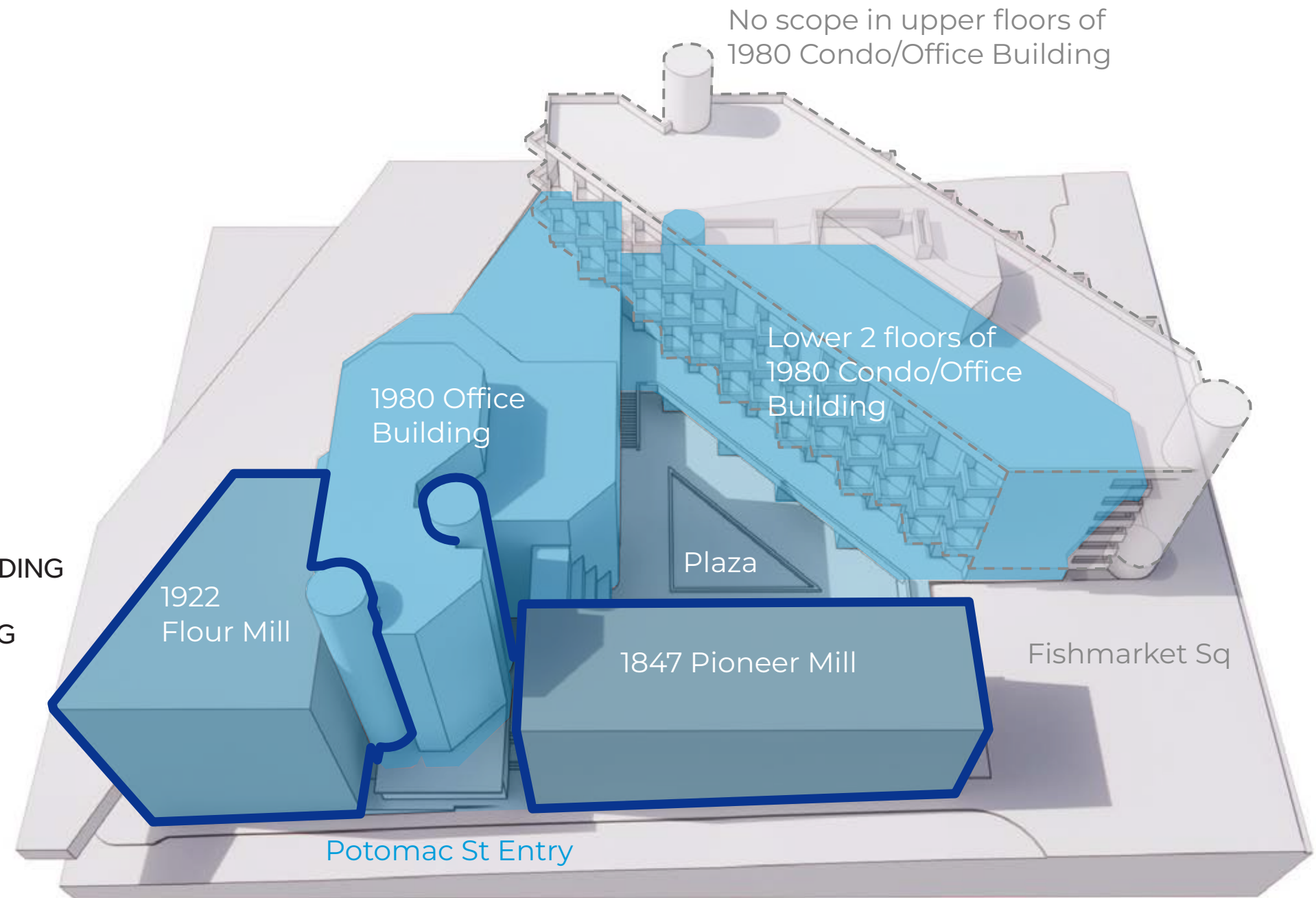


RETAIN AND ENHANCE

- 1847 PIONEER MILL
- 1922 FLOUR MILL
- 1980 OFFICE BUILDING "STAIR SILOS"

STRATEGIC INTERVENTIONS

- 1980 OFFICE BUILDING FACADE
- PENTHOUSES
- POTOMAC ST. ENTRY
- LOWER TWO FLOORS OF EXISTING CONDO / OFFICE BUILDING
- EXTERIOR SITE IMPROVEMENTS INCLUDING LANDSCAPING



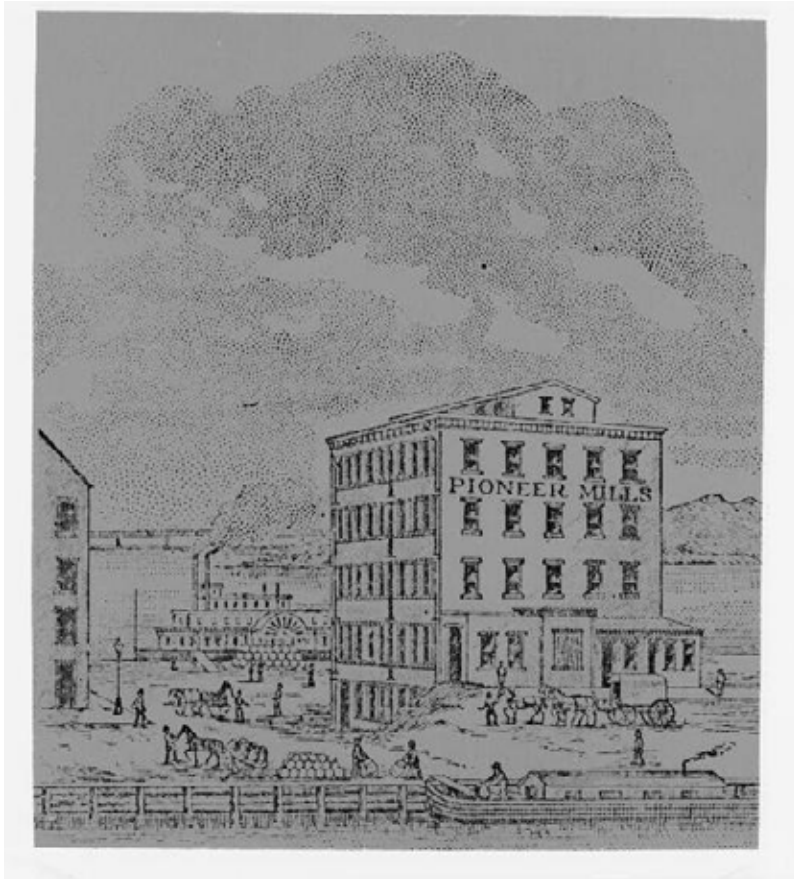


PLATE FROM BOYD'S WASHINGTON
DIRECTORY OF 1886, FACING PAGE
452 - BOMFORD'S MILL, POTOMAC AND
GRACE ST NW

PIONEER MILL
PHOTO: 1967



AERIAL PHOTO: 1940S



FLOUR MILL
PHOTO: 1926

PIONEER MILL
PHOTO: 2024



PIONEER MILL
PHOTO: 1967



INSTALLED PRECEDENT
WINDOW SYSTEM PHOTOS

FLOUR MILL
PHOTO: 2024



FLOUR MILL
PHOTO: 1926



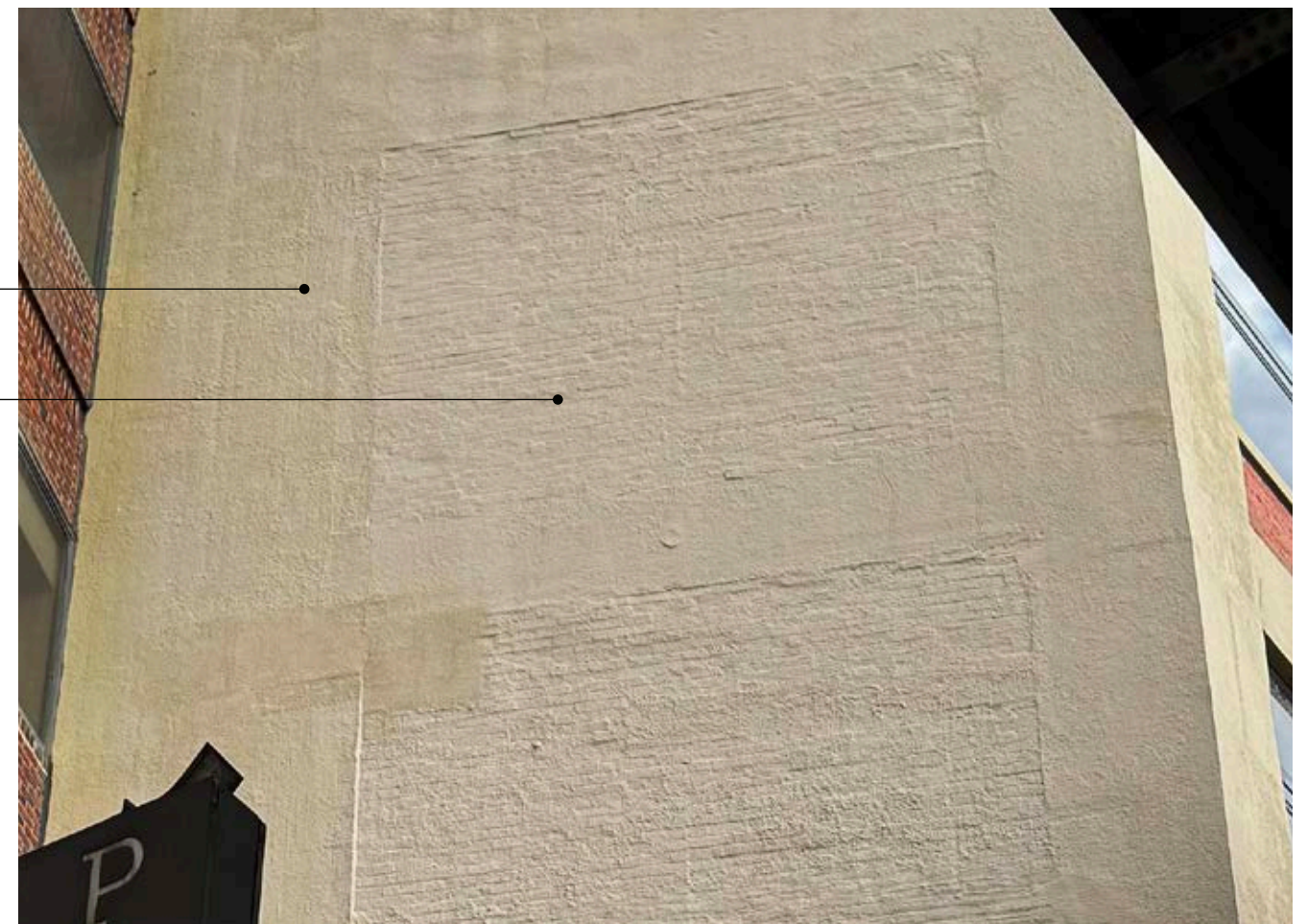
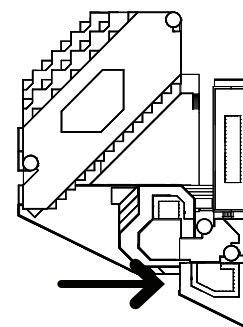
INSTALLED PRECEDENT
WINDOW SYSTEM PHOTO

- NEW WINDOW OPENINGS AT WEST FACADE
- STRUCTURAL FRAME AND INFILL TURNS THE CORNER
- RESTORATION AND REPAINTING OF FACADE



EXISTING CONCRETE
STRUCTURAL FRAME

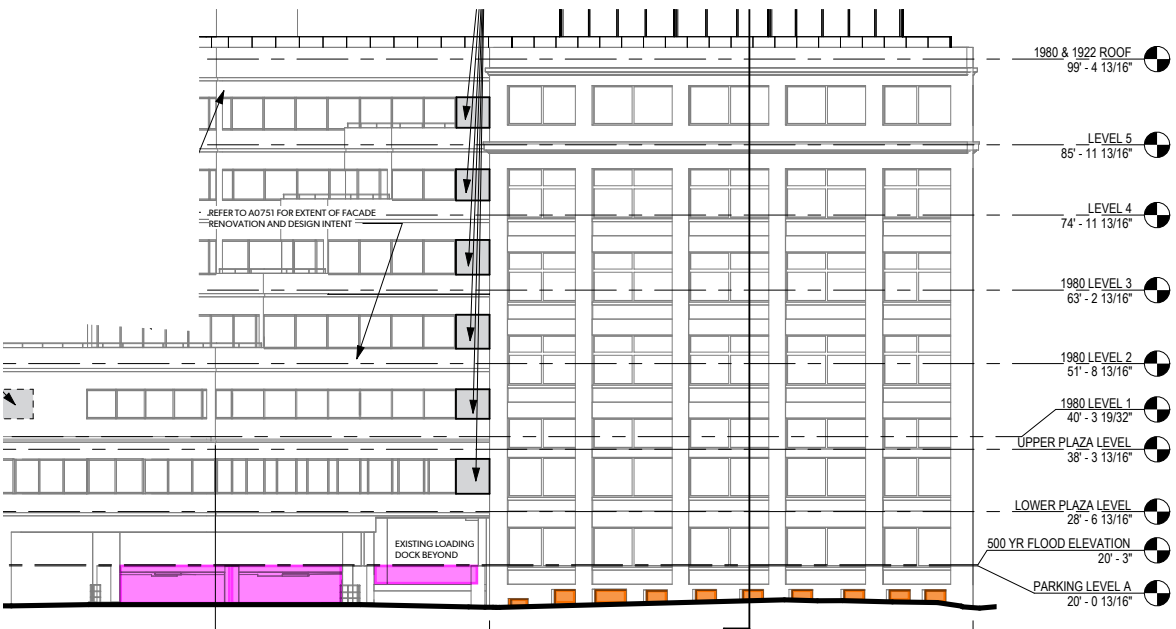
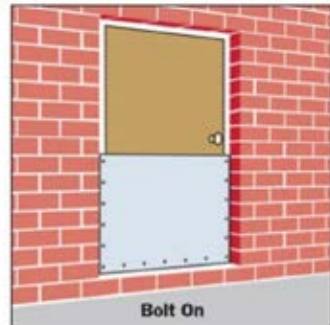
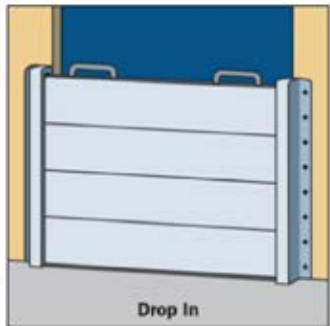
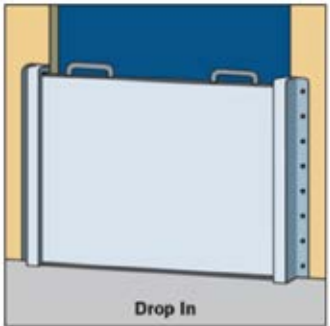
EXISTING BRICK INFILL



DRY FLOODPROOFING BARRIERS ARE REQUIRED AT
FACADE OPENINGS BELOW THE 500 YR FLOOD ELEVATION



EAST
ELEVATION



SOUTH
ELEVATION



DASHED LINES INDICATE FACADE OPENINGS AT 1922 FLOUR MILL BUILDING
REQUIRING DRY FLOODPROOFING

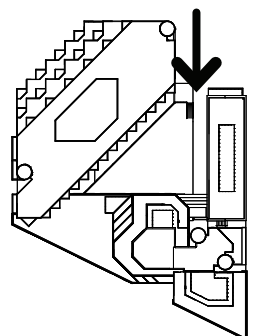
EXAMPLES OF DRY
FLOODPROOFING
APPROACHES FROM FEMA
LITERATURE

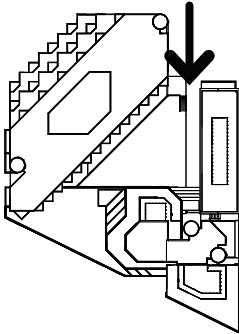
Temporary flood gates may require permanent
frame/jamb elements affixed to 1980's building.

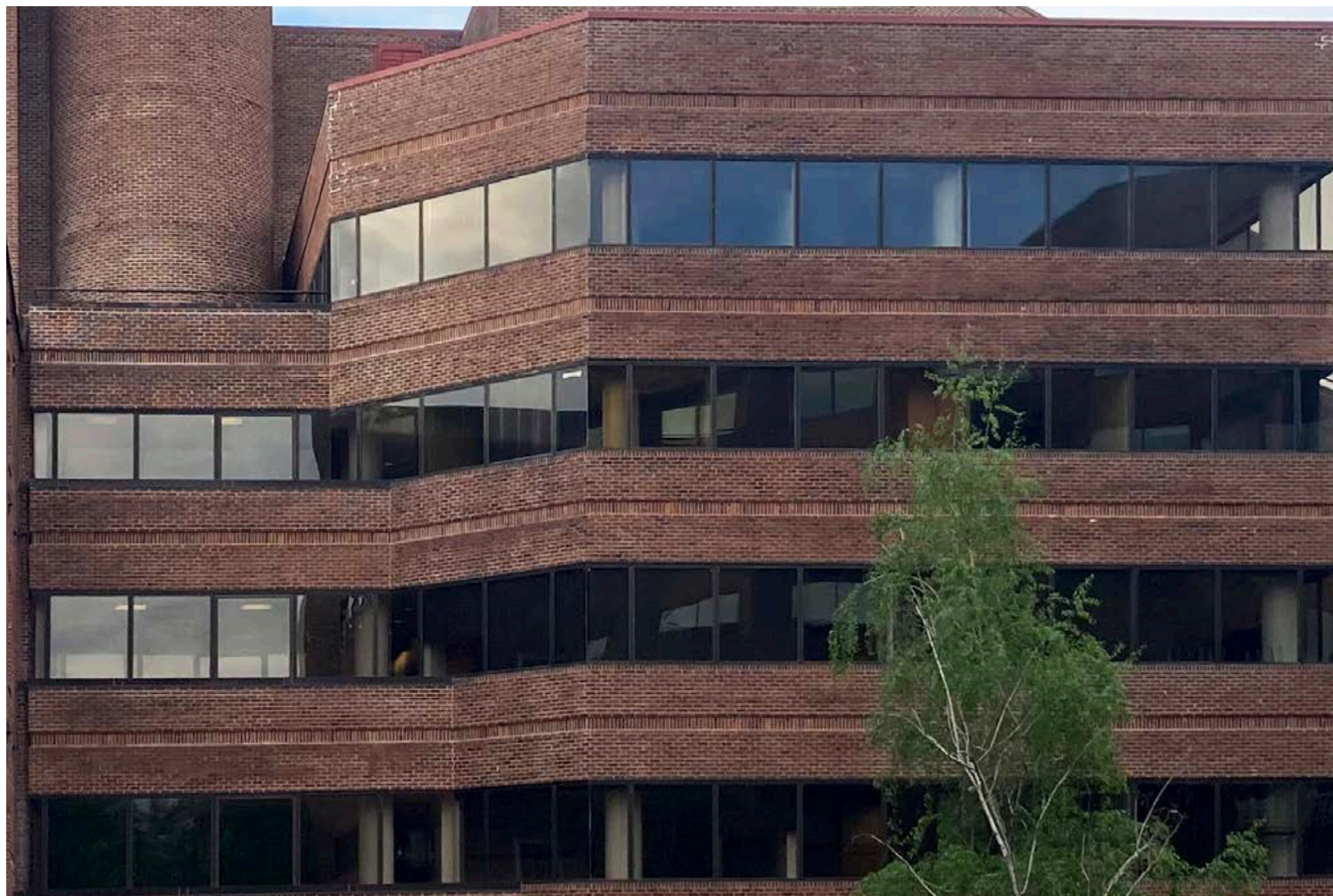
Temporary flood gates will require permanent
frame/jamb elements affixed to 1922 building.



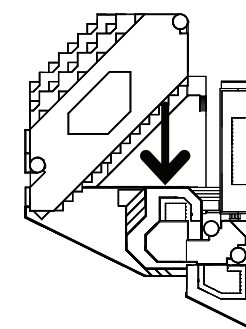
- 1980 OFFICE ARCHITECTURE IS DISTINCT FROM HISTORIC BUILDINGS
- MODIFY 1980S WINDOWS TO BE DISTINCT FROM THE HISTORIC BUILDINGS WHILE ACCOMMODATING RESIDENTIAL USE
- MINOR INFILL AT THE TRANSITION TO 1847 PIONEER MILL
- REDUCE THE SUBURBAN HORIZONTALITY OF 1980 OFFICE FACADE

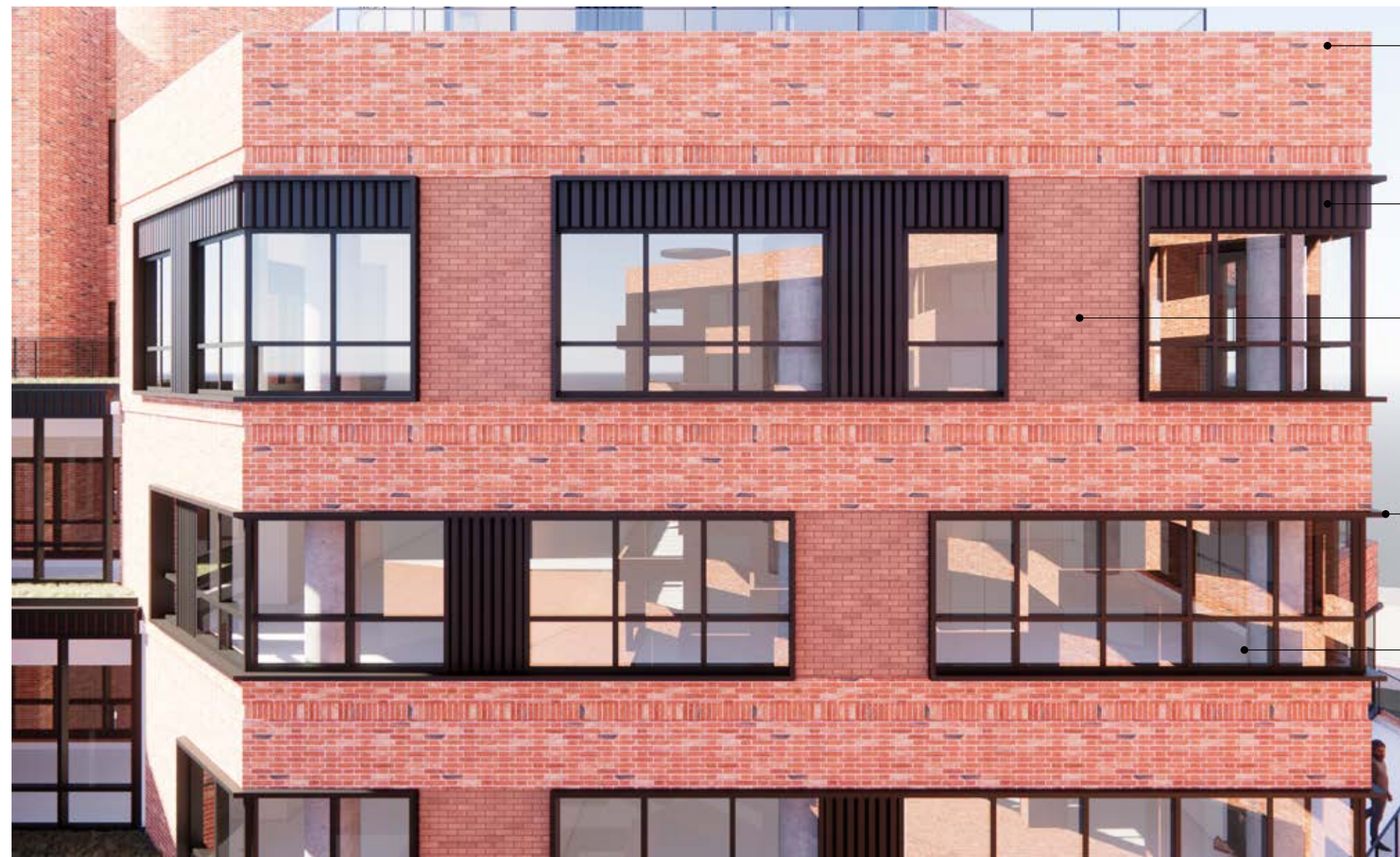






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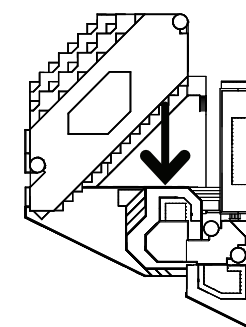
EXISTING BRICK PARAPETS REMAIN

TEXTURED DECORATIVE METAL PANEL
(DETAIL AND ARTICULATION TO BE DEVELOPED)

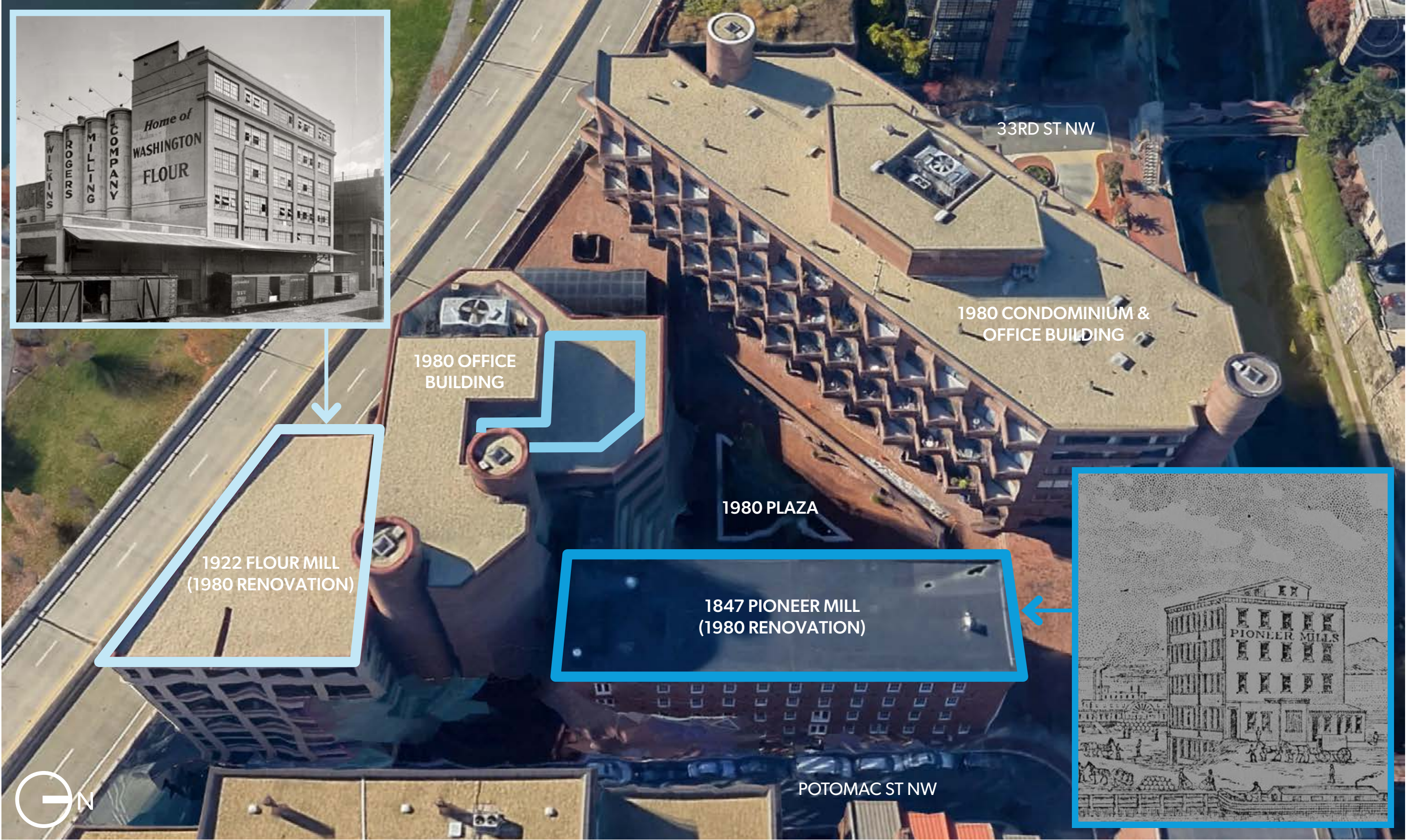
NEW MASONRY INFILL PANEL TO CONTRAST WITH
EXISTING BRICK FIELD

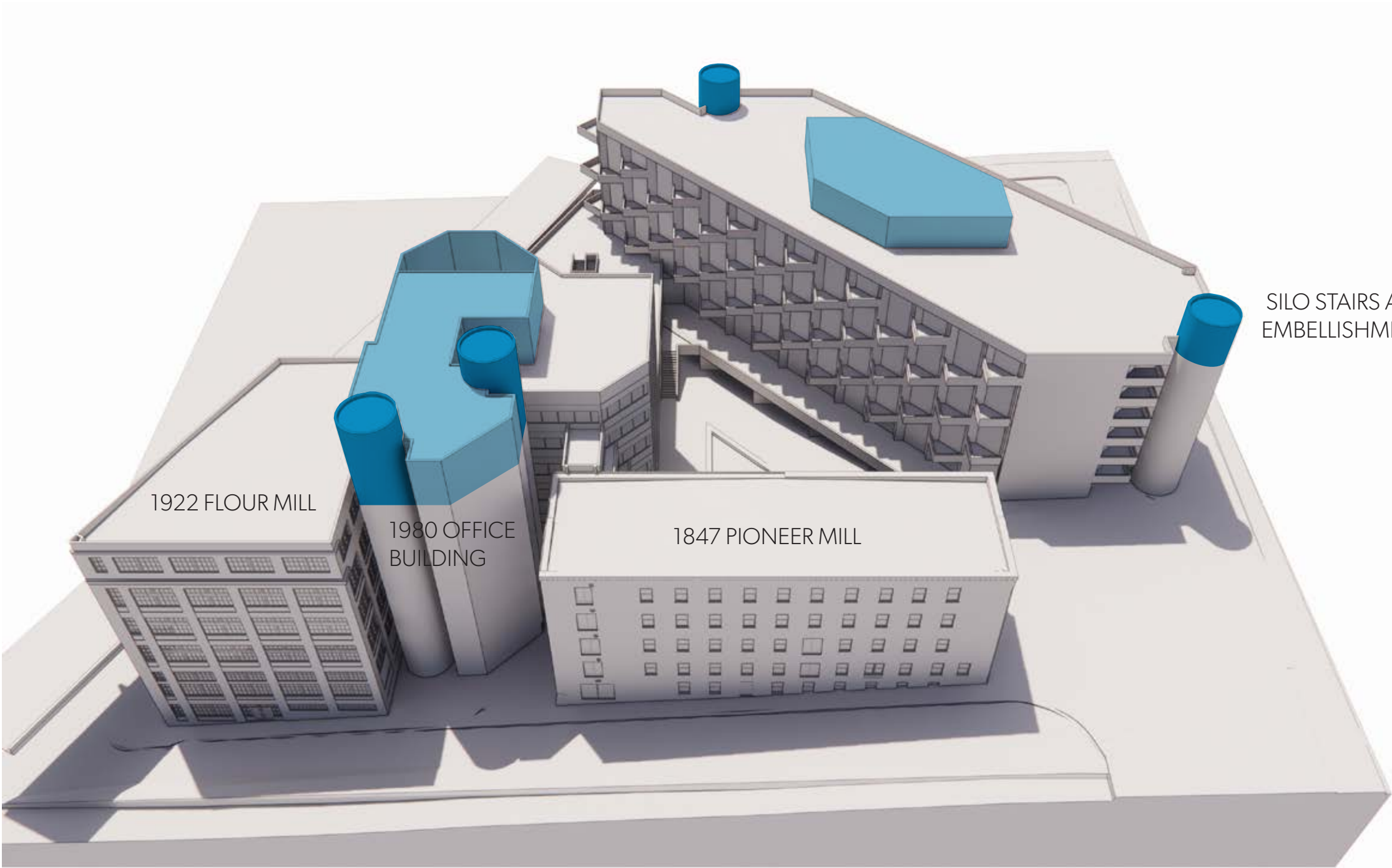
PROJECTING FRAME GIVES DEPTH TO PREVIOUSLY
FLAT FACADE

SIMPLE RESIDENTIAL WINDOW EXTENDED TO
THE FLOORLINE IS DISTINCT FROM WINDOWS AT
HISTORIC OPENINGS



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1922 FLOUR MILL

1980 OFFICE
BUILDING

1847 PIONEER MILL

SILO STAIRS ARE ARCHITECTURAL
EMBELLISHMENTS

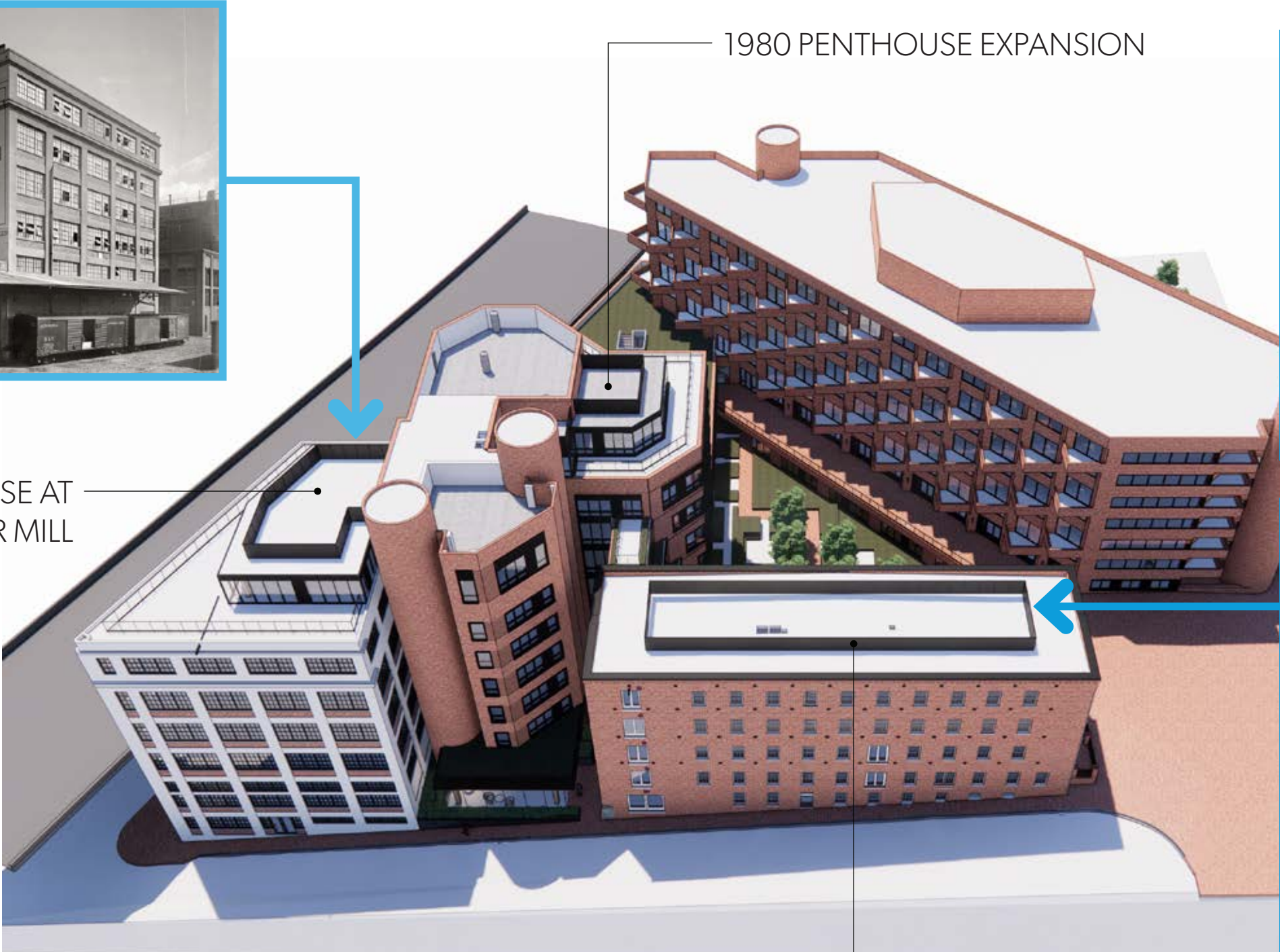
EXISTING PENTHOUSES



FLOUR MILL
PHOTO: 1926

NEW PENTHOUSE AT
1922 FLOUR MILL

1980 PENTHOUSE EXPANSION



EXISTING AND PROPOSED PENTHOUSES

NEW SCREEN WALL AT
1847 PIONEER MILL

SANBORN MAP 1888

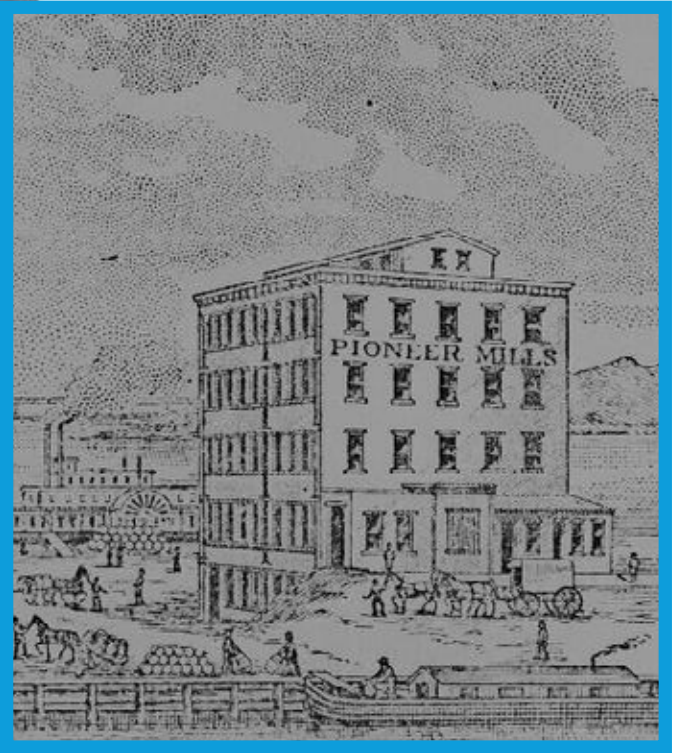
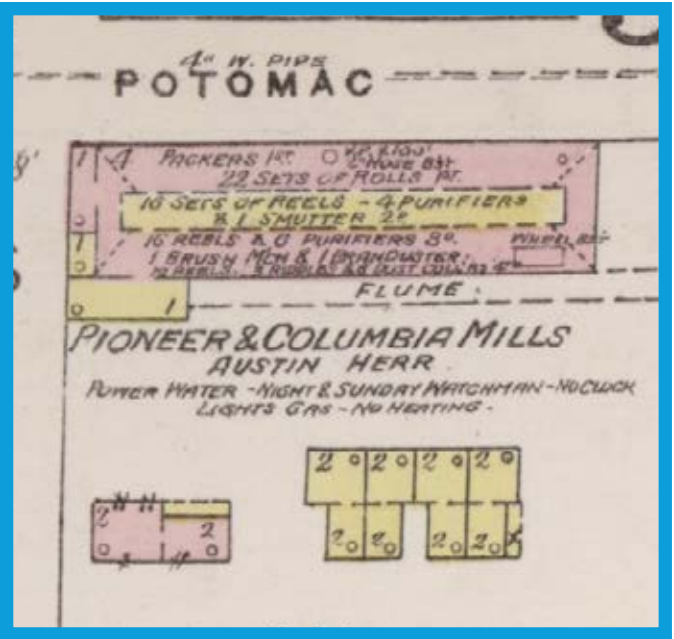
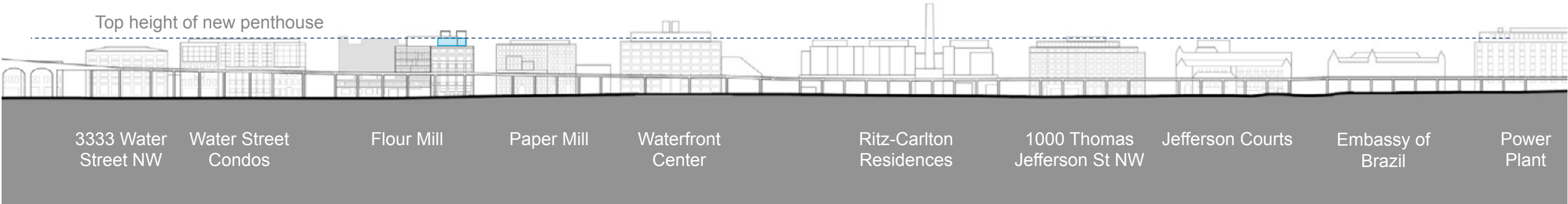
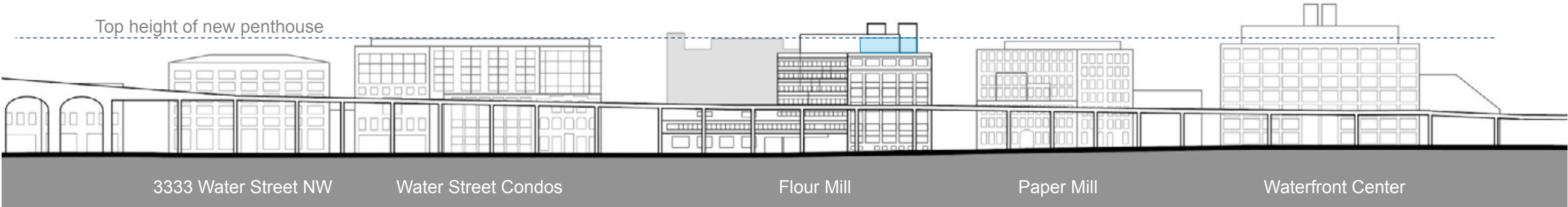


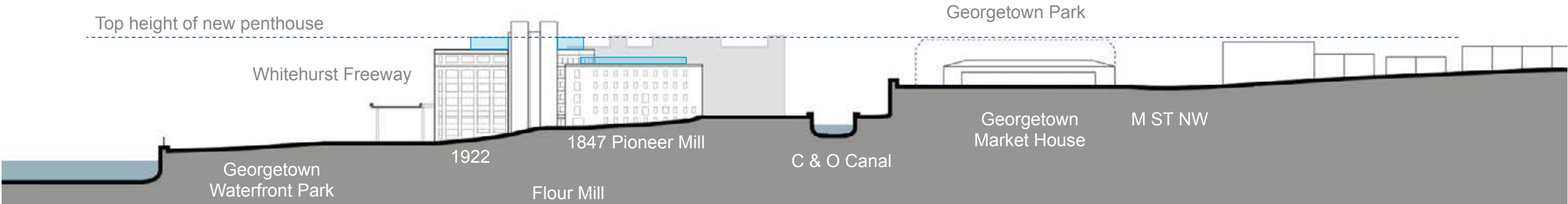
PLATE FROM BOYD'S WASHINGTON
DIRECTORY OF 1886, FACING BAGE
452 - BOMFORD'S MILL, POTOMAC AND
GRACE ST NW



SITE SECTION ALONG WATER ST NW LOOKING NORTH



SITE SECTION ALONG WATER ST NW LOOKING NORTH - ENLARGED

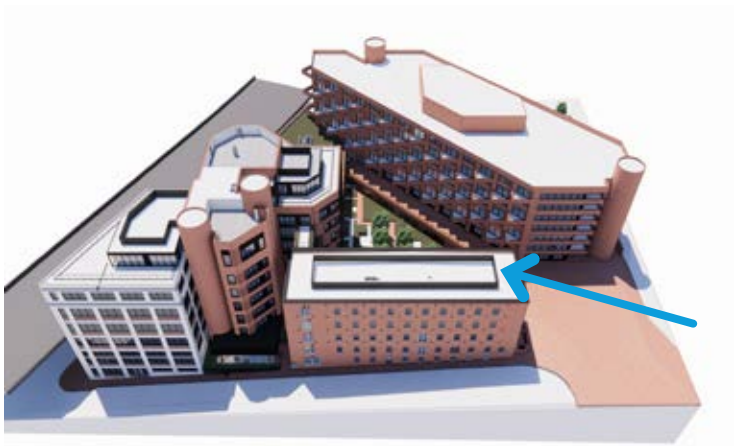


SITE SECTION ALONG POTOMAC ST NW LOOKING WEST

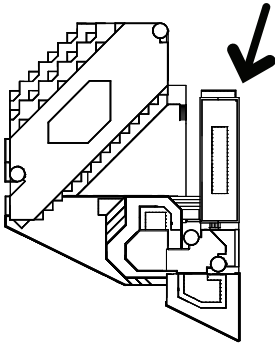
 PROPOSED PENTHOUSE EXPANSION

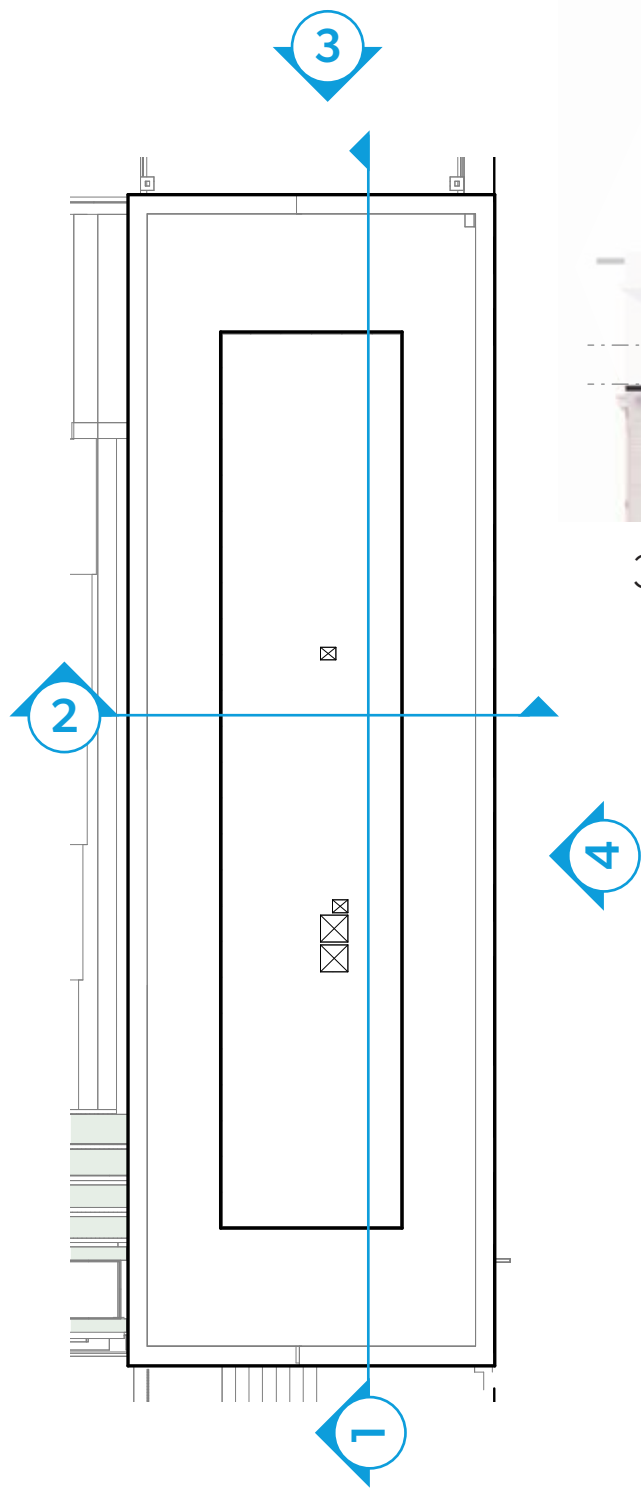


VIEW FROM NORTHEAST CORNER OF FISHMARKET SQ



VIEW FROM CANAL BRIDGE

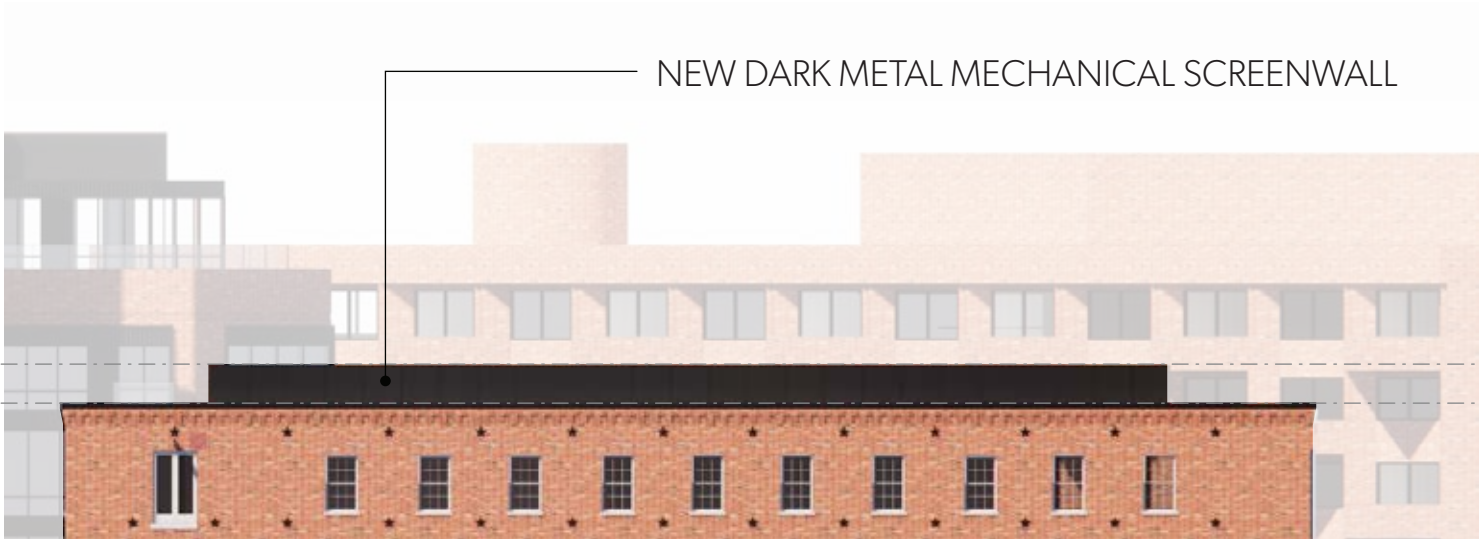




ROOF PLAN



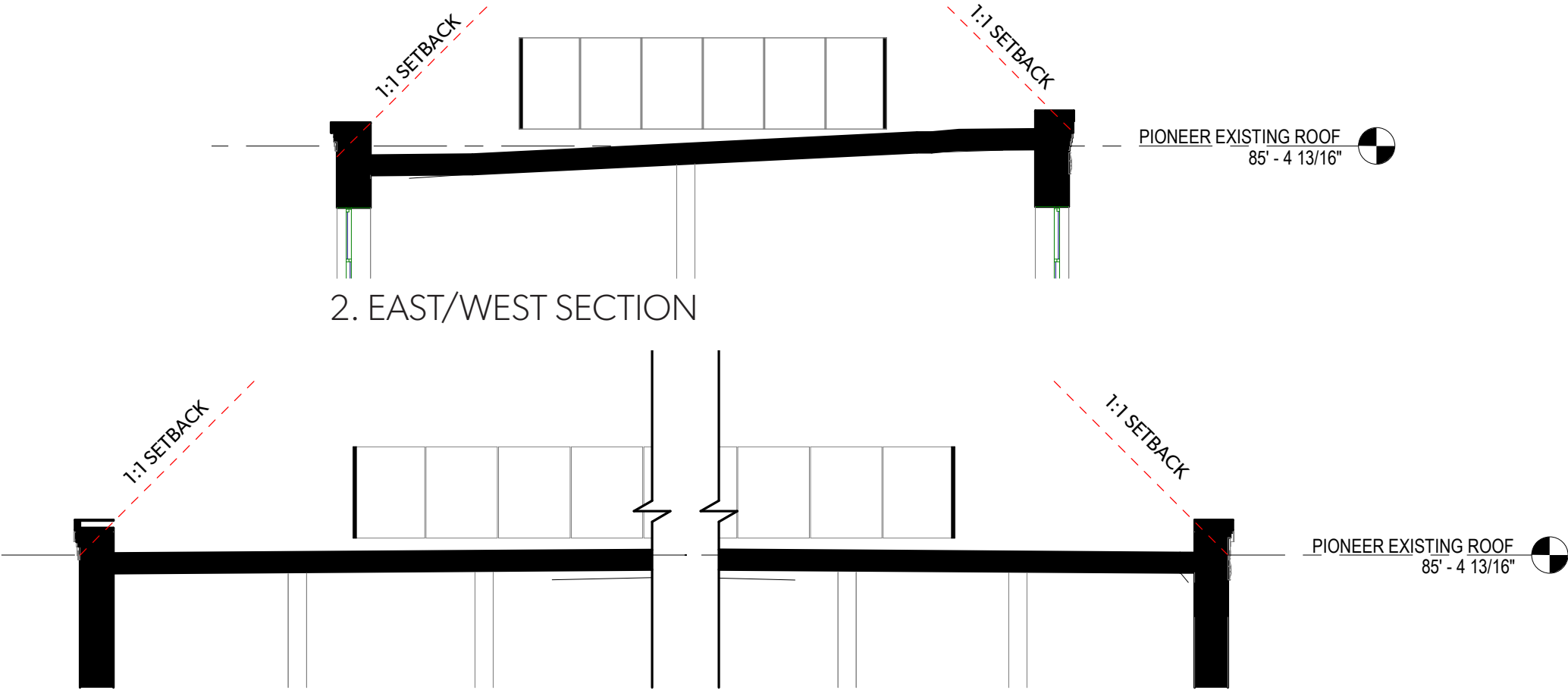
3. NORTH ELEVATION



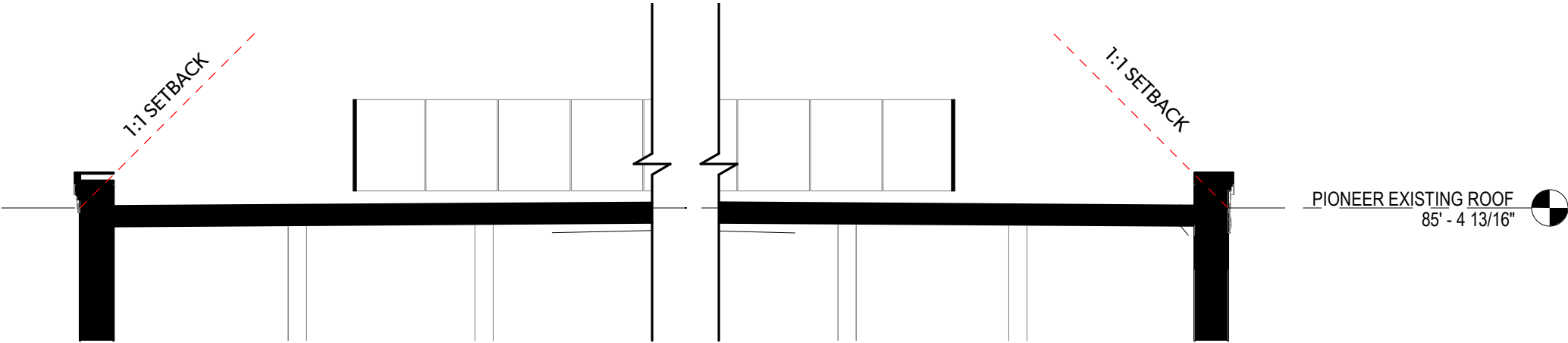
4. EAST ELEVATION

NEW DARK METAL MECHANICAL SCREENWALL

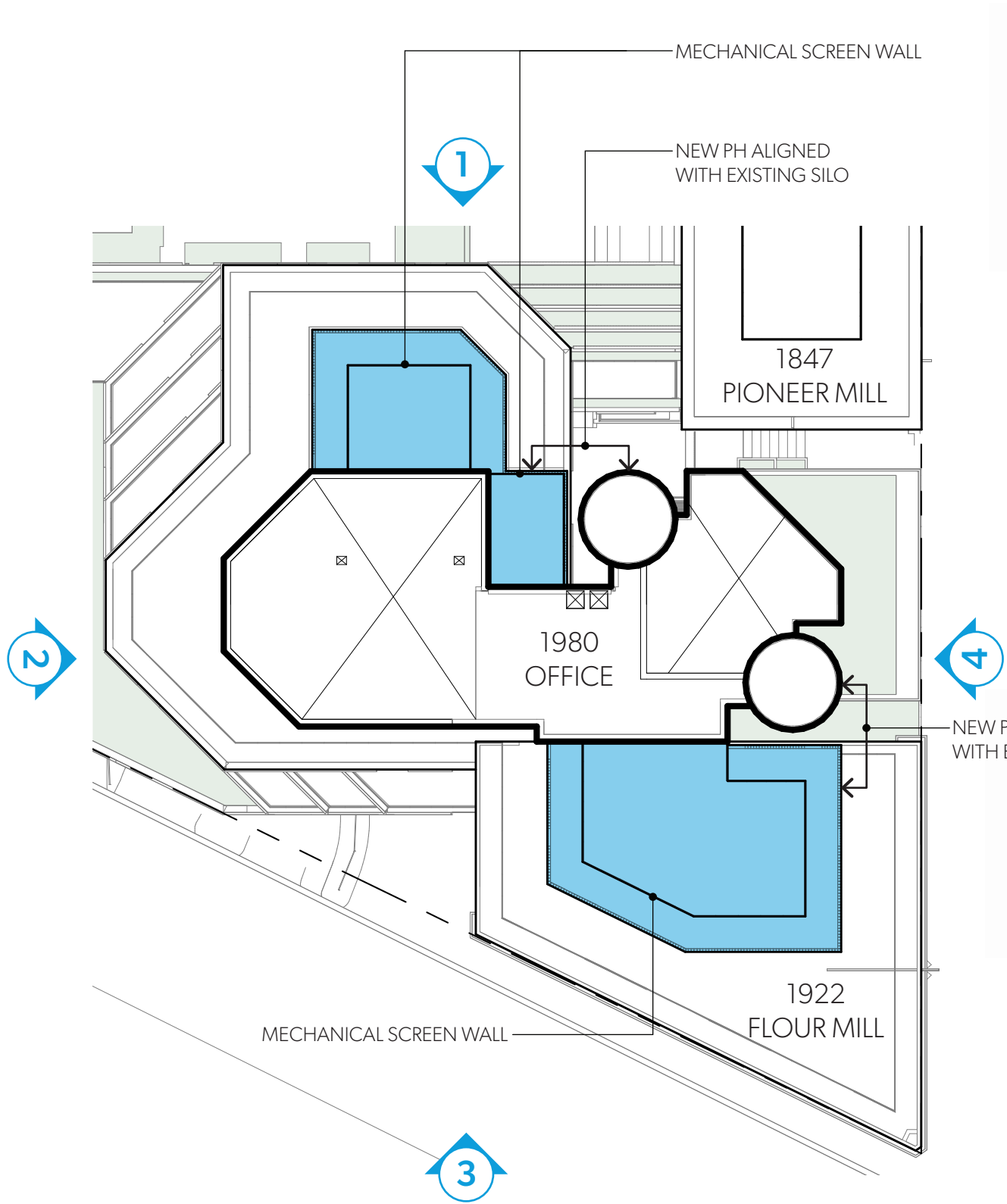
T.O. NEW SCREENWALL
+87.34'
T.O. EXISTING PARAPET



2. EAST/WEST SECTION



1. NORTH/SOUTH SECTION



ROOF PLAN
NEW PH STRUCTURES INDICATED IN BLUE



4. PENTHOUSE ELEVATION - EAST



3. PENTHOUSE ELEVATION - SOUTH



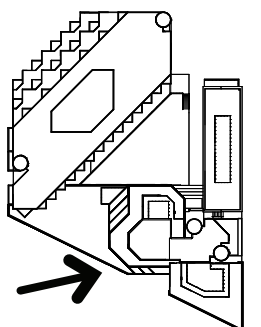
2. PENTHOUSE ELEVATION - WEST



1. PENTHOUSE ELEVATION - NORTH



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EXISTING BRICK PH VOLUME TO REMAIN

NEW DECORATIVE METAL PANEL

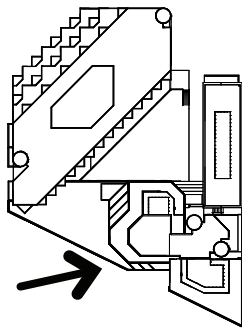
NEW PENTHOUSE ADDITION AT 1922 BUILDING

NEW DECORATIVE MASONRY PANEL

NEW WINDOW OPENINGS ALIGNED TO EXISTING
STRUCTURAL FRAME

NEW REPLACEMENT WINDOWS

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MAINTAIN EXISTING PARAPET HEIGHTS

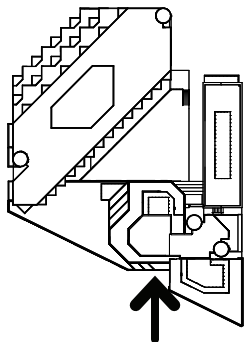
LINE OF EXISTING WINDOW HEAD

INFILL TRANSITION TO 1922 BUILDING
WITH RECLAIMED EXISTING BRICK

LINE OF EXISTING WINDOW HEAD

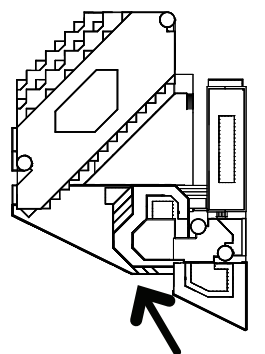
LINE OF EXISTING WINDOW HEAD

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GEORGETOWN FLOUR MILL - OGB CONCEPT SUBMISSION



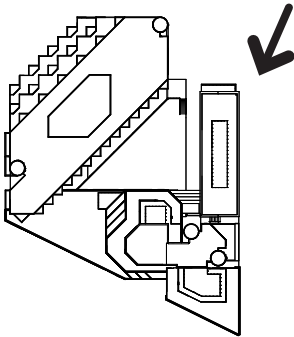
VIEW FROM SOUTH ALONG POTOMAC ST



VIEW FROM NORTH ALONG POTOMAC ST

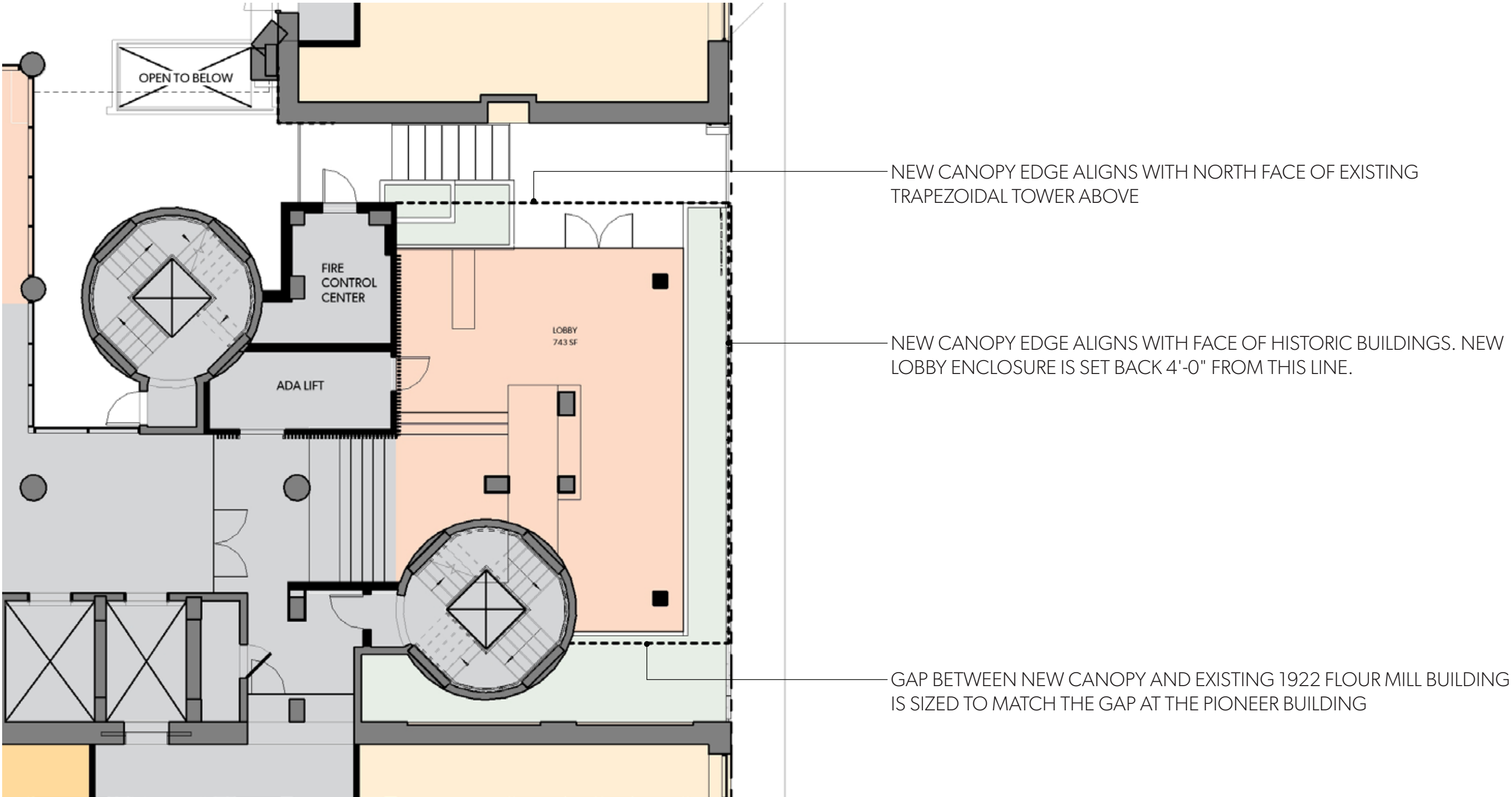


HISTORIC BUILDING ENTRY ELEMENT

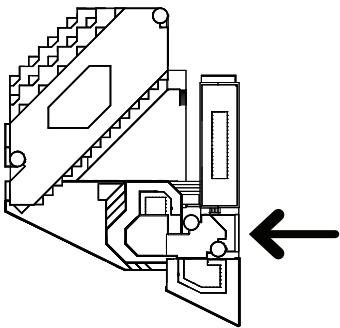


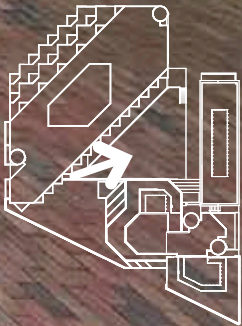








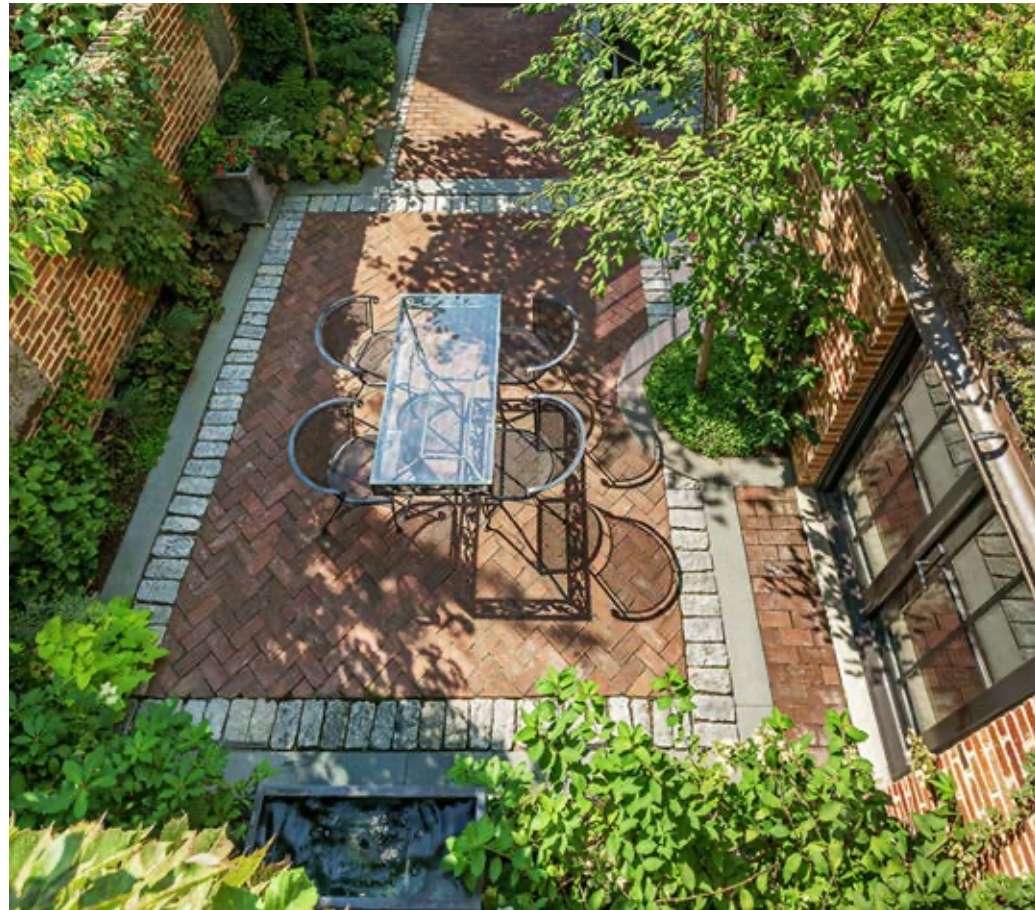






VISUAL INSPIRATION

Garden “Rooms” vs Garden “Moments”



Garden Rooms

- Spatial definition through walls, evergreen shrubs, and ornamental trees
- Programmatic definition through material and textural thresholds
- Spaces have a focal point
- Vertical “points of interest”
- Approximately 125 - 175 sf



Planters interrupt path, slowing movement and adding visual diversity



A moment for one to two



Perforated brick walls delineate and buffer spaces

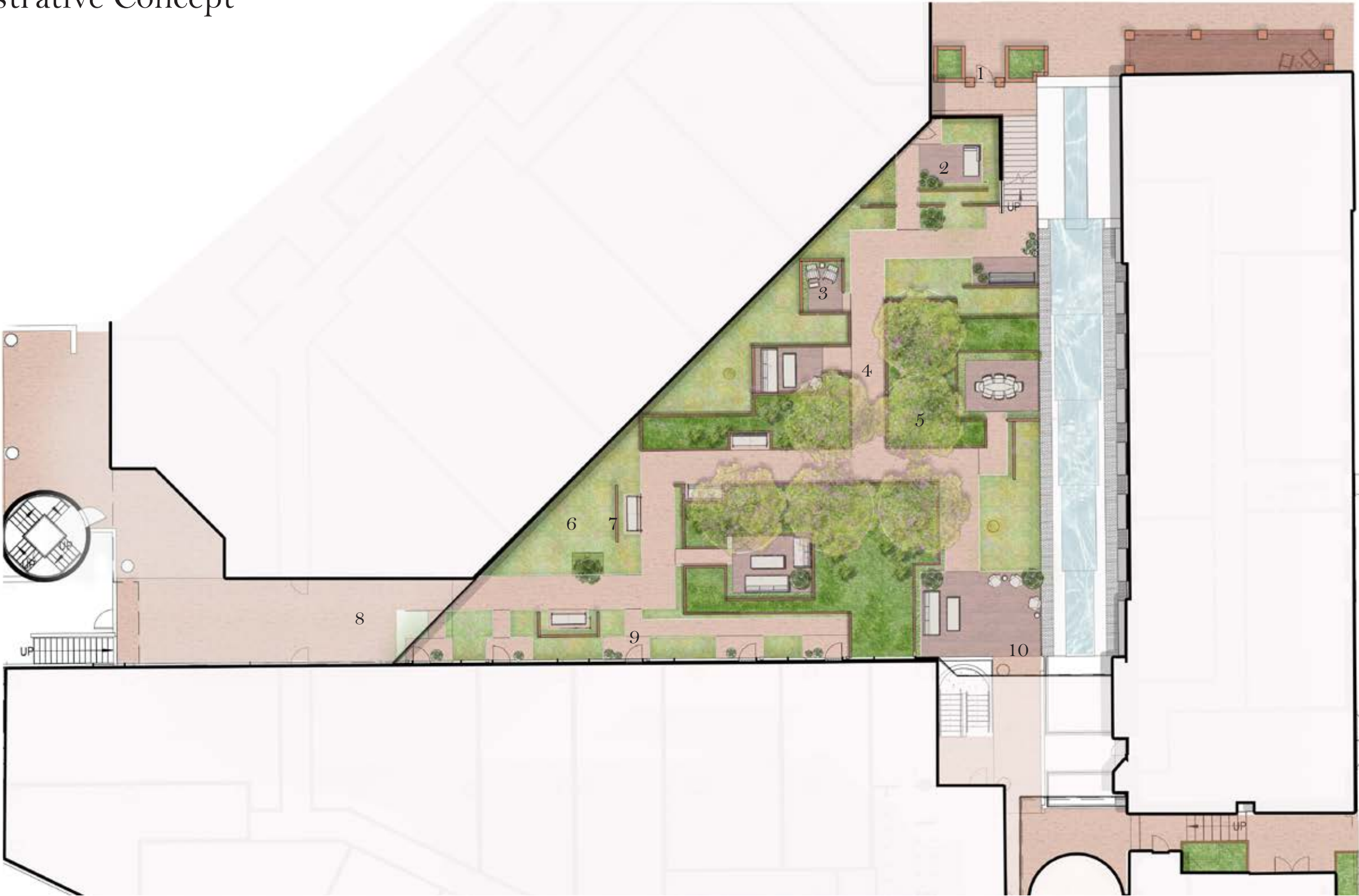
CIRCULATION DIAGRAM

Movement and Hierarchy



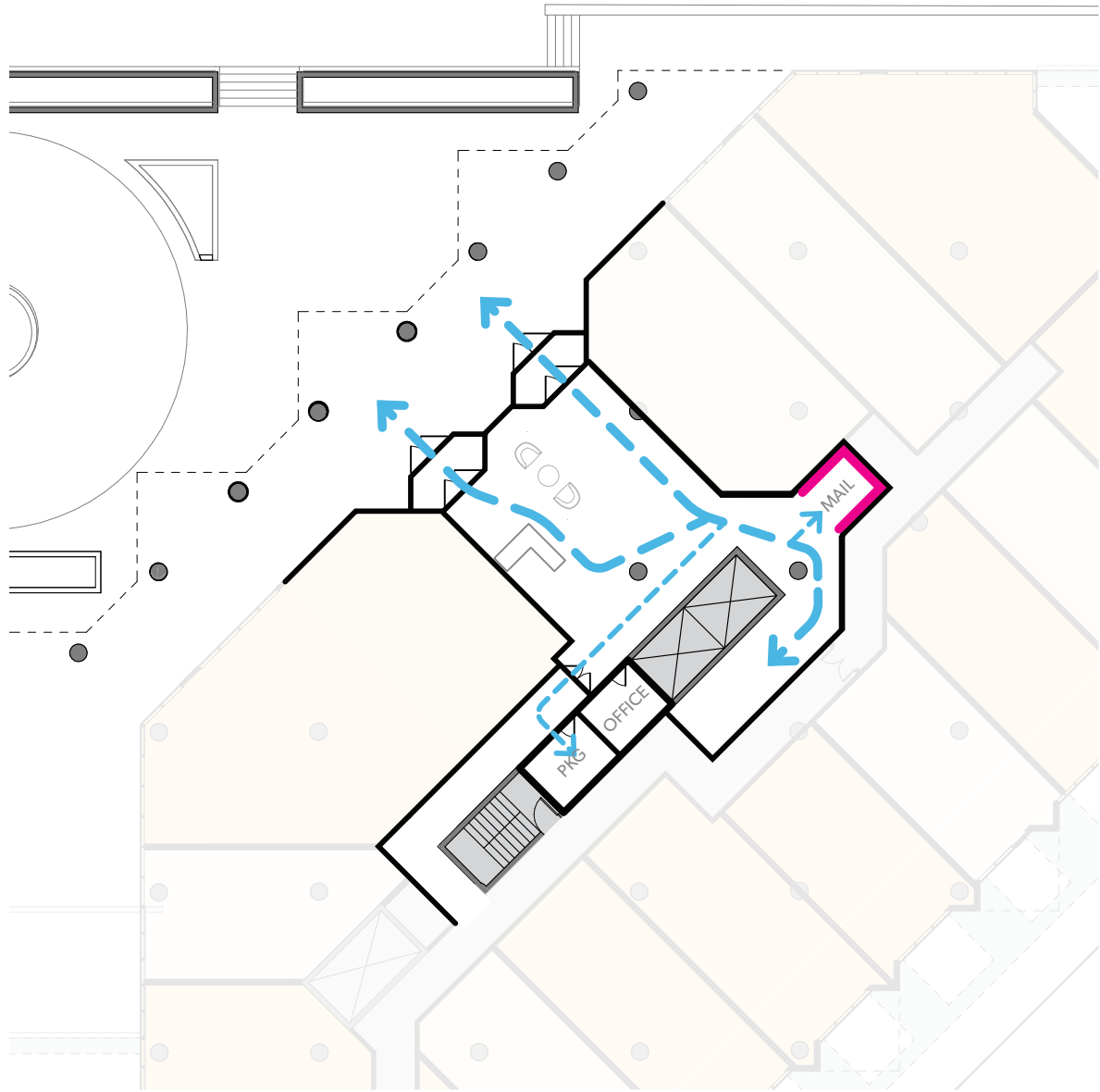
PLAZA PROPOSAL

Illustrative Concept



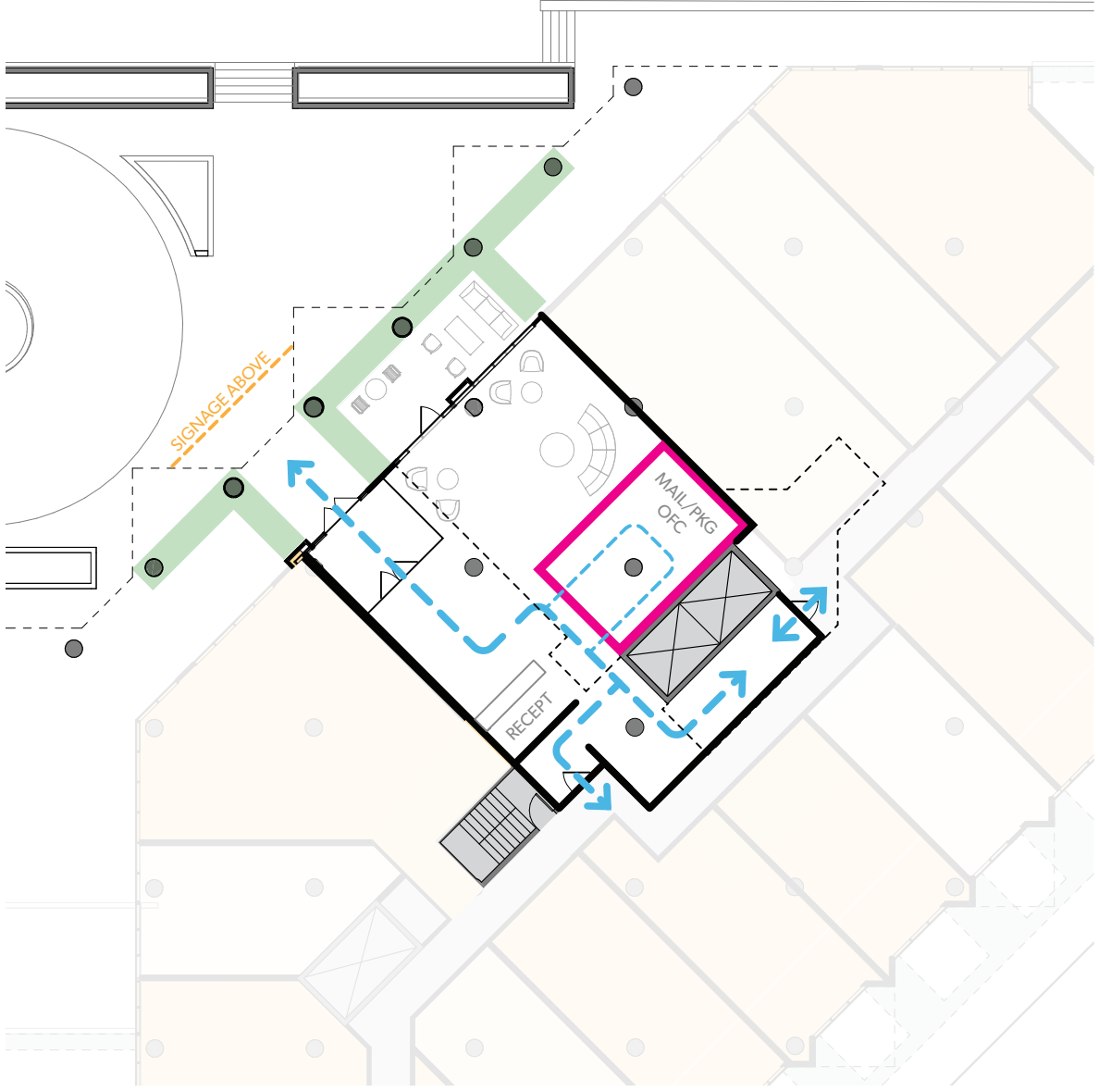
- Legend:
- 1 New Gate and Planters
 - 2 Garden Room
 - 3 Garden Moment
 - 4 Primary Path
 - 5 Multistem Trees in Bioretention Planters
 - 6 Planters with Perennials and Shrubs
 - 7 Perforated Brick Screen
 - 8 Connection to Additional Units
 - 9 Private Unit Entries
 - 10 Connection to Lobby





CURRENT LOBBY CONFIGURATION

- RELOCATE AND RENOVATE ENTRY DOORS / VESTIBULE
- ADDED SIGNAGE ELEMENT
- ADDED LANDSCAPE / SITE WORK



PROPOSED LOBBY CONFIGURATION

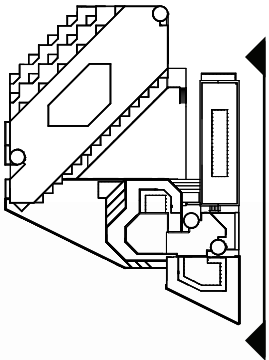


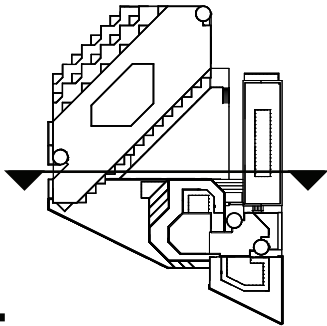




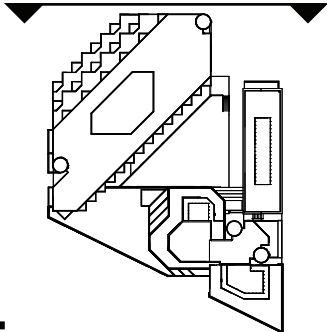
SIGNAGE ZONE
NOTE: SIGNAGE DETAILS, LOCATION, AND SPECIFICATIONS TO BE SUBMITTED SEPARATELY FOR BUILDING PERMIT REVIEW, BASED ON TENANT.

1" = 20'

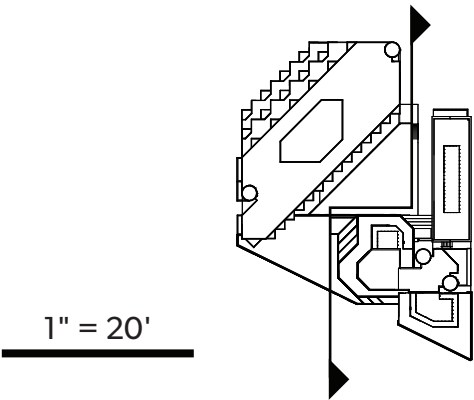


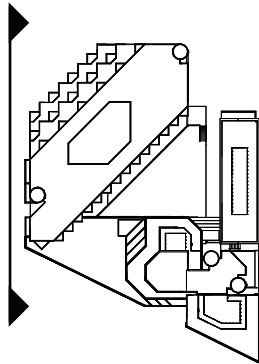
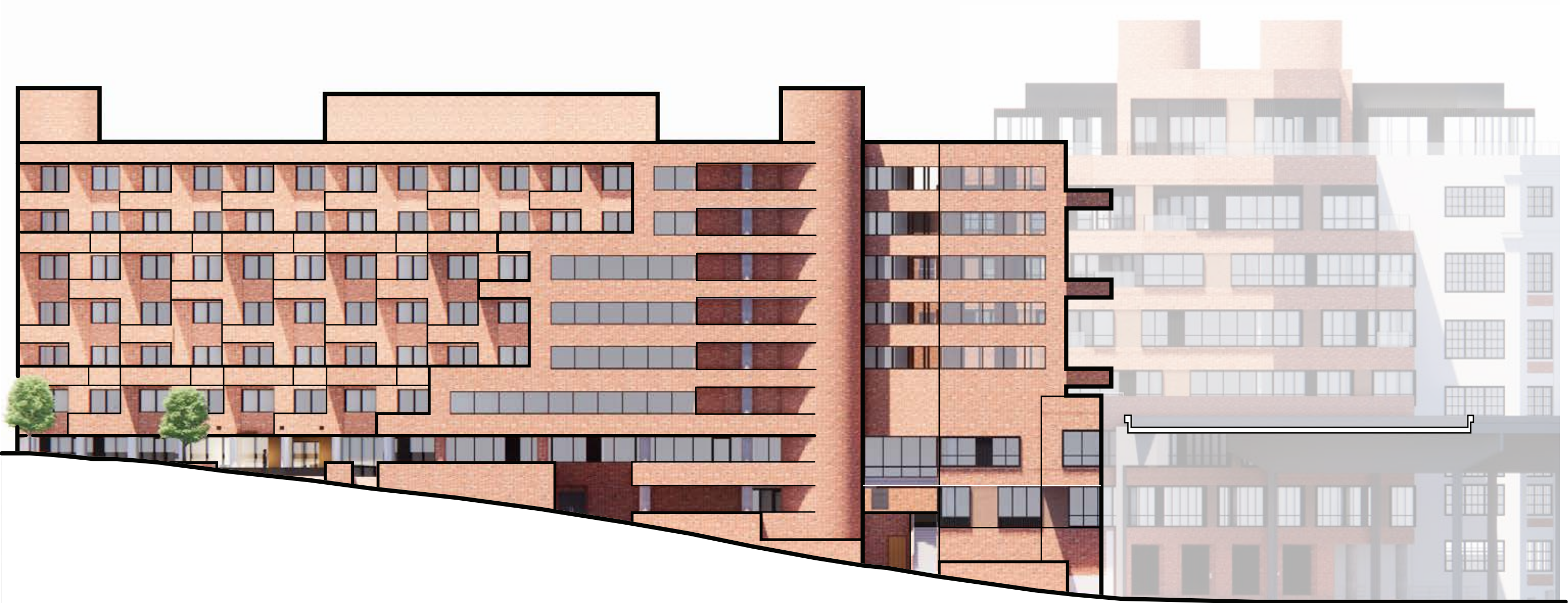


1" = 20'



1" = 20'





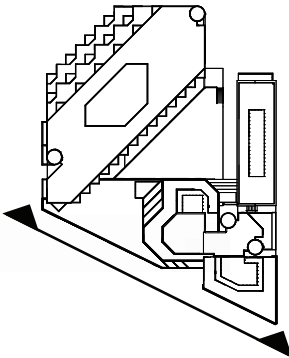
1" = 20'



SIGNAGE ZONE

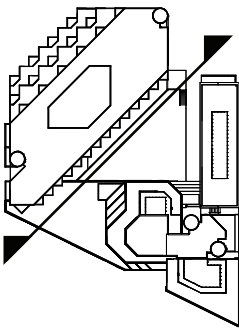
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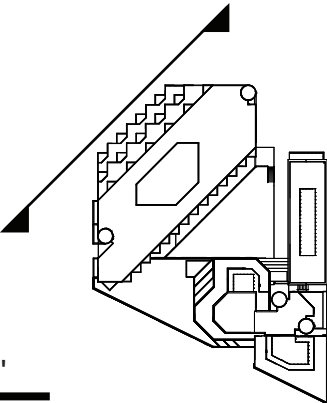
1" = 20'





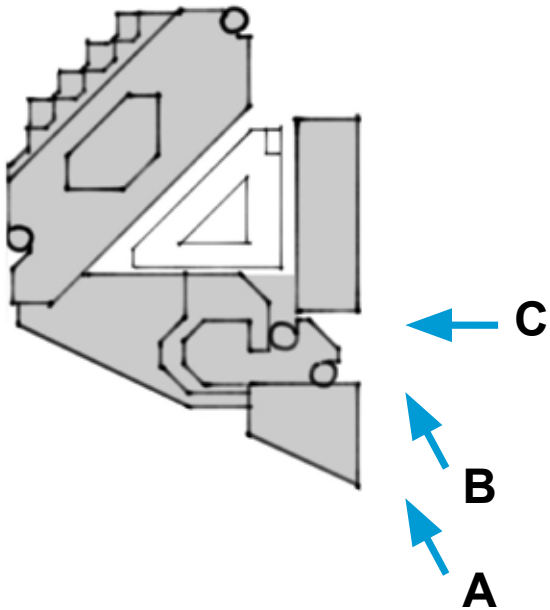
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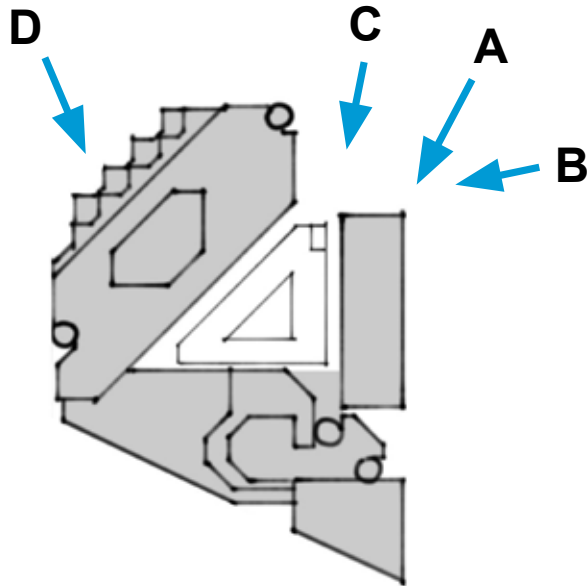


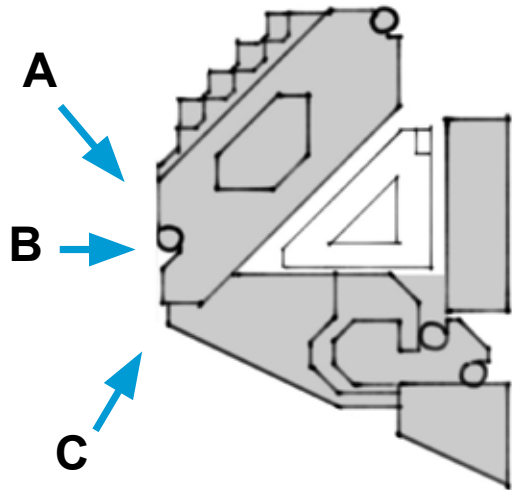


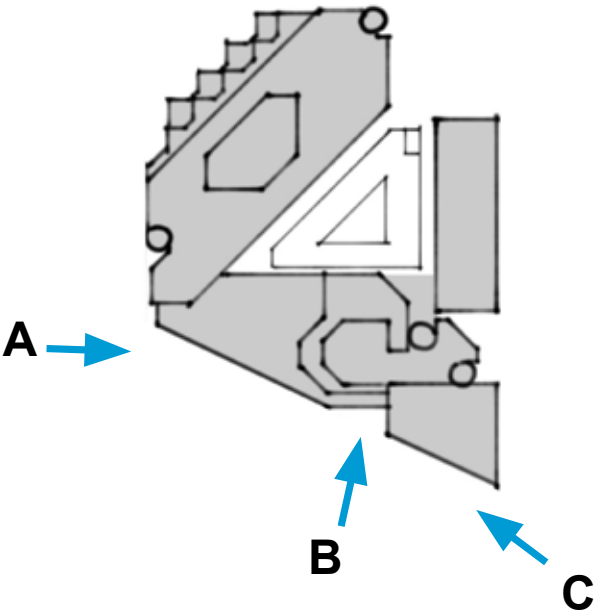
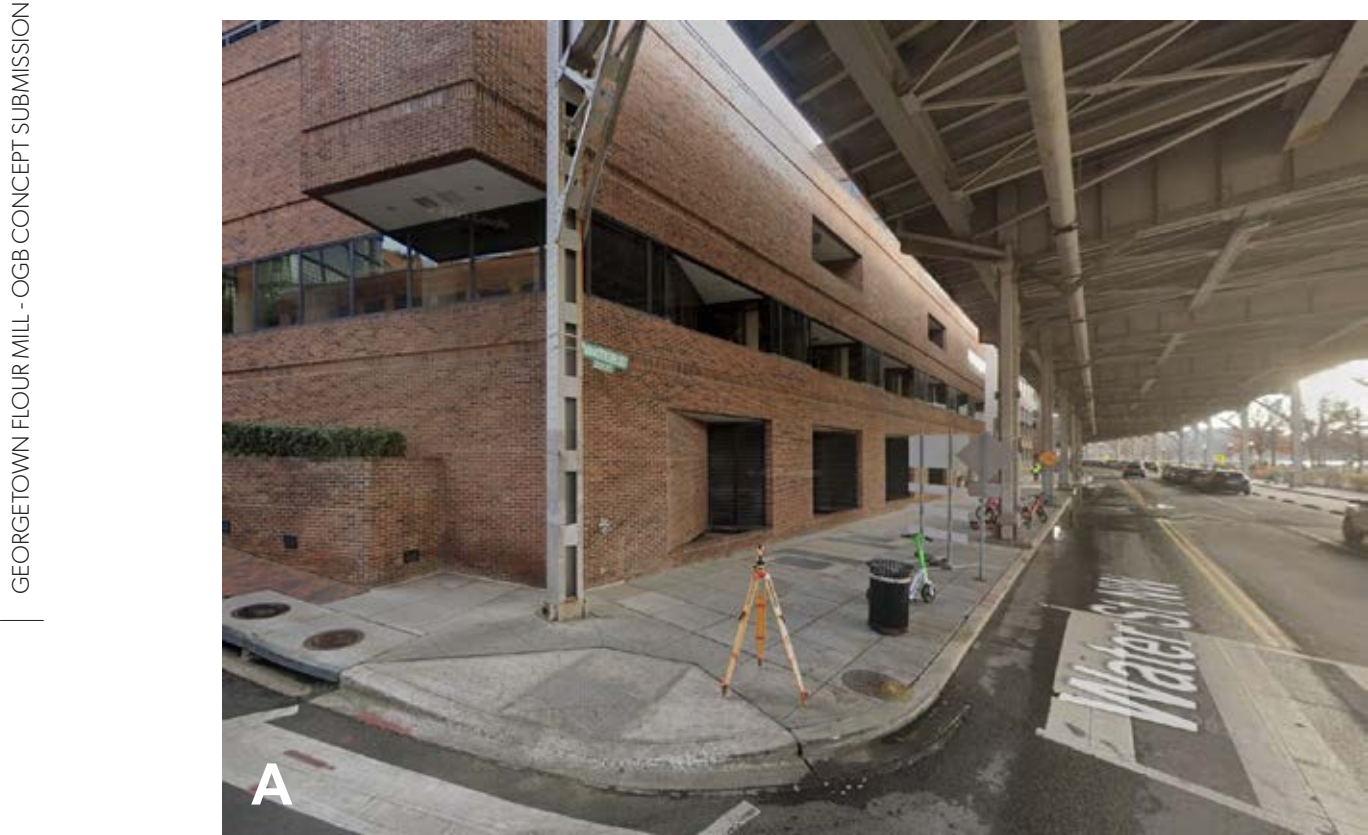
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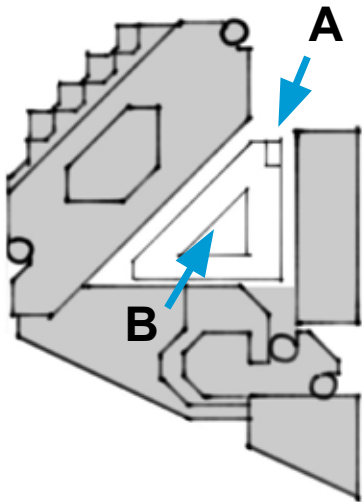
STUDIOS

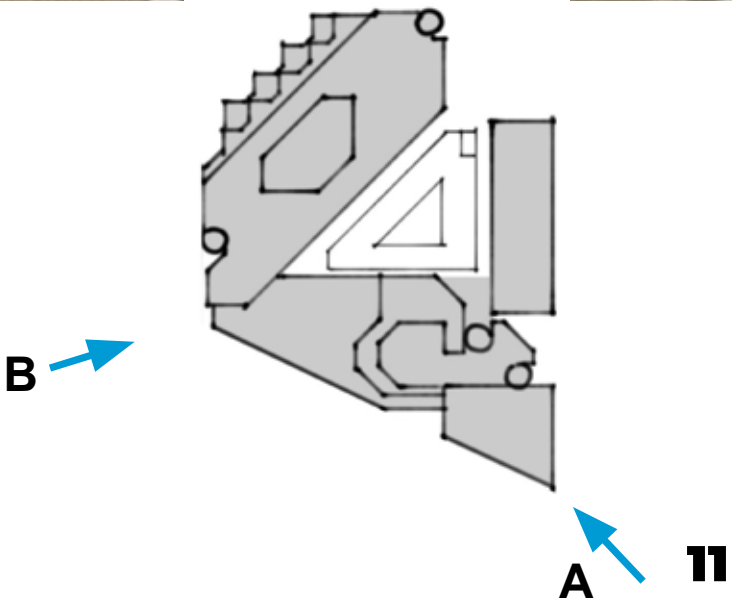


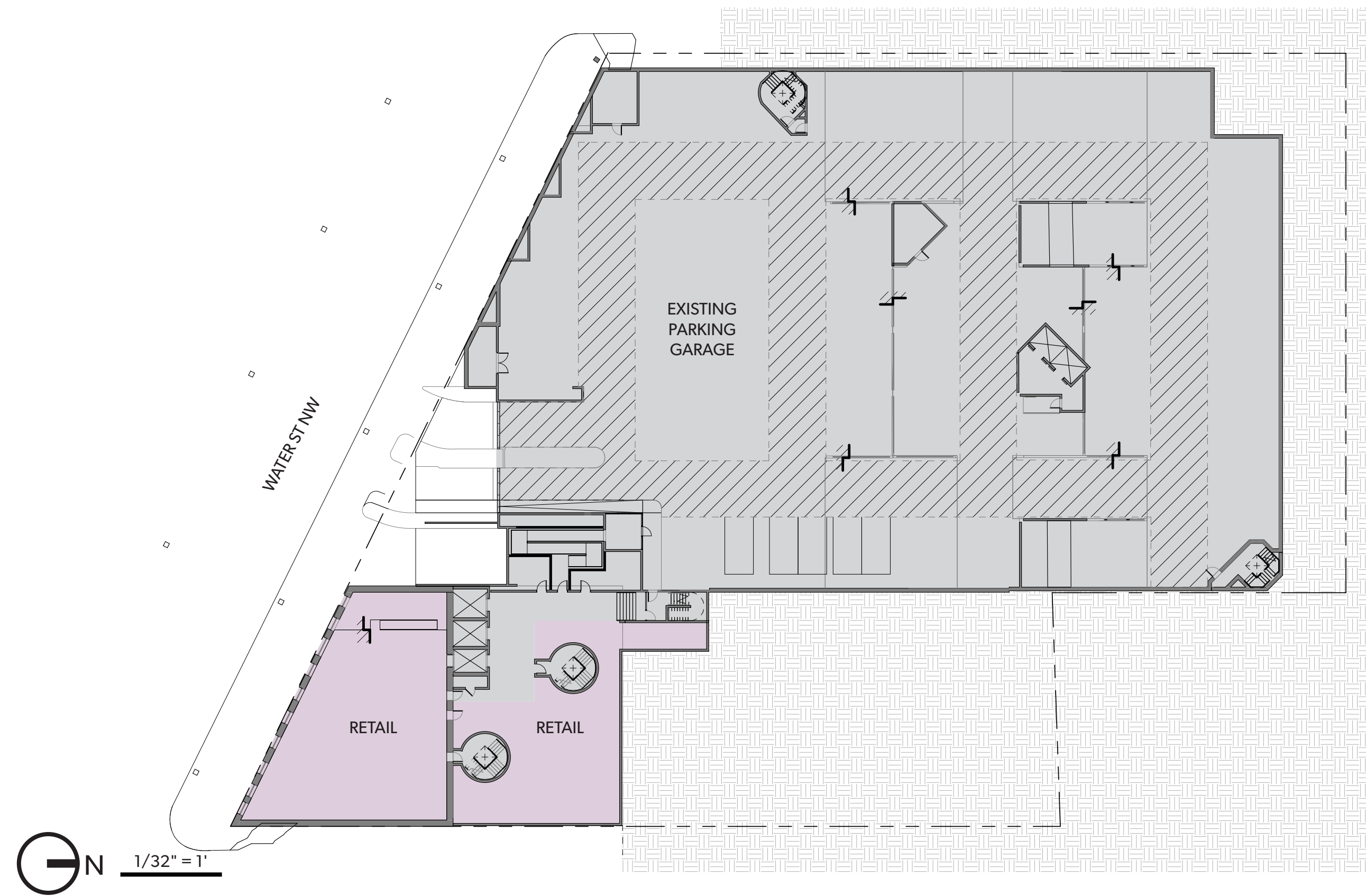


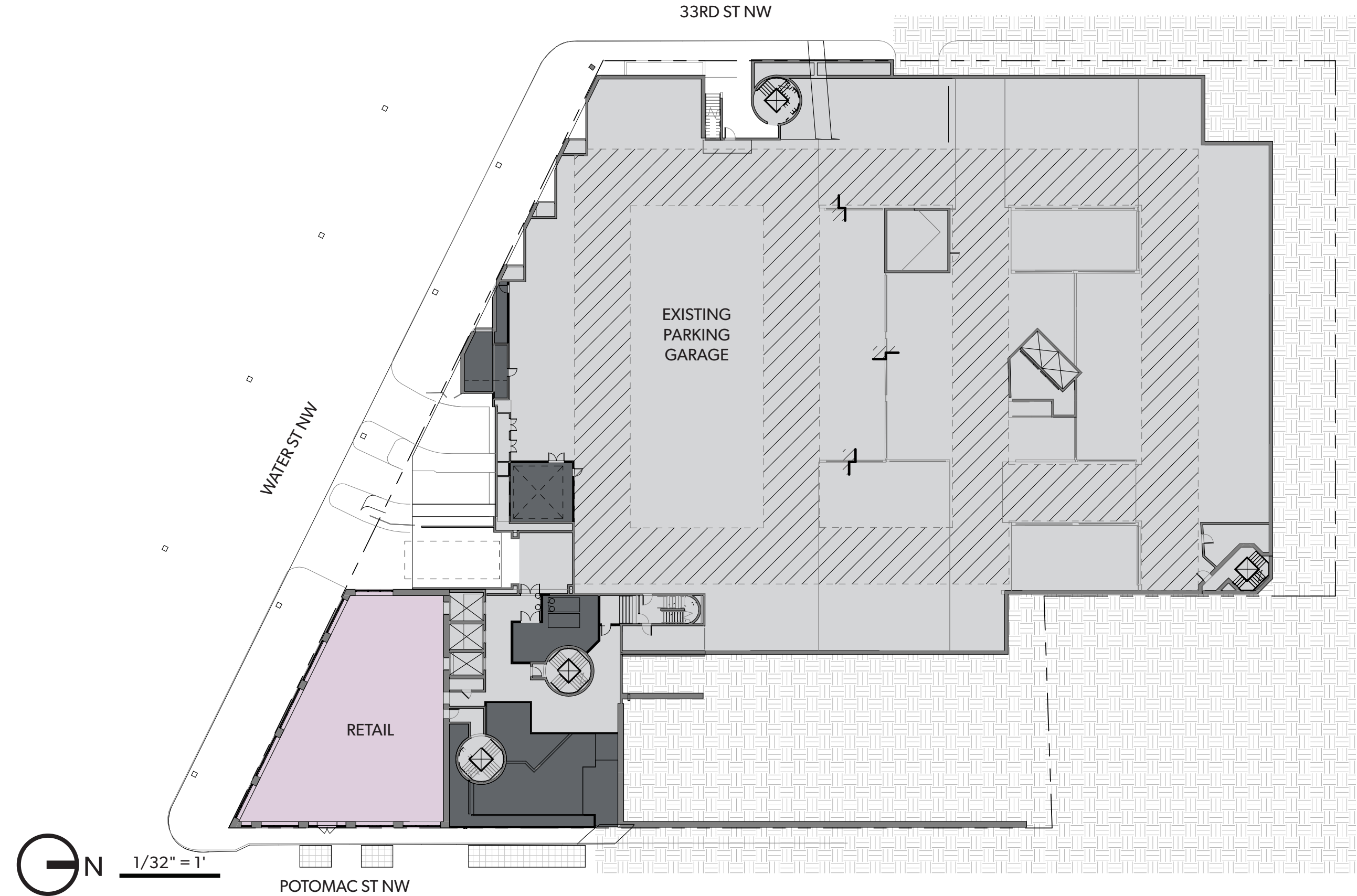


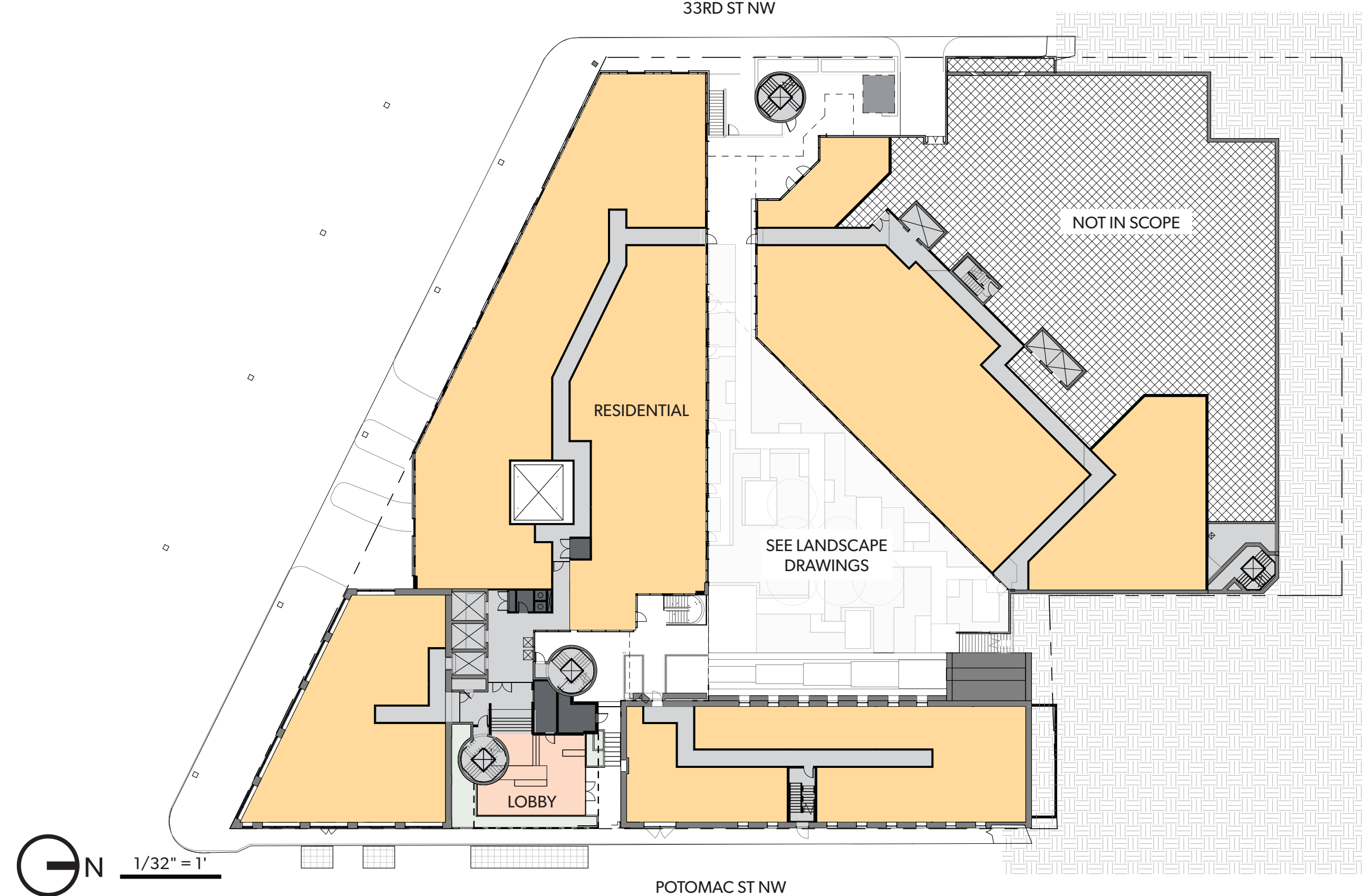


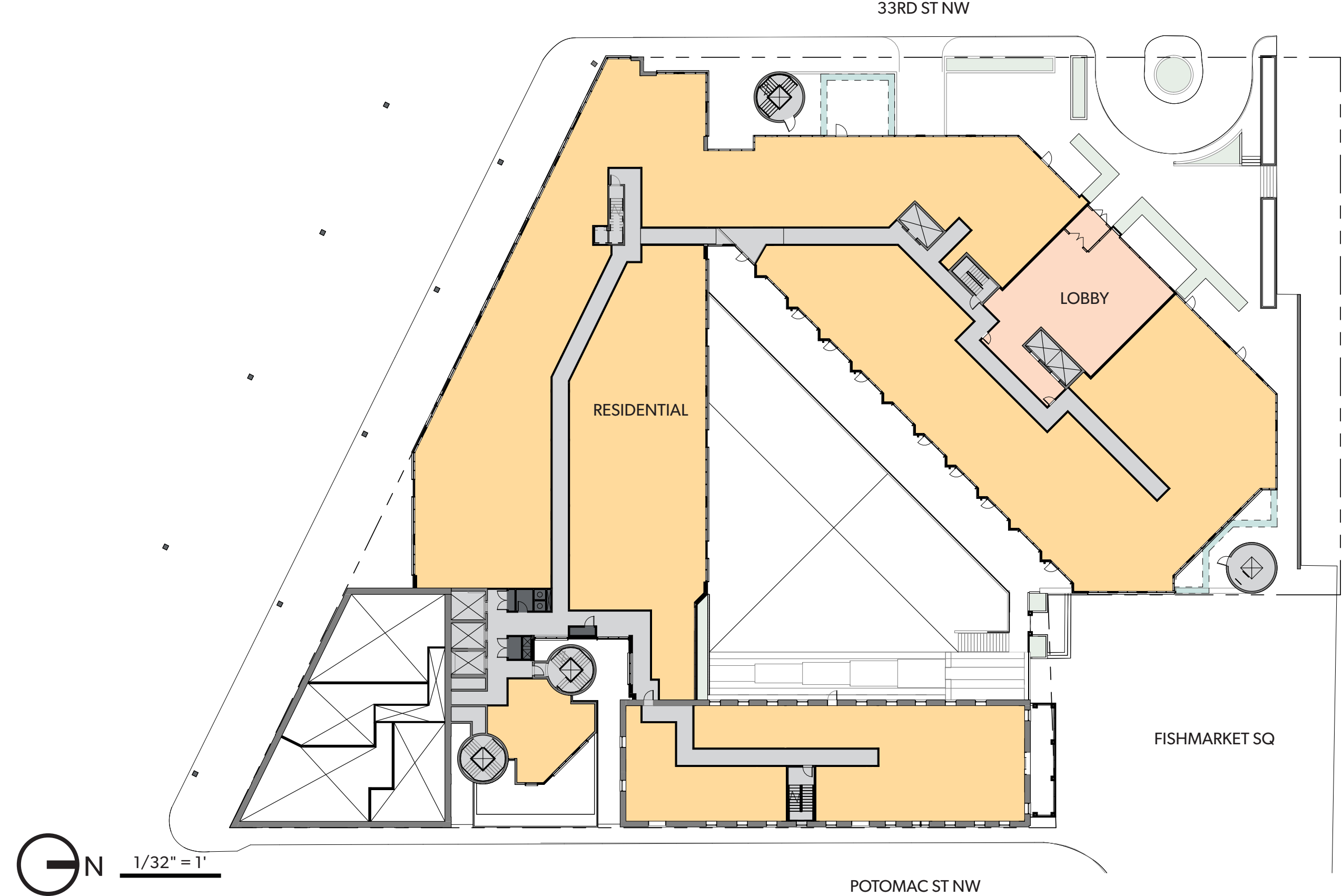


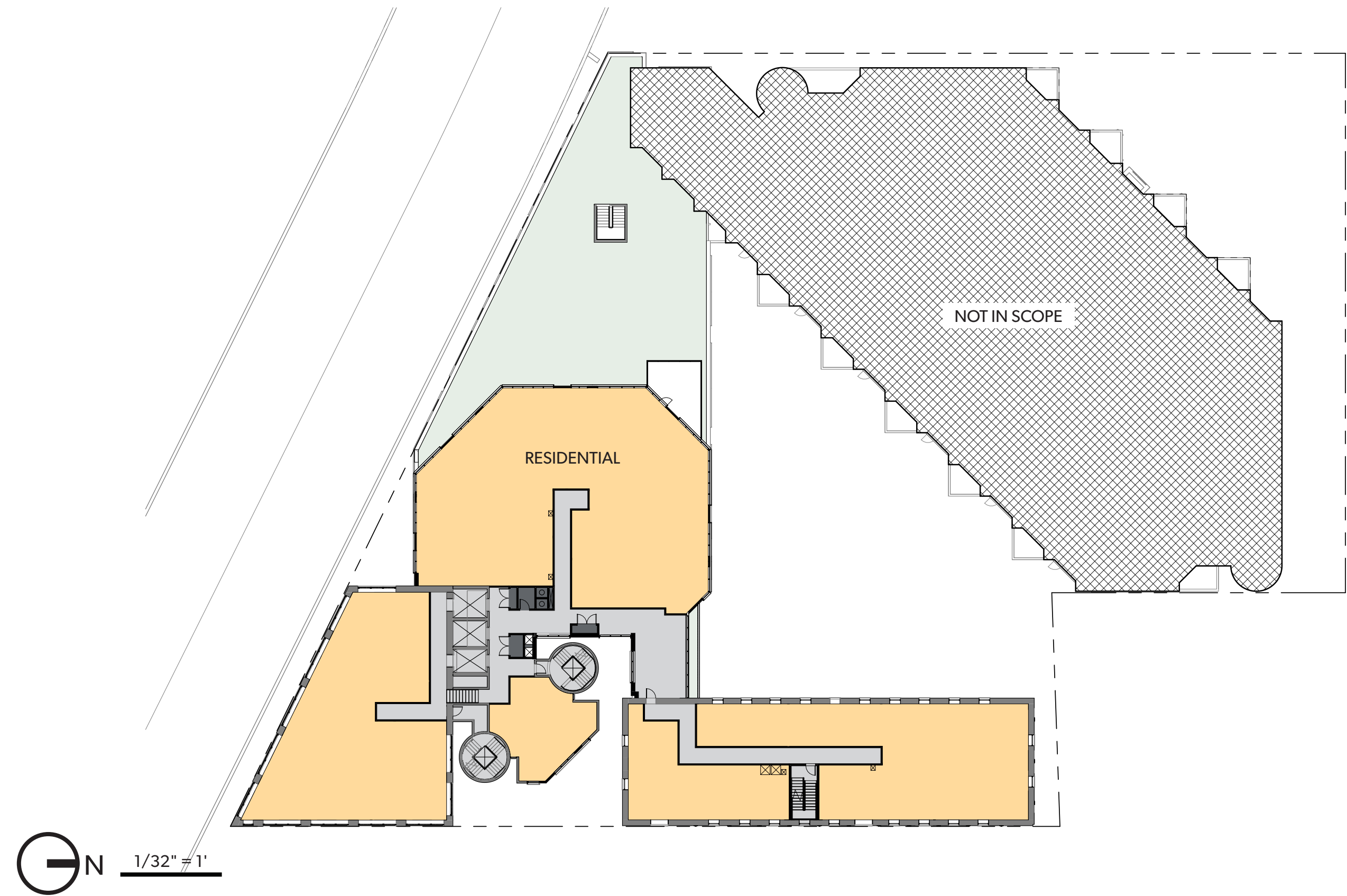


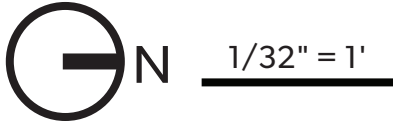
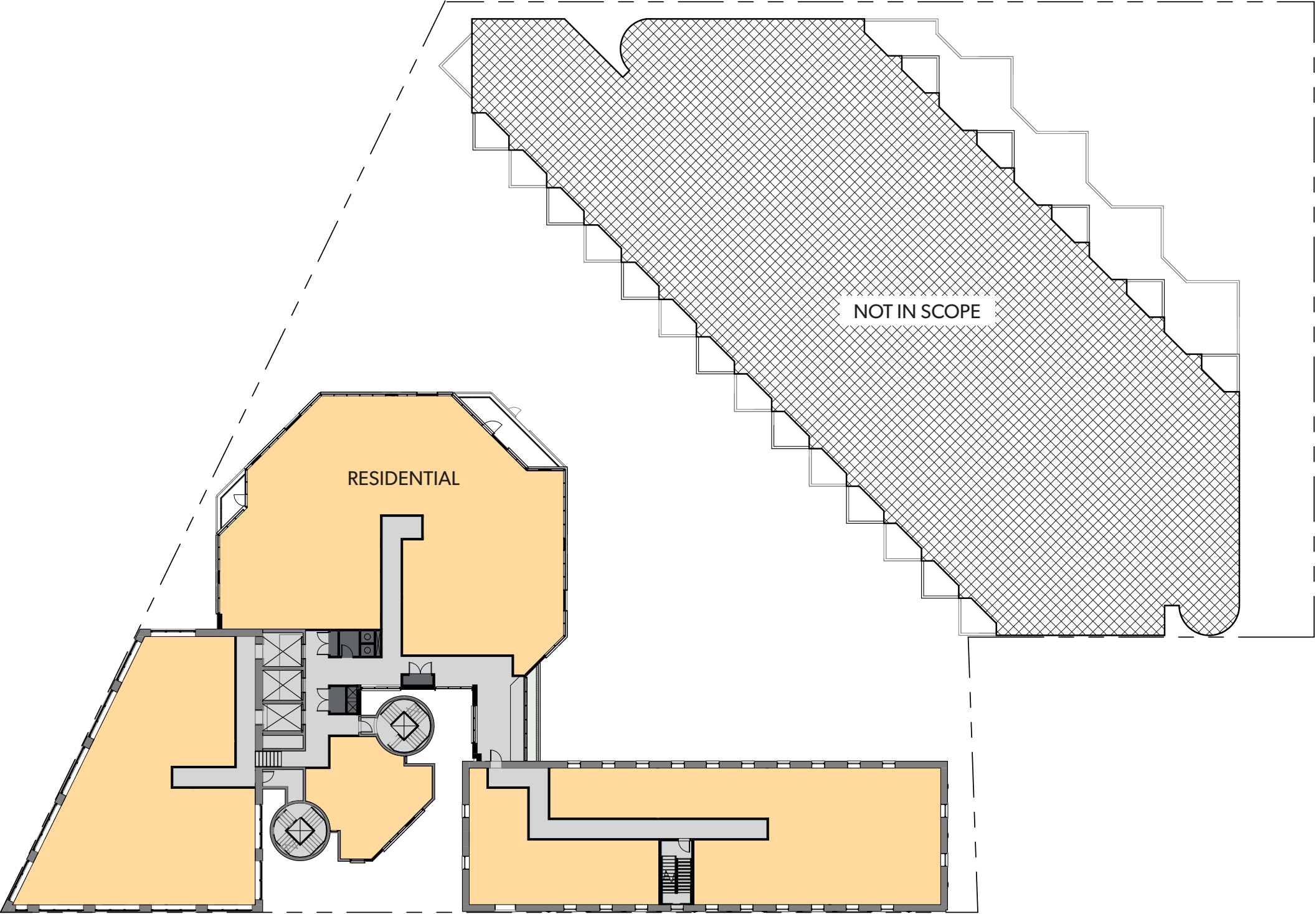


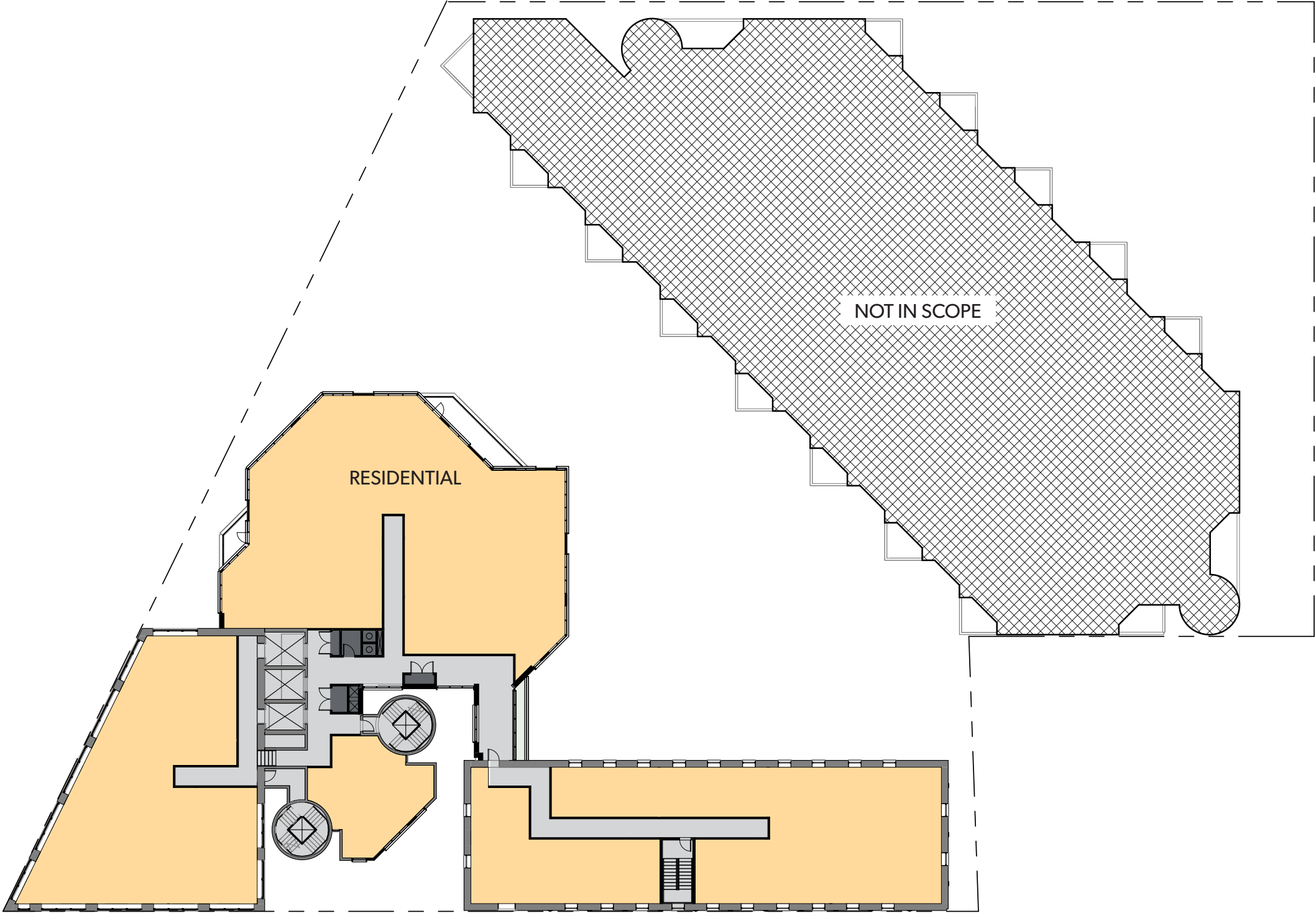


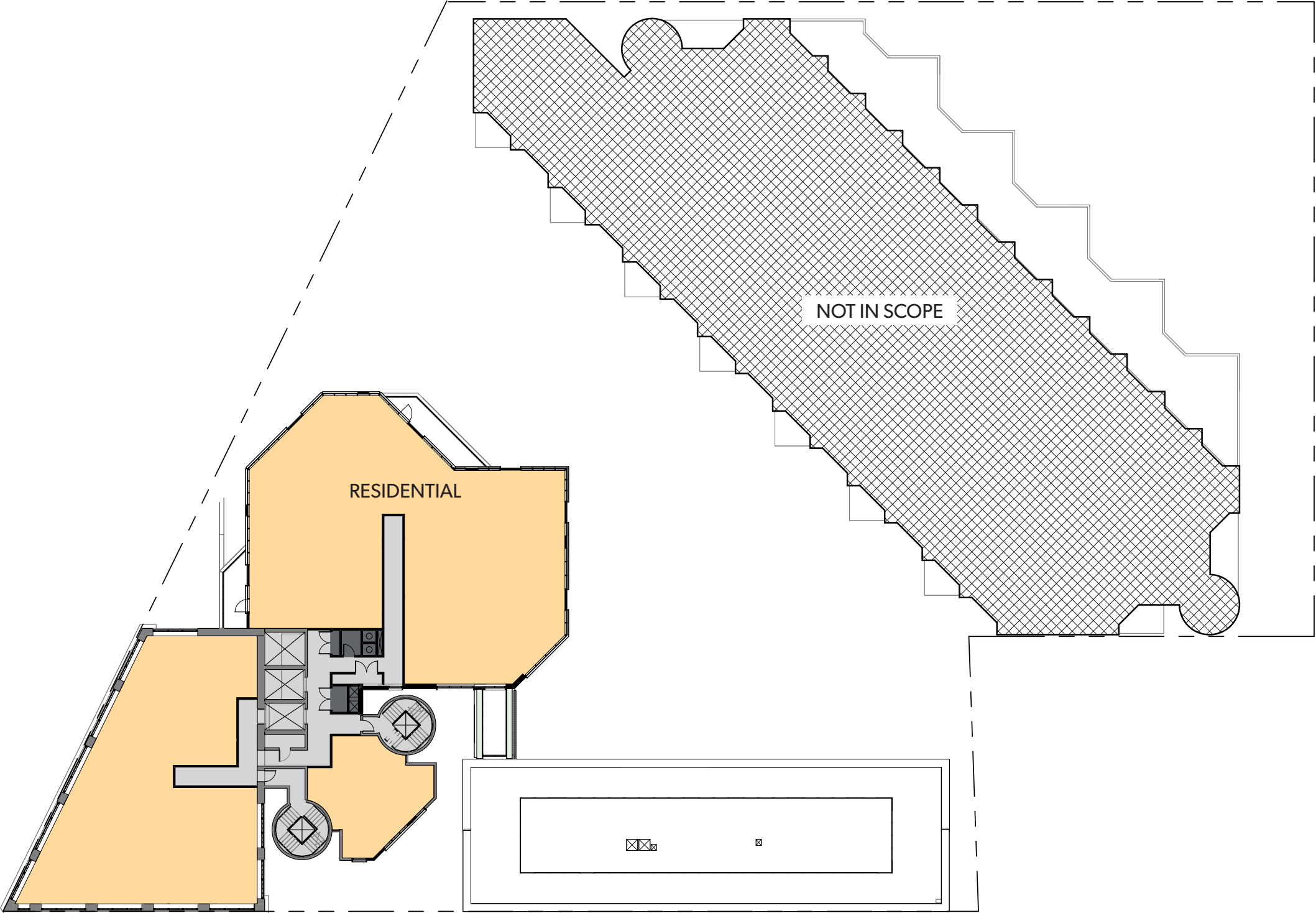


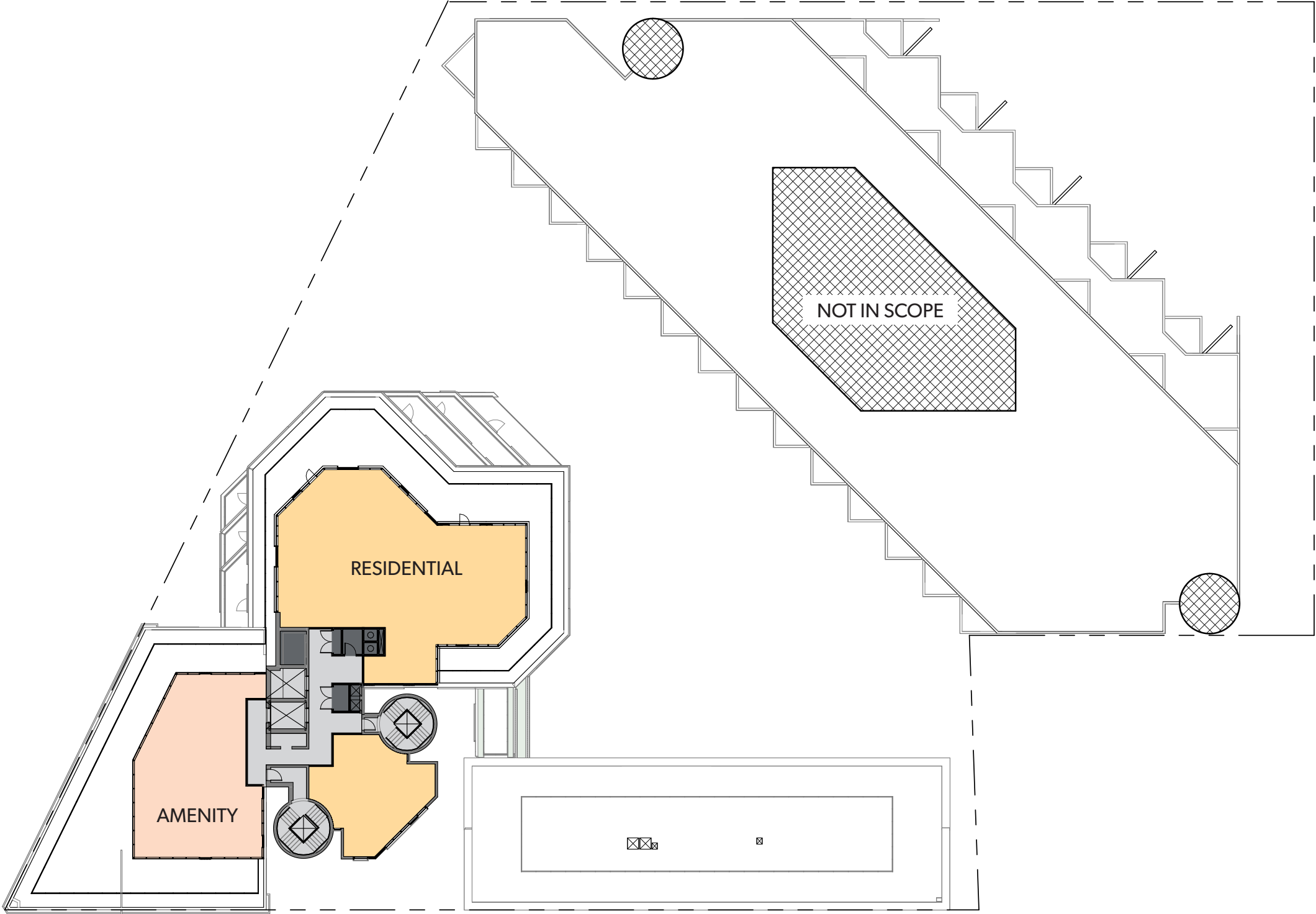






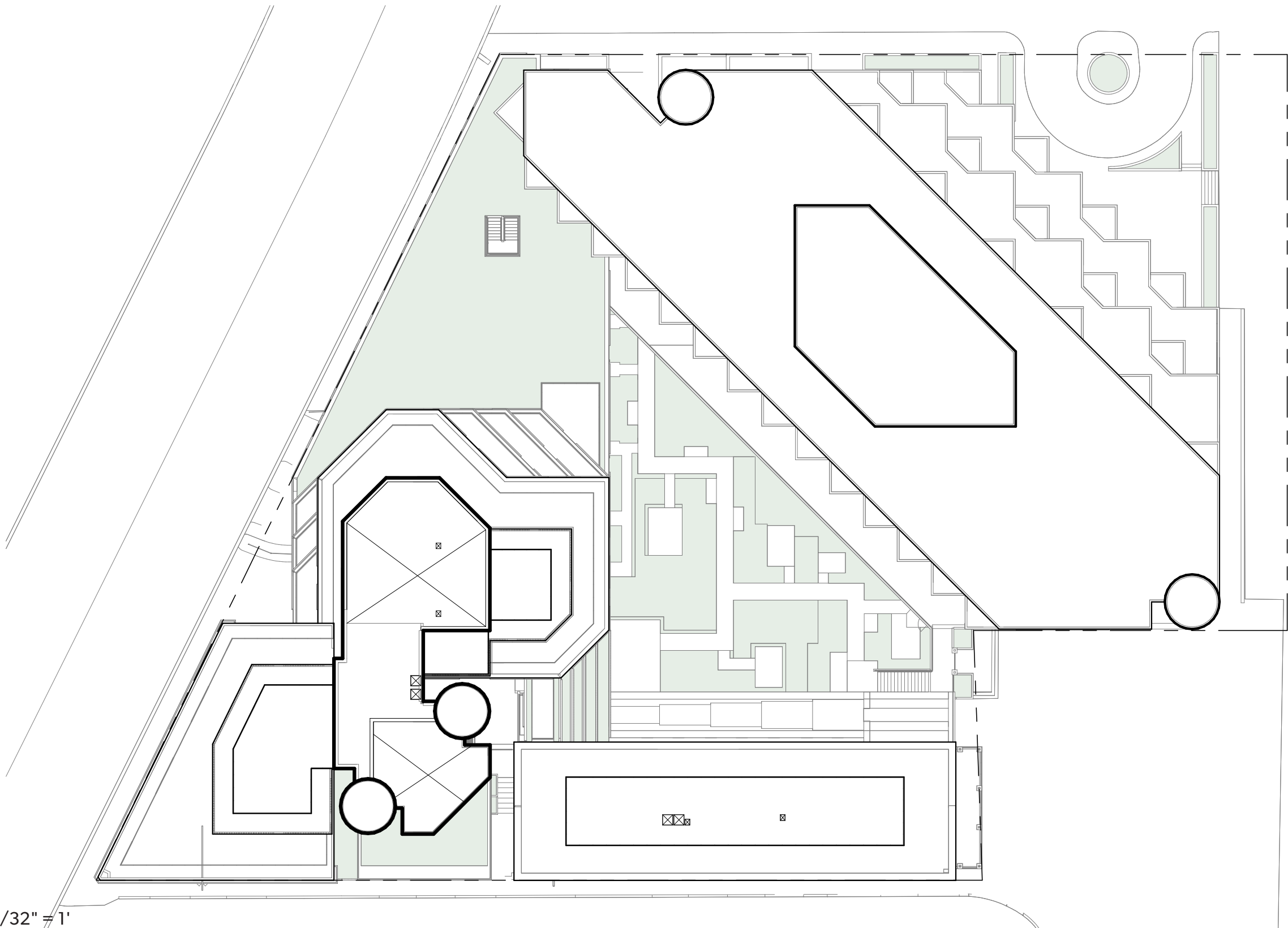


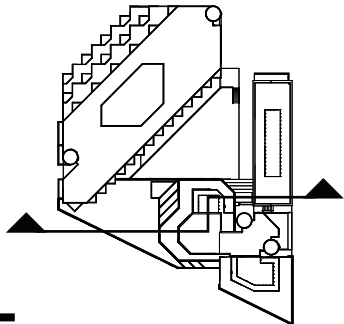
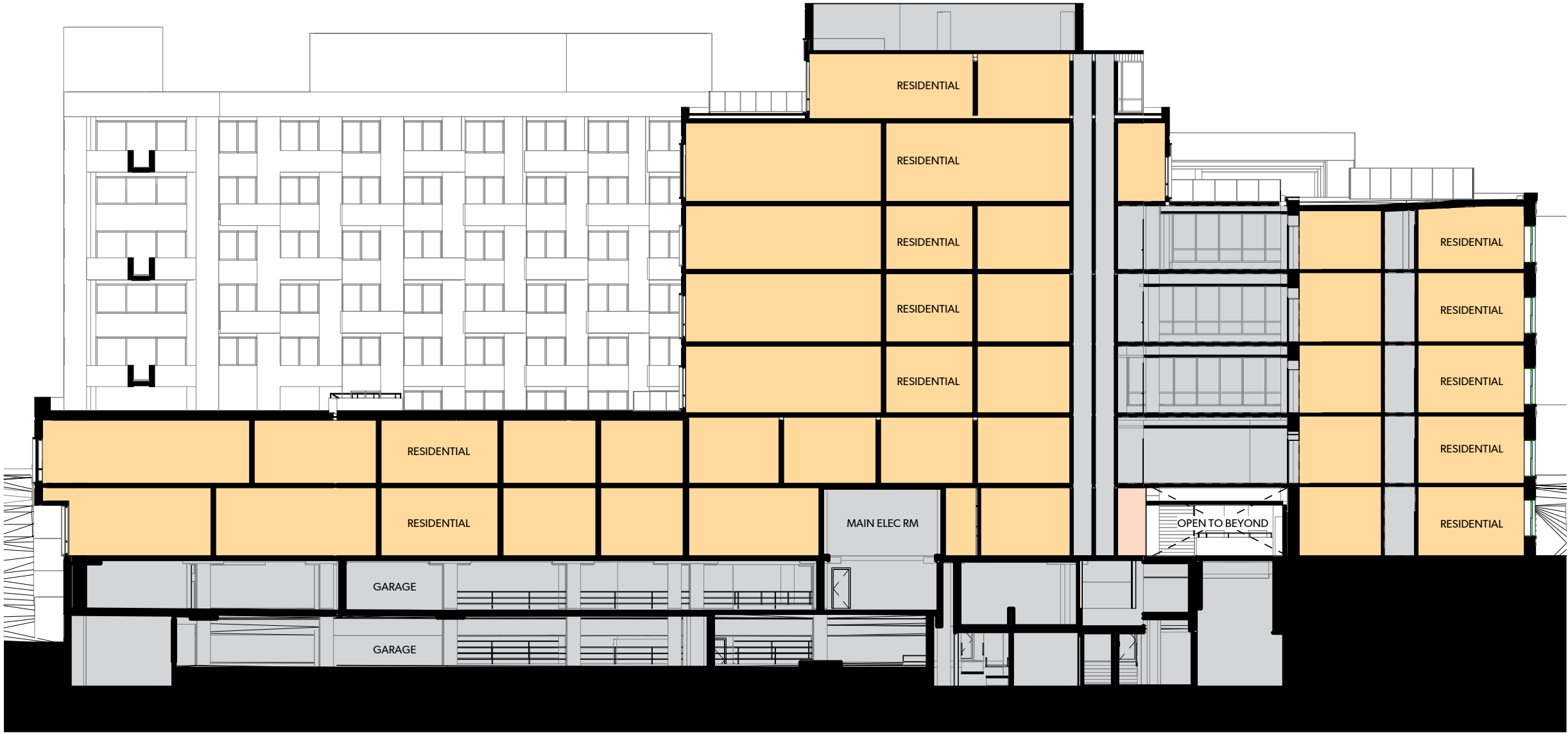






1/32" = 1'

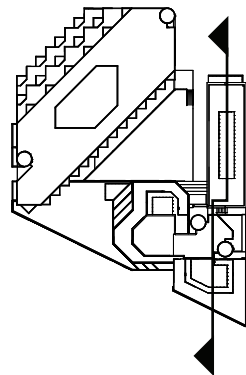


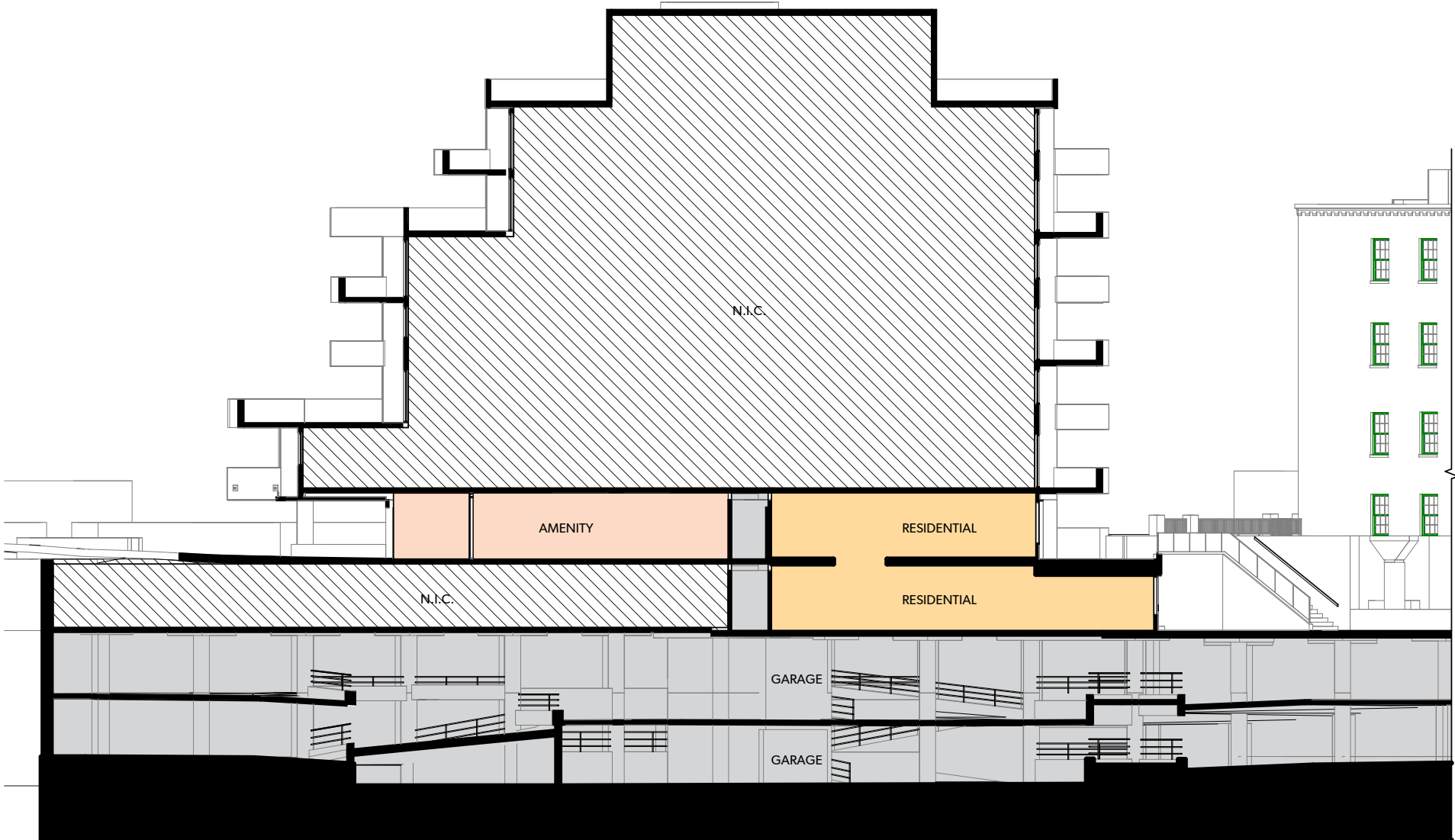


1" = 20'



1" = 20'





1" = 20'

