



1234-38 WISCONSIN AVE, NW
WASHINGTON DC

U.S. Commission of Fine Arts
Old Georgetown Act Concept Review
Old Georgetown Board Permit Review
March 05. 2019

Architect:
McInturff Architects
4220 Leeward Place
Bethesda, MD 20816

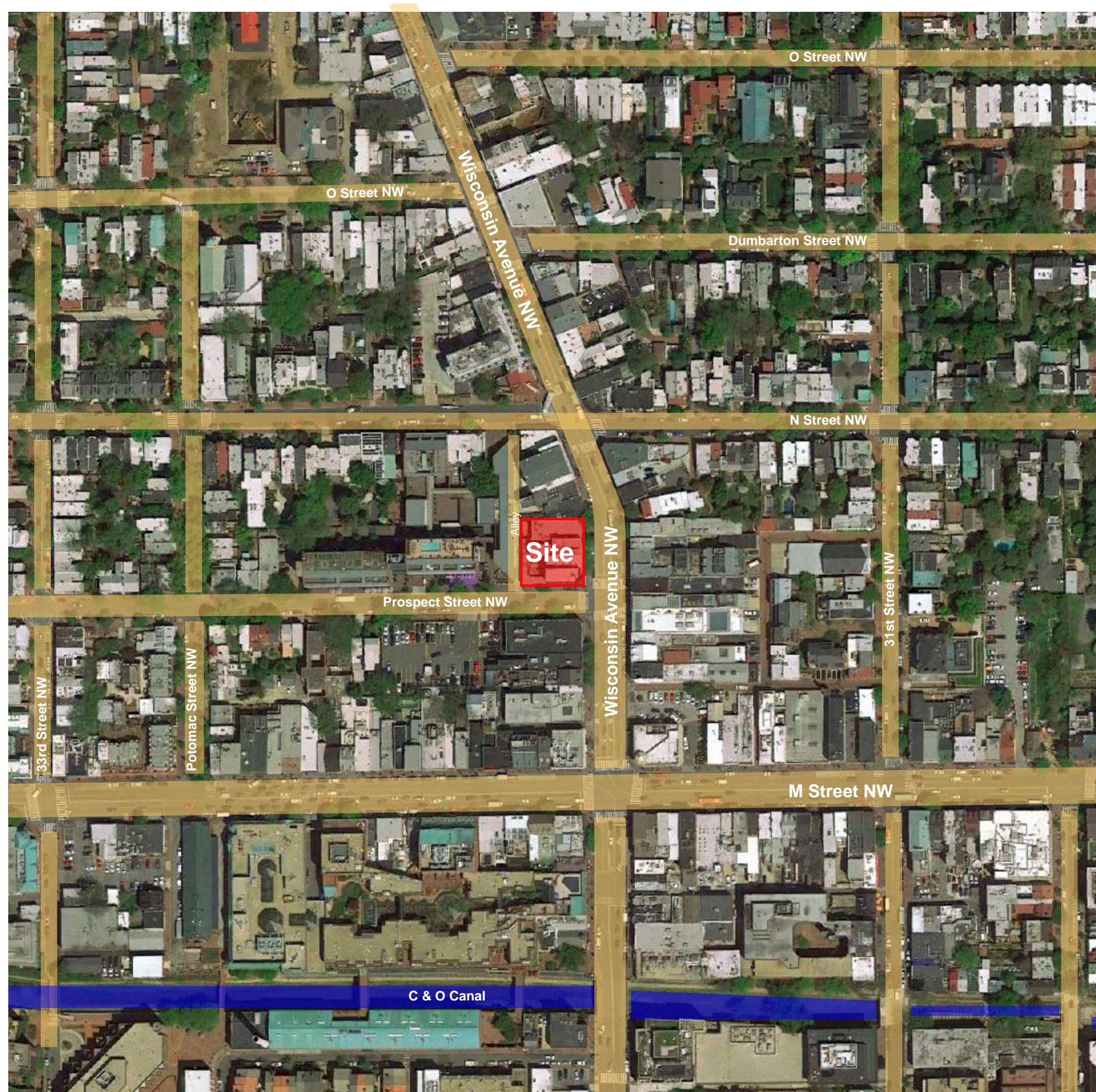
Owner / Developer:
EastBanc
3307 M Street NW
Washington DC 20007

Civil / Landscape:
Wiles Mensch Corporation
11860 Sunrise Valley Drive, Suite 200
Reston, VA 20191

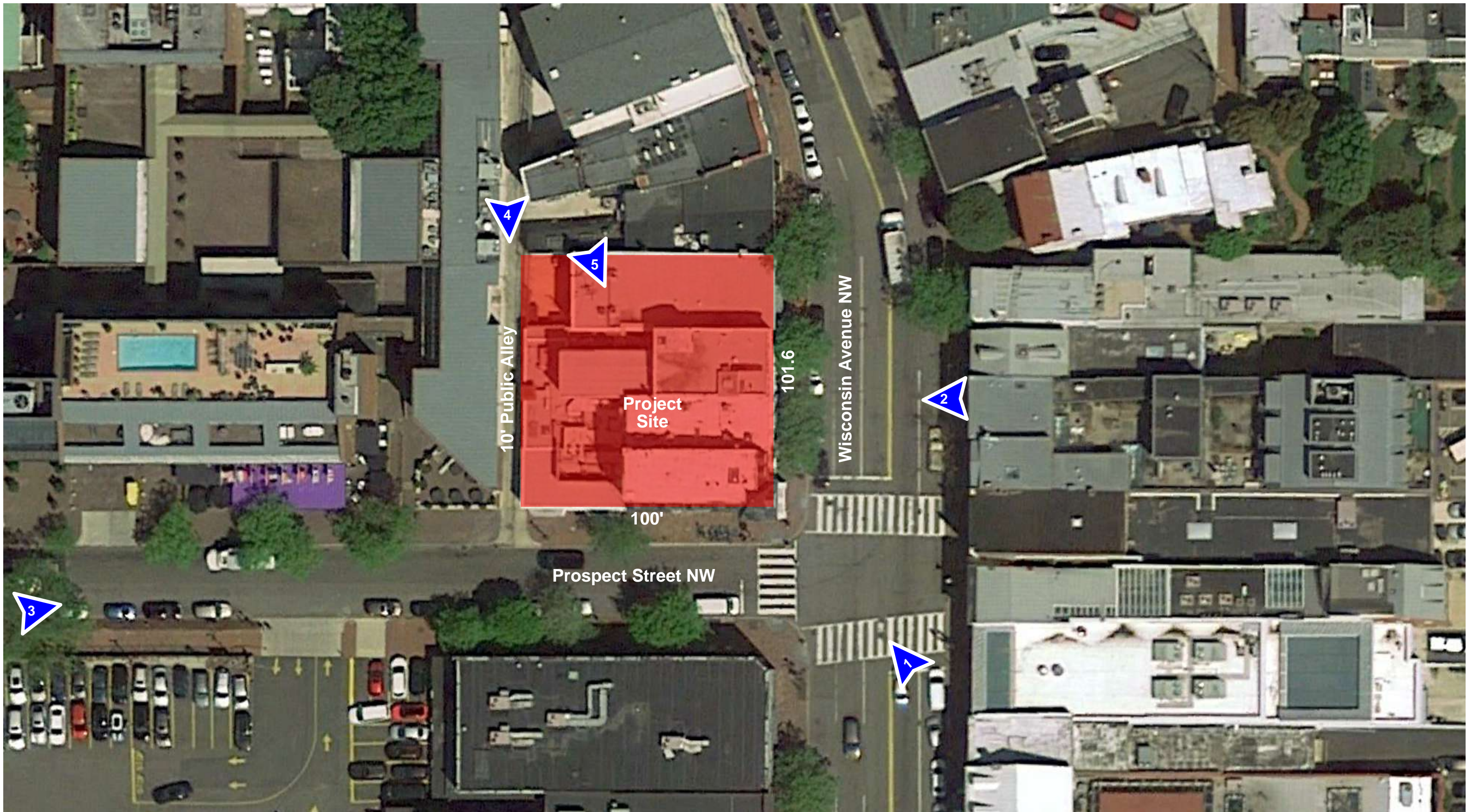
Structural:
C A C Consulting, Inc
17 Wheatfield Court
Gaithersburg, MD 20879

MEP:
James Posey Associates
11155 Red Run Boulevard, Suite 310
Baltimore, MD 21117

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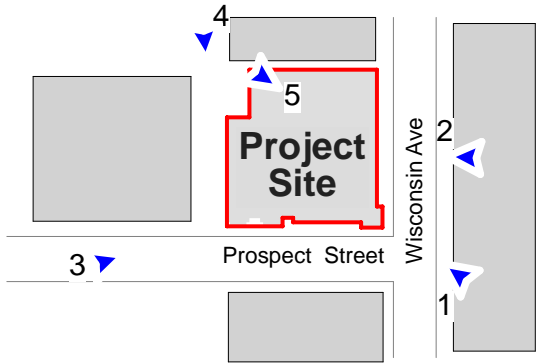


Site Location Plan





1 | Wisconsin Ave NW facing North



2 | Wisconsin Ave NW facing West



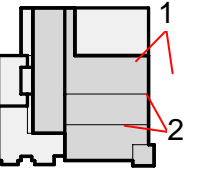
3 | Prospect Street NW facing East



4. View from North West / Alley



5. Existing photo from North West roof corner

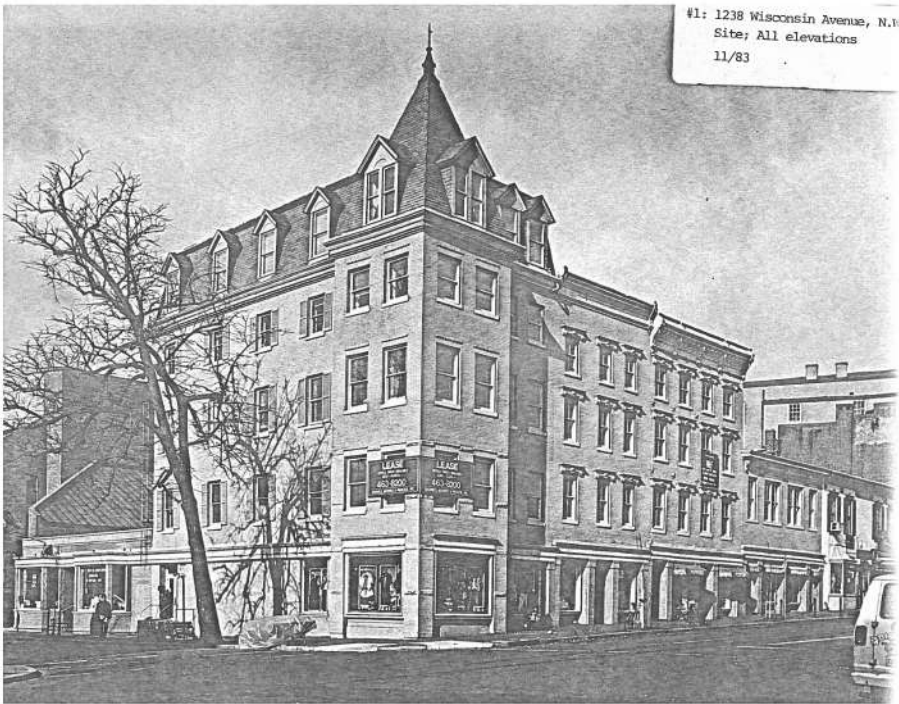


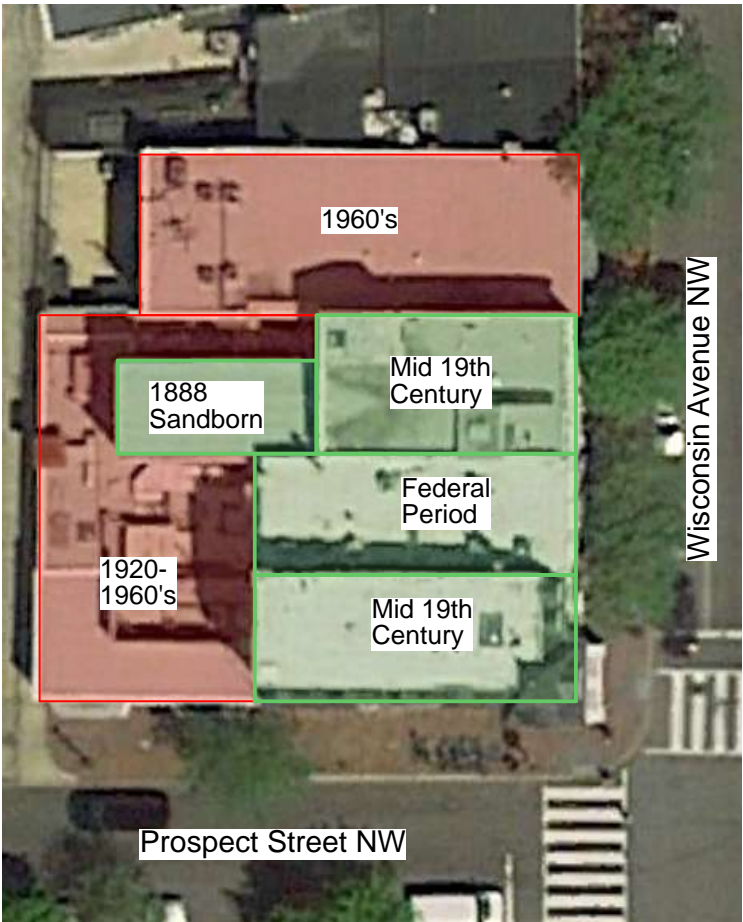
Historic Summary

The building now identified as 1238 Wisconsin Avenue is comprised of five individual buildings:

- **1242-1244 Wisconsin Avenue:** Constructed in 1960 (replaced a 19th Century two-story building); second story added in 1983
- **1236, 1238-1240 Wisconsin Avenue:** 1236 Wisconsin Avenue was likely constructed in the Federal Period; by 1903, 1236 had been joined with mid-19th Century 1238-1240; several storefront alterations (1940s, 1952, 1982)
- **1234 Wisconsin Avenue:** Constructed in the mid-19th Century; overall appearance remains intact
- **3205-3211 Prospect Street:** Consists of two buildings (a c. 1984 brick fuel shed and a c. 1920 one-story brick store); buildings combined in 1960; storefront extensively altered in 1960 and 1983

All buildings, except 1234 Wisconsin Avenue, were joined by 1960 to accommodate the expansion of Billy Martin’s Carriage House; all windows were replaced in 1993; ground floor of 1234 joined with the rest of the block in 2002



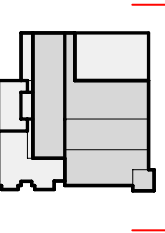


Site History (EHT Traceries Historic Report)

EHT Traceries report:

Buildings in red should not be considered historic

Buildings in green should be considered historic"

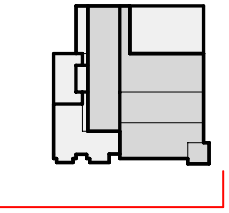


Wisconsin Avenue Elevation



Former Design Development Proposal (Oct 3, 2019) OGB

0 8' 16'
SCALE 1" = 16'



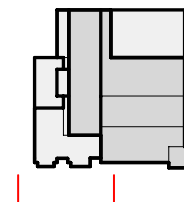
Prospect Street Elevation

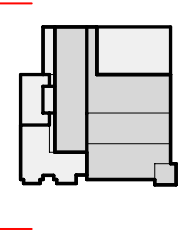


Former Design Development Proposal (Oct 3, 2019) OGB

0 8' 16'
SCALE 1"= 16'

Prospect Street Elevation





Alley Elevation



Former Design Development Proposal (Oct 3, 2019) OGB

West / Alley Elevation

0 8' 16'
SCALE 1"= 16'



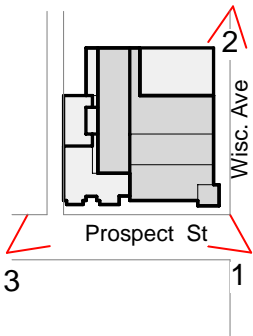
1. View from Wisconsin Ave & Prospect Street



2. View along Wisconsin Ave towards South



3. View from Southwest corner





Dark Ironspot Smooth Brick



Zinc color Standing Seam



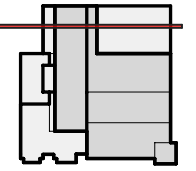
White Stucco



Teak Shutters

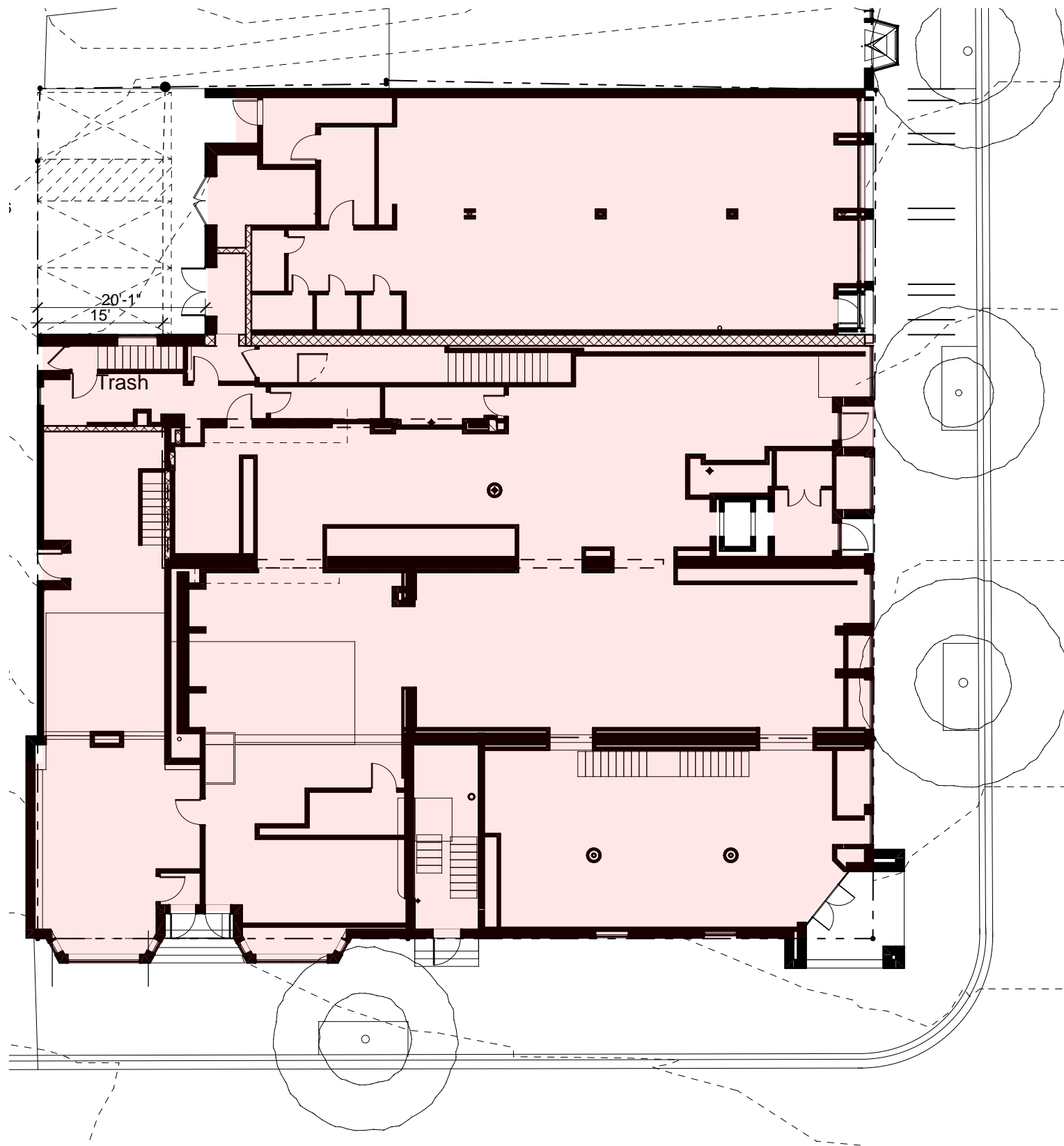


Retail space cutaway showing remaining existing structure



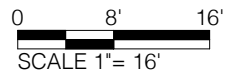
Cutaway @ 1242 Wisconsin retail space, behind existing facade





Existing 1st Floor

SCALE: 1/16" = 1'-0"

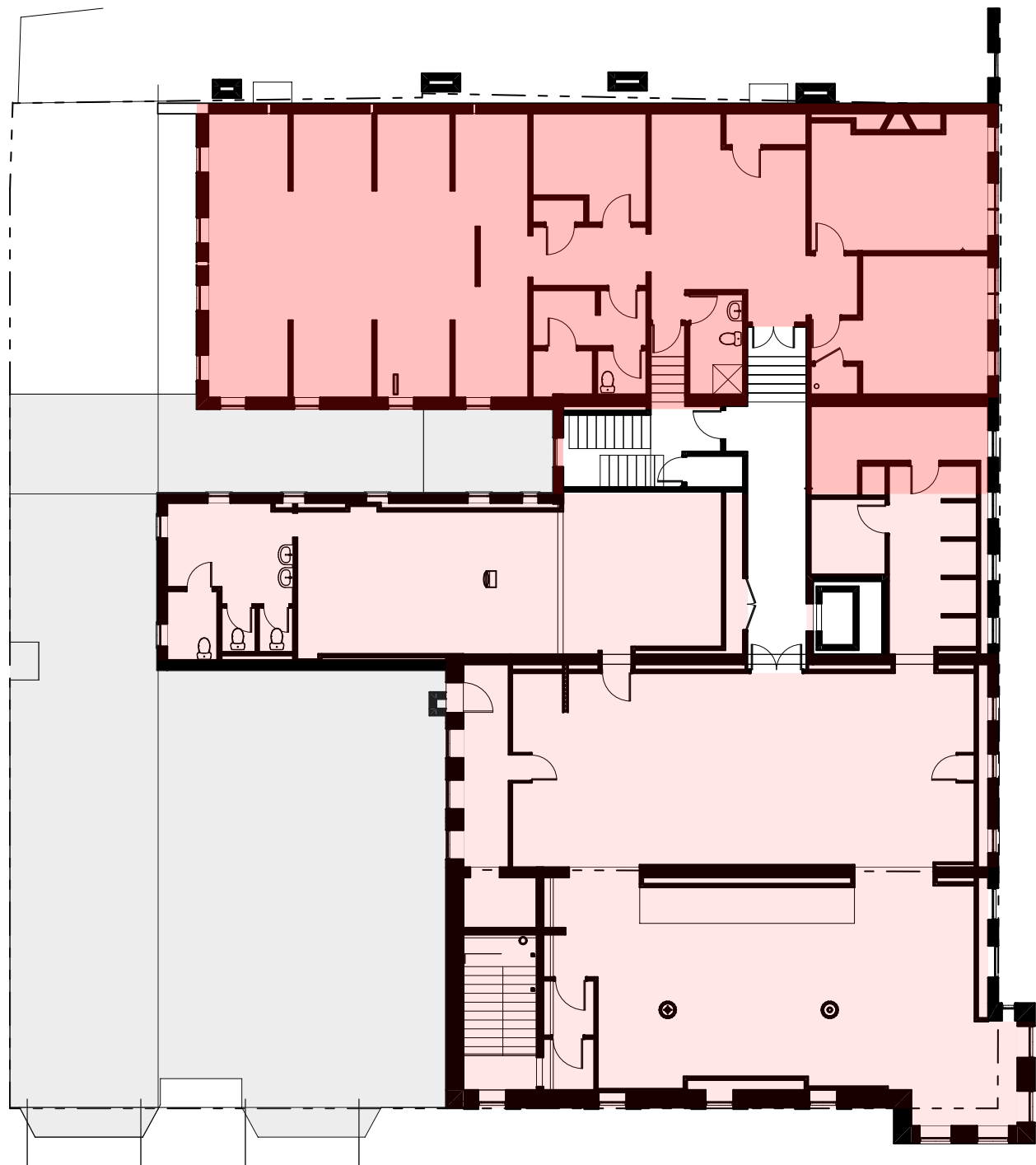


Proposed 1st Floor

SCALE: 1/16" = 1'-0"

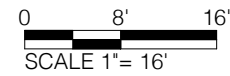
portions of existing party walls to remain are highlighted in red

- Legend
- Core/Circulation
 - Retail
 - Commercial Office
 - Residential Units
 - Terrace
 - Vegetative Roof
 - Existing Masonry Walls
- 1st Floor Plans



Existing 2nd Floor

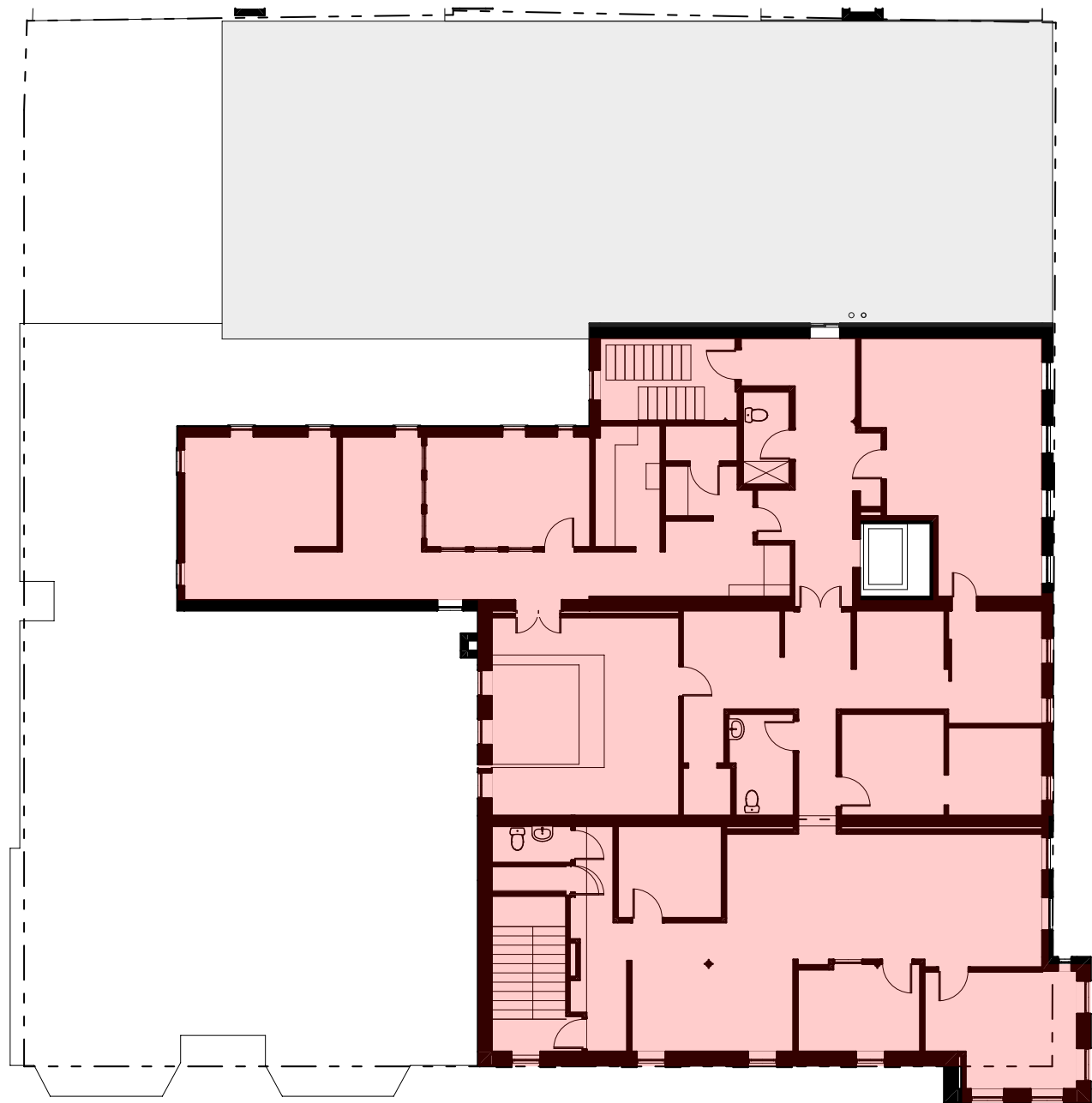
SCALE: 1/16" = 1'-0"



Proposed 2nd Floor

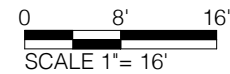
SCALE: 1/16" = 1'-0"
portions of existing party walls to remain are highlighted in red

- Legend
- Core/Circulation
 - Retail
 - Commercial Office
 - Residential Units
 - Terrace
 - Vegetative Roof
 - Existing Masonry Walls
- 2nd Floor Plans



Existing 3rd Floor

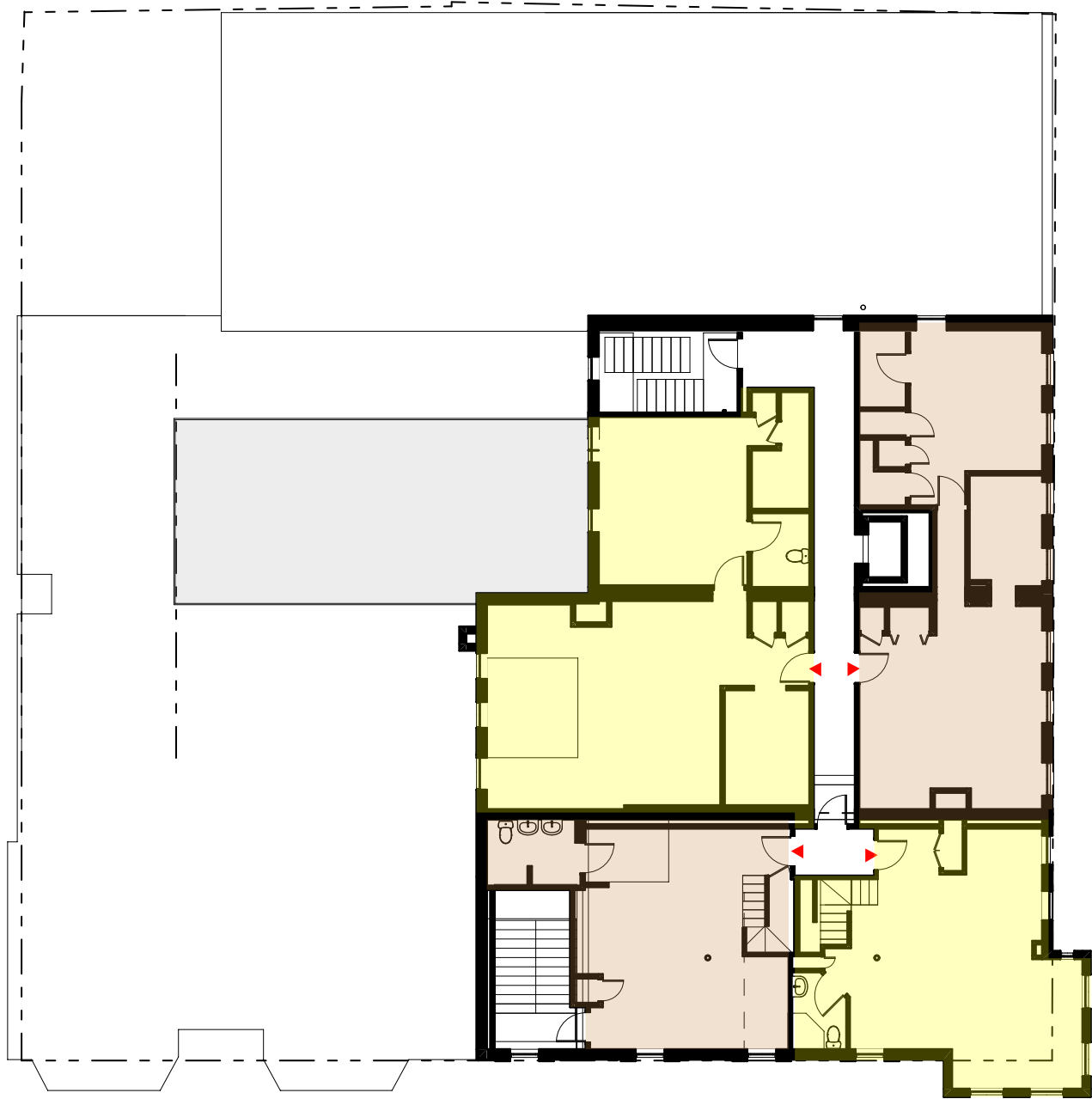
SCALE: 1/16" = 1'-0"



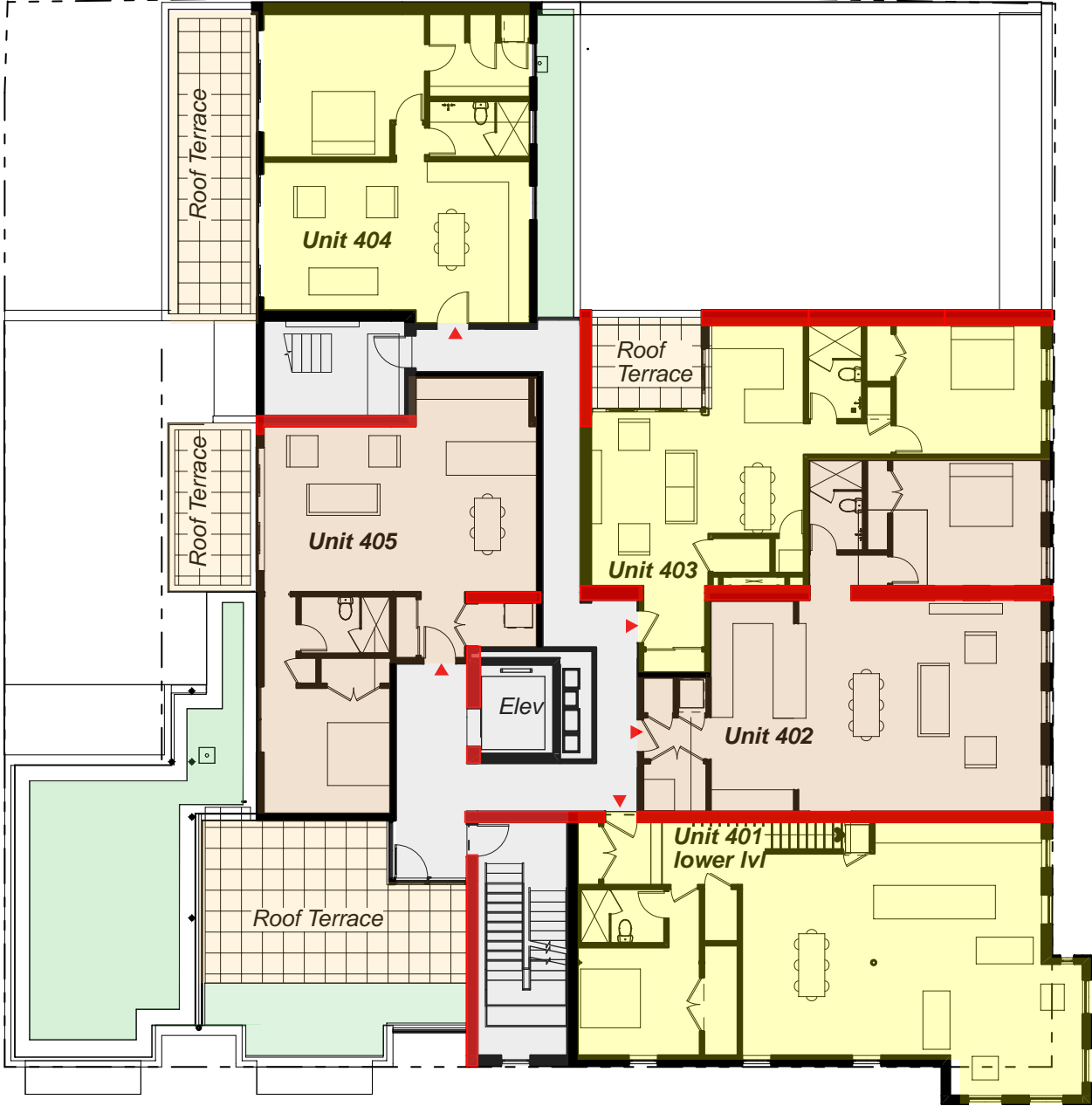
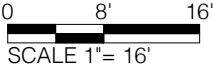
Proposed 3rd Floor

SCALE: 1/16" = 1'-0"
portions of existing party walls to remain are highlighted in red

- Legend
- Core/Circulation
 - Retail
 - Commercial Office
 - Residential Units
 - Terrace
 - Vegetative Roof
 - Existing Masonry Walls
- 3rd Floor Plans



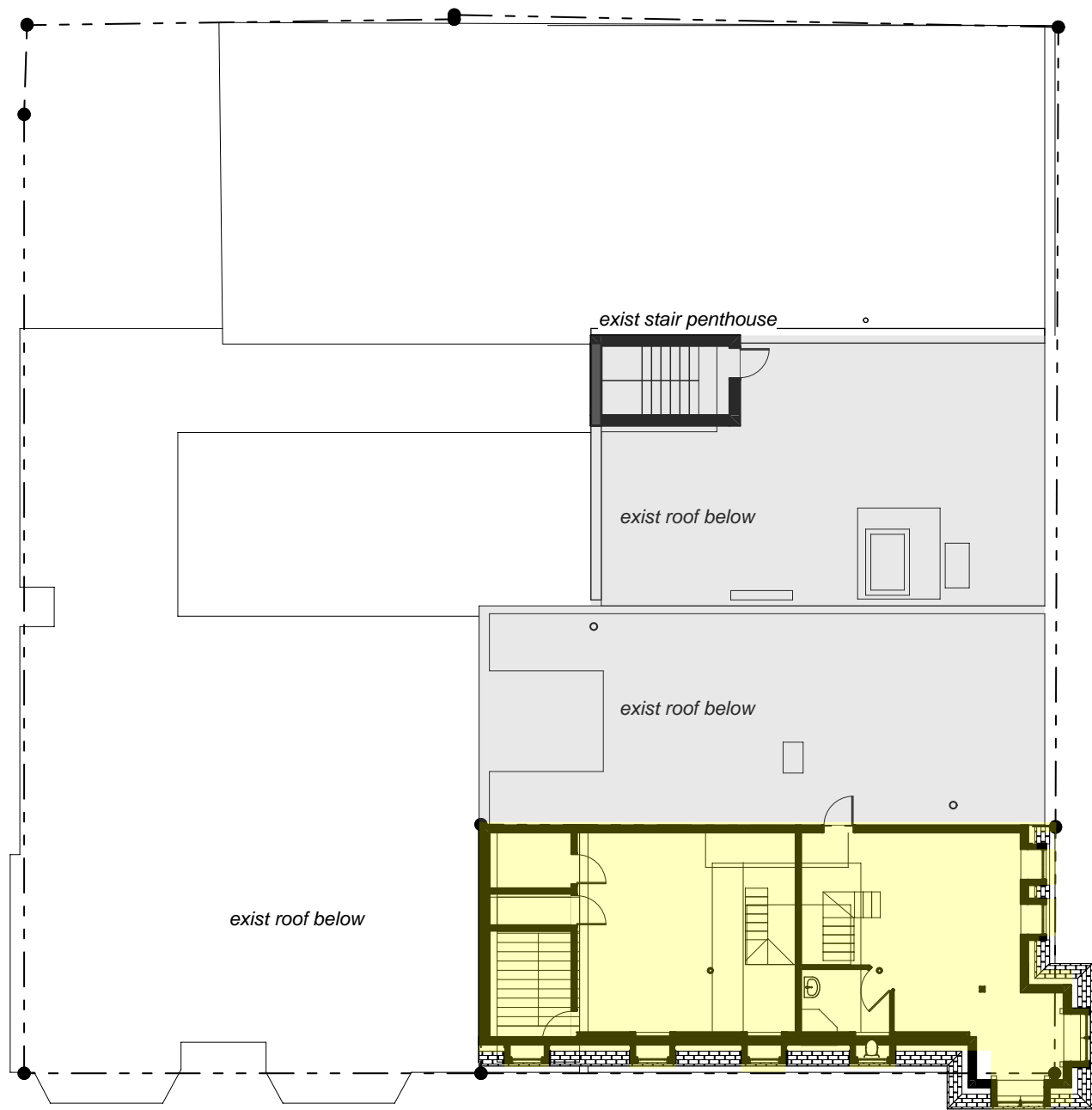
Existing 4th Floor



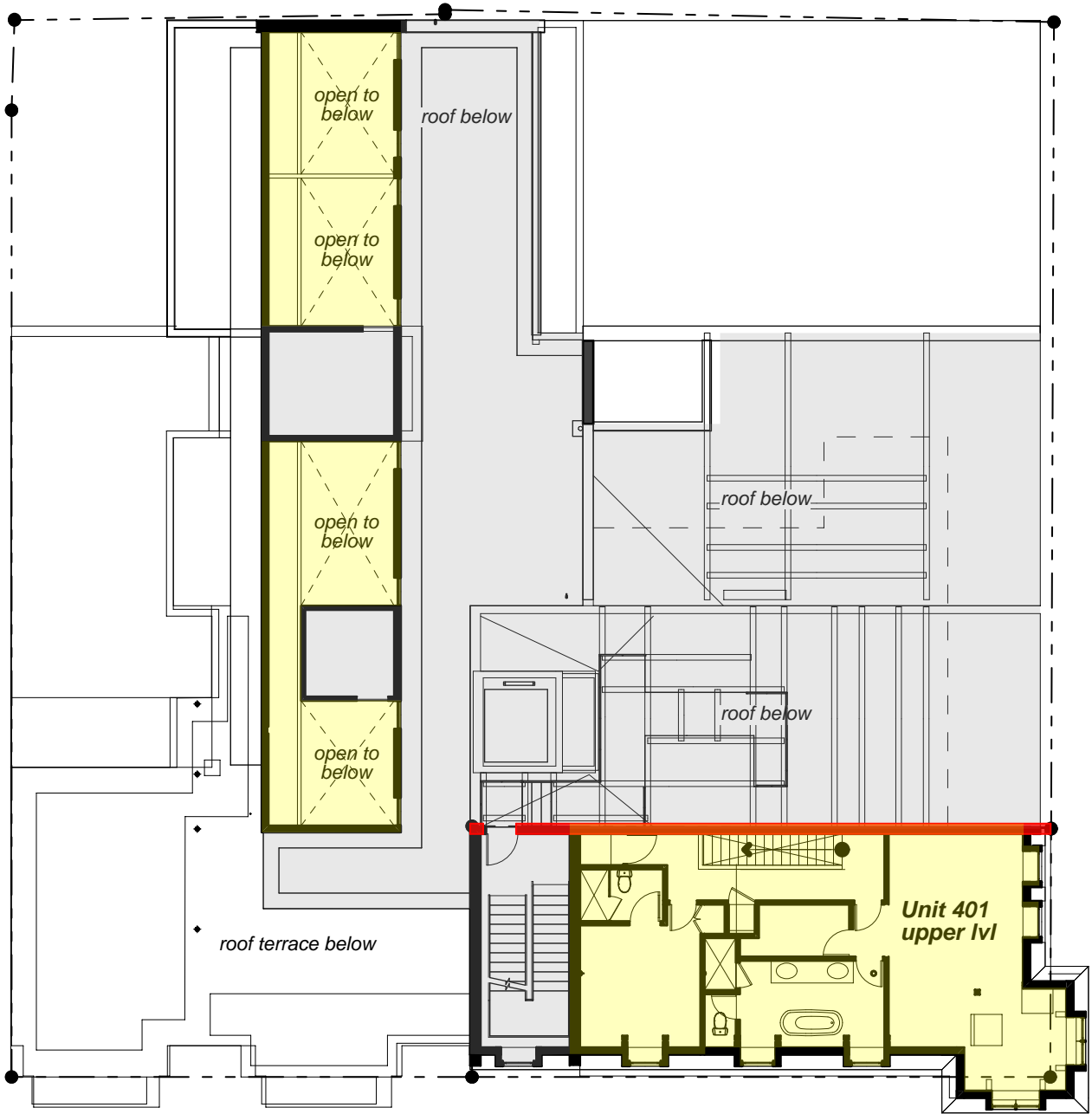
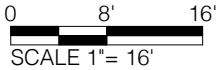
Proposed 4th Floor

portions of existing party walls to remain are highlighted in red

- Legend
- Core/Circulation
 - Retail
 - Commercial Office
 - Residential Units
 - Terrace
 - Vegetative Roof
 - Existing Masonry Walls
- 4th Floor Plans



Existing 5th Floor

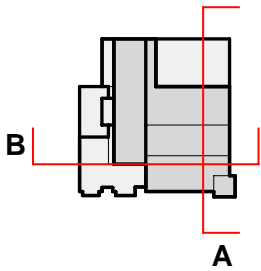


Proposed 5th Floor & Roof
portions of existing party walls to remain are highlighted in red

Legend

- Core/Circulation
- Retail
- Commercial Office
- Residential Units
- Terrace
- Vegetative Roof
- Existing Masonry Walls

5th Floor Plans



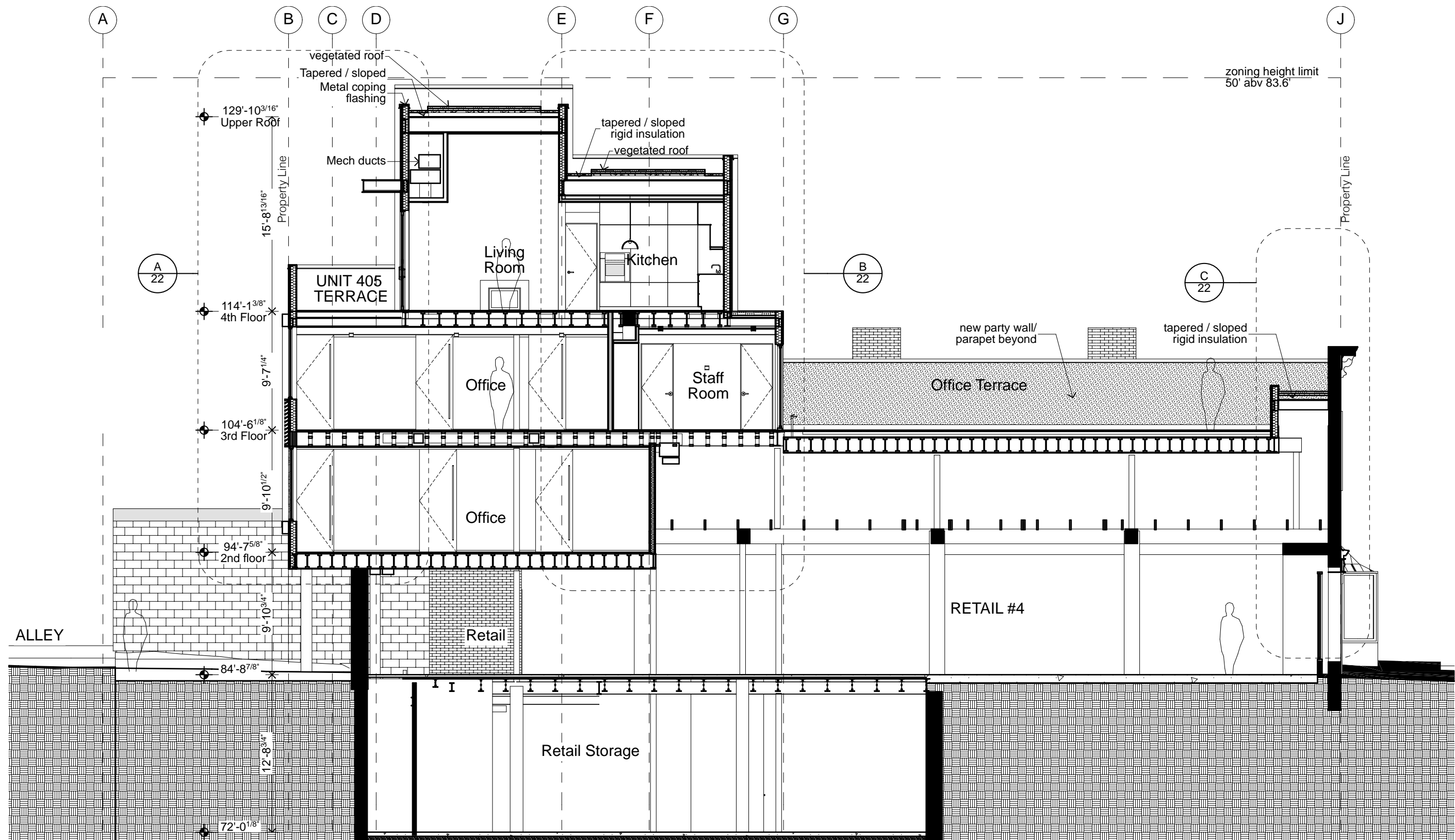
A Building Section towards Wisconsin



B Building Section along Prospect Street to North

0 8' 16'
SCALE 1"= 16'

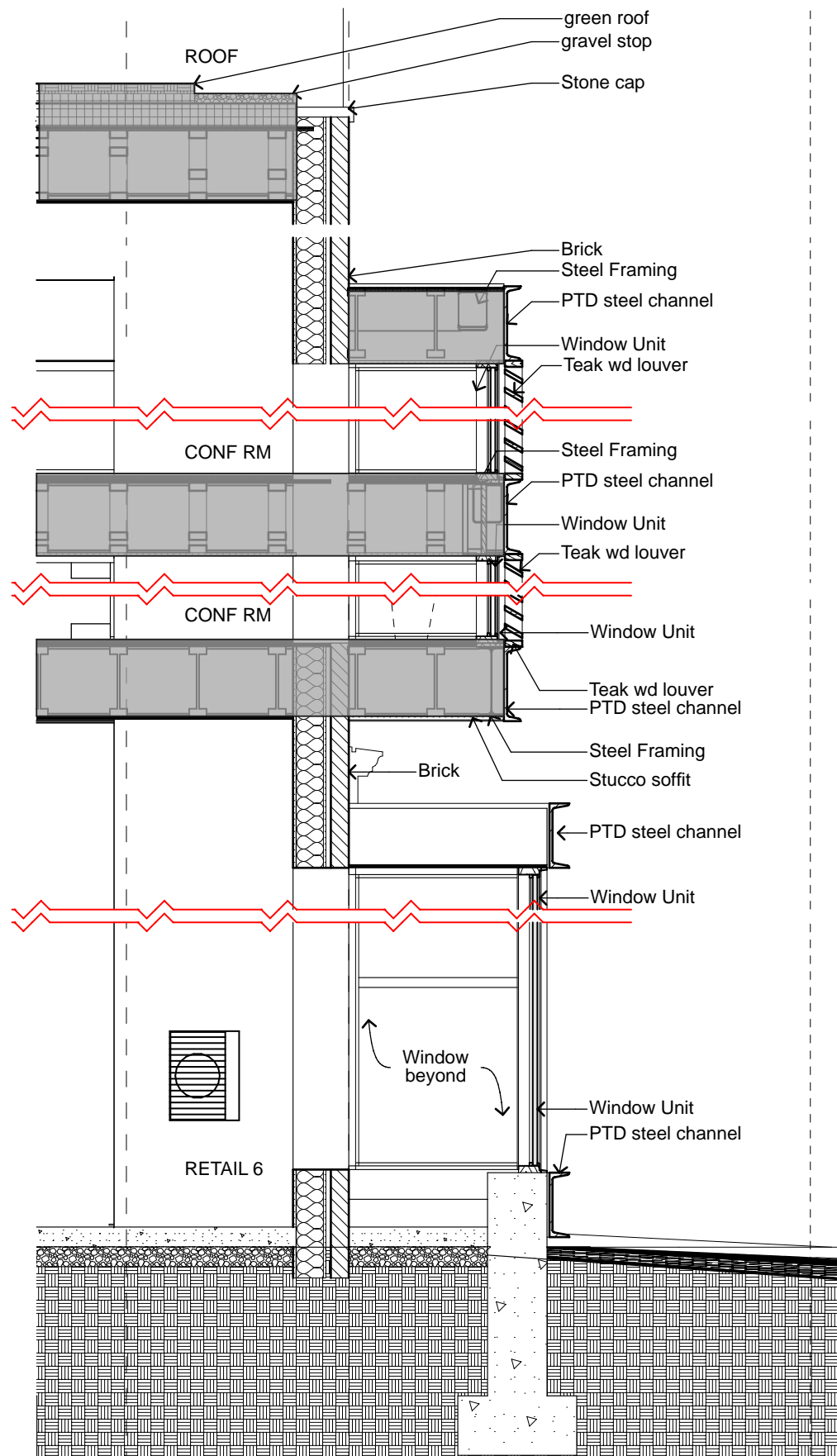
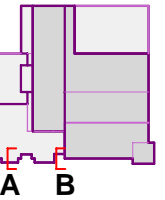
- Legend
- Core/Circulation
 - Retail
 - Commercial Office
 - Residential Units
 - Terrace
 - Vegetative Roof
 - Existing Masonry Walls
- Building Sections



Building Section @ Retail 4 towards North

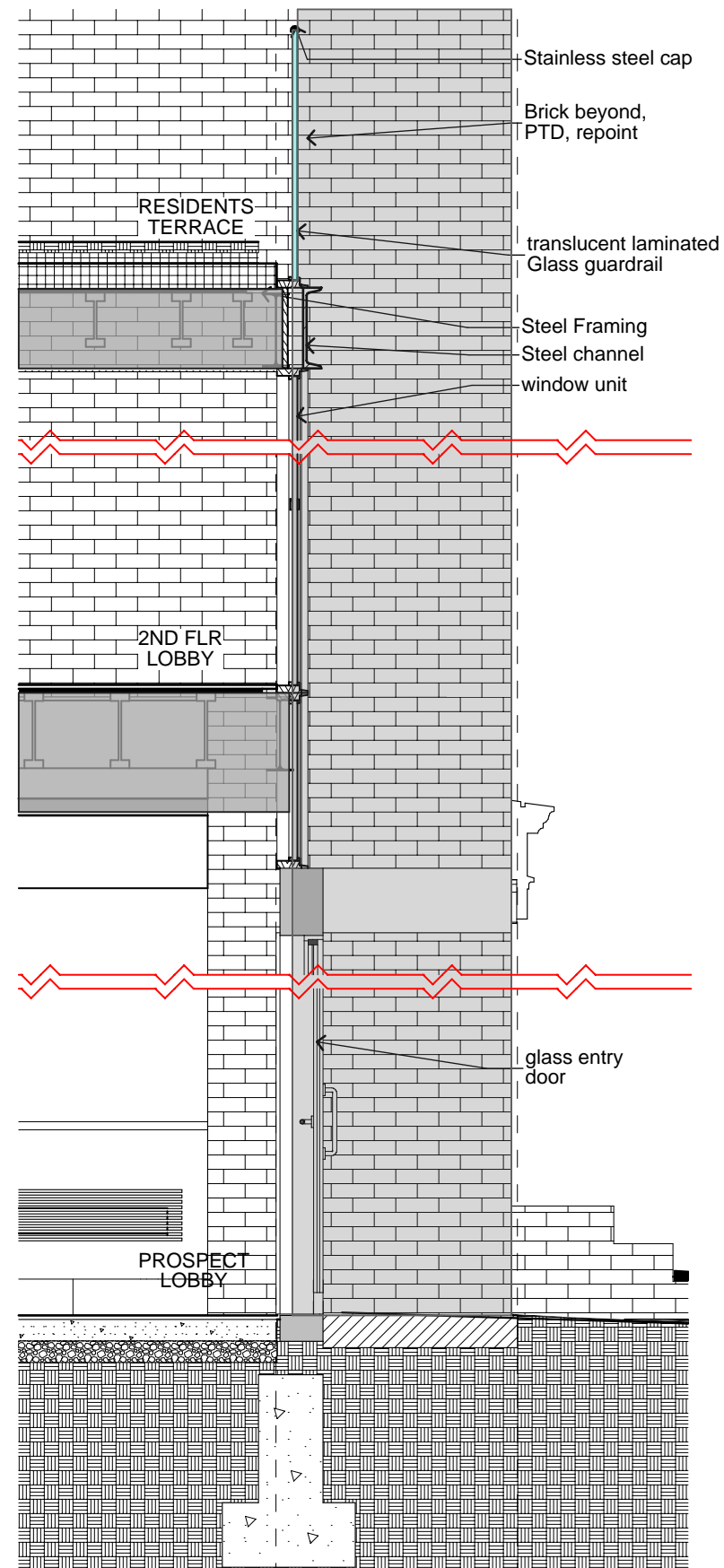
0 4' 8'

SCALE 1" = 8'

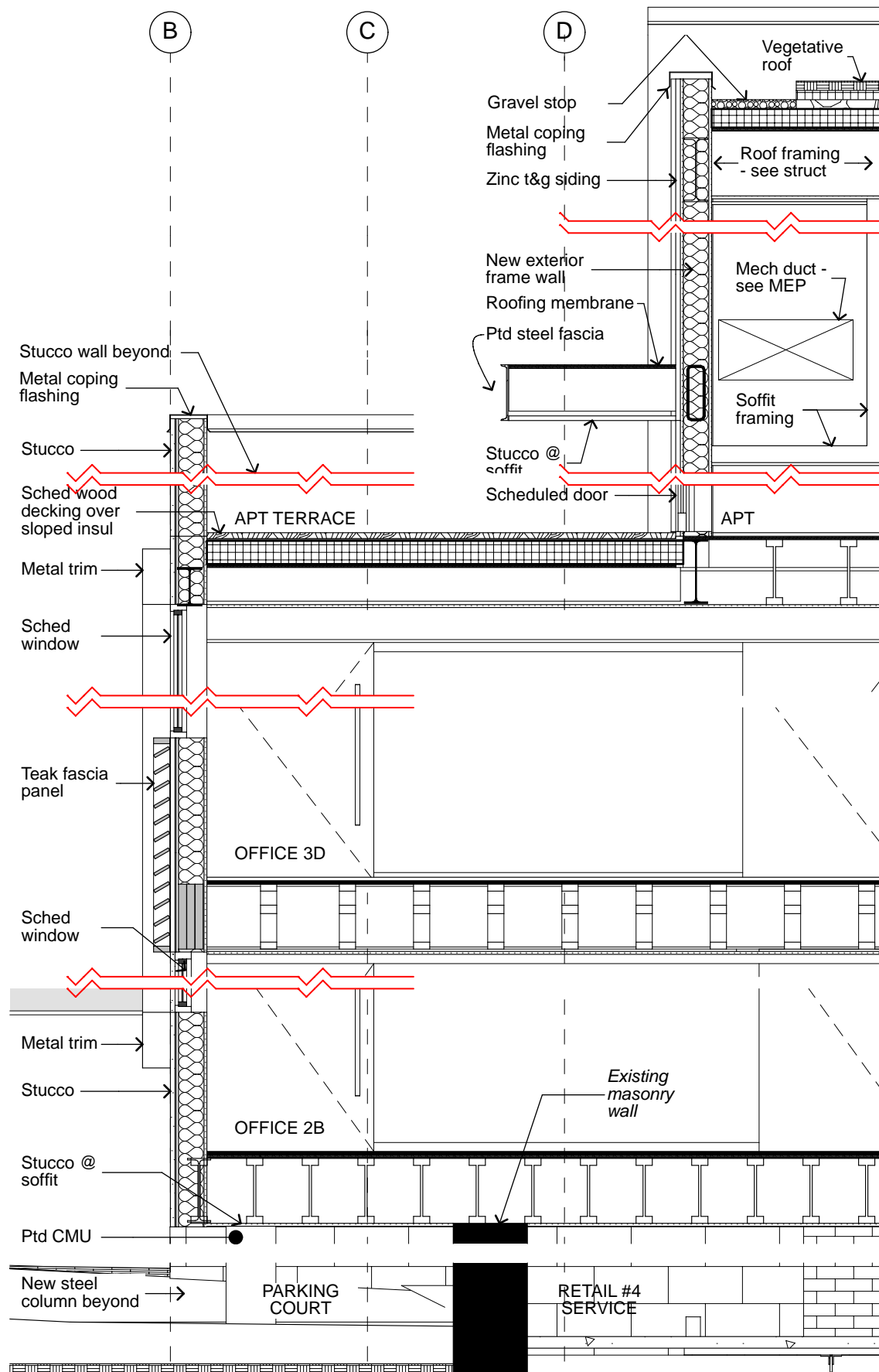


A. Wall Section @ Bay Windows

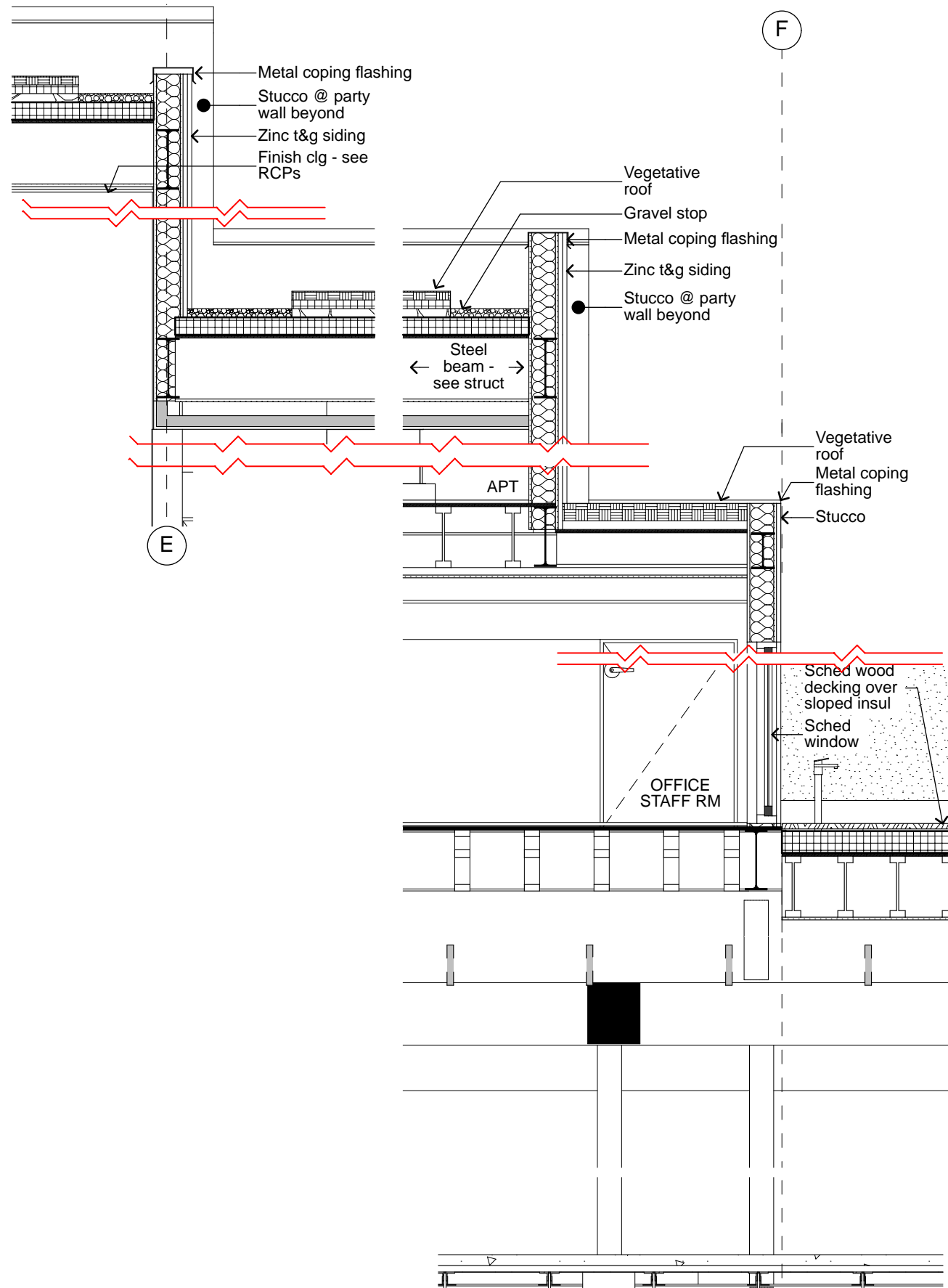
0 6" 1' 2' 3'
SCALE 3/8" = 1'



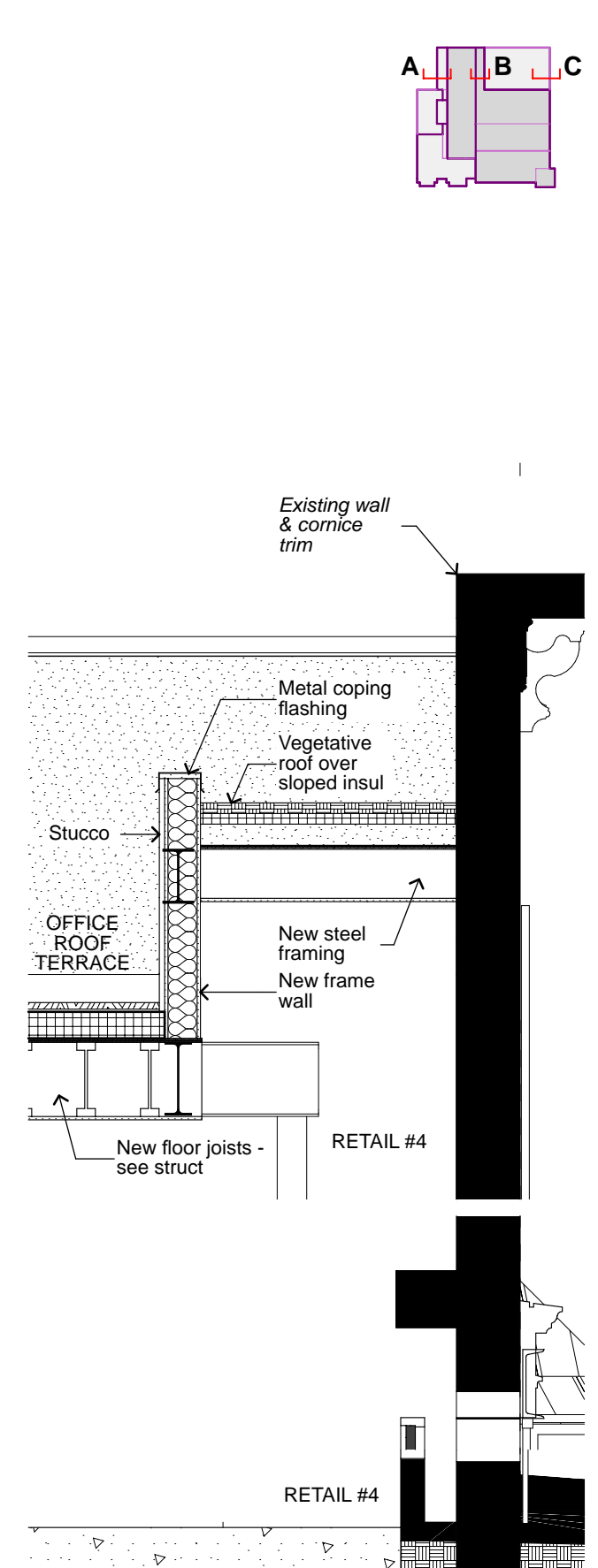
B. Wall Section @ Lobby Entry



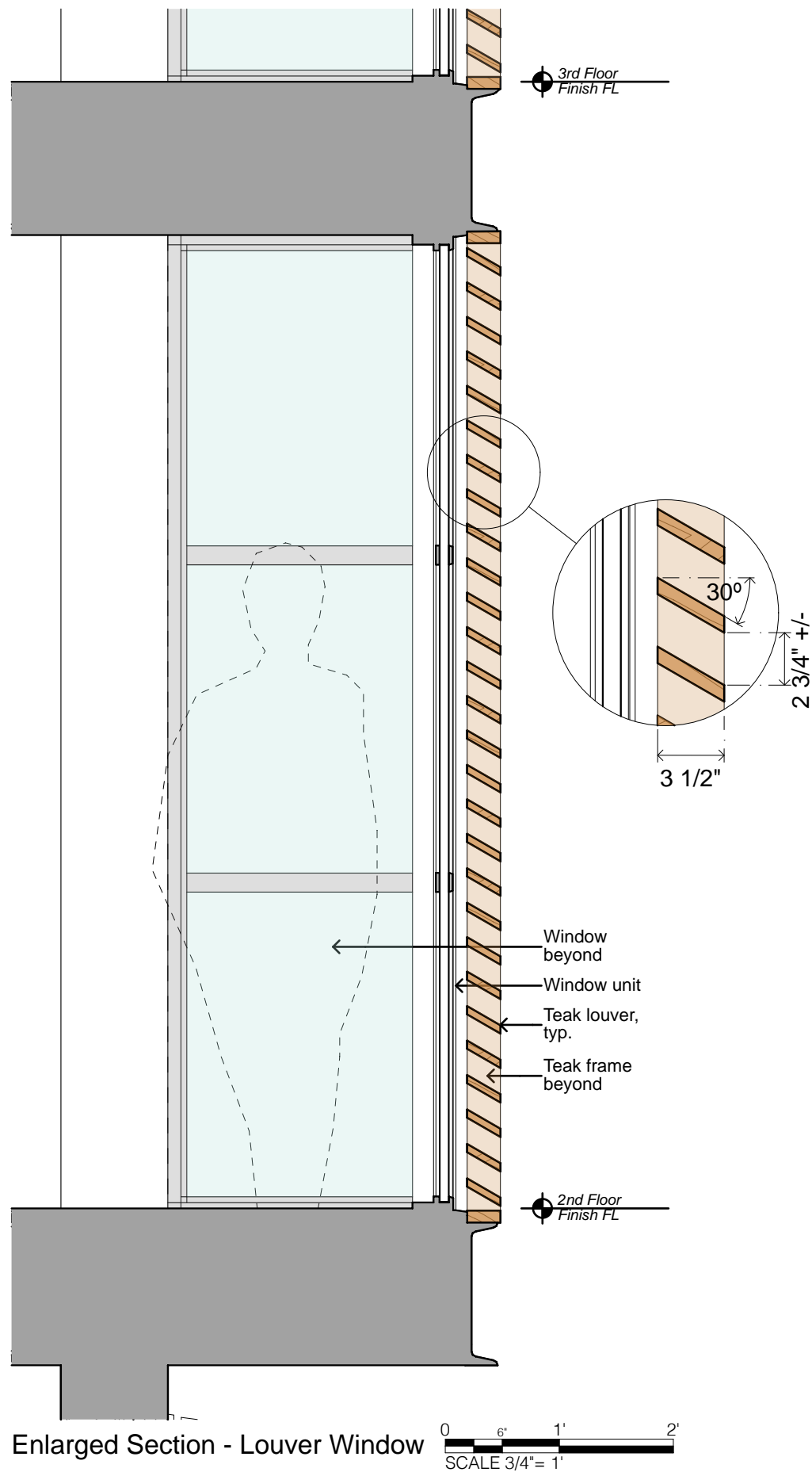
A. Details @ Alley & Retail 4



B. Wall Details @ North wing



C. Wall Details @ North wing
Building Details



Enlarged Section - Louver Window



Detail View - Louvered Window