



Government of the  
District of Columbia

# APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR OLD GEORGETOWN REVIEW

OG

HPA

The Old Georgetown Act of 1950 requires the District of Columbia to refer construction plans to the US Commission of Fine Arts (CFA) for review before a building permit is issued. Work in Georgetown is also subject to a coordinated historic preservation review under the DC Historic Landmark and Historic District Protection Act of 1978. To initiate these reviews, please submit this form with all required attachments as directed below.

**THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE COMMISSION OF FINE ARTS:**

- ☒ **CONCEPTUAL REVIEW** to receive guidance at the early stages of design
- ☐ **PERMIT REVIEW** to receive a recommendation on a building permit application

## 1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Property Owner's Name: Live Oak Trust u/a/d 3/25/2010

Applicant's Name (if different from owner): Michael Patrick, AIA

Project Address: 3238 & 3232 R Street NW, Washington, DC 20007

Square: 1280 Lot: 1015

To find your square and lot, see [www.propertyquest.dc.gov](http://www.propertyquest.dc.gov)

- ☐ I am currently the owner of the property
- ☐ I am a homeowner currently receiving the DC homestead deduction for this property
- ☒ I am an authorized representative of the property owner
- ☐ I am or represent a potential purchaser of the property

## 2. SUBMISSION MATERIALS FOR THE COMMISSION OF FINE ARTS AND HISTORIC PRESERVATION REVIEW

The following materials are included with this application:

- ☒ Two (2) sets of comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

*For each of the following, two (2) copies for a concept application or five (5) copies for a permit application:*

- ☒ Site plan showing the existing footprint of the property and adjacent buildings
- ☒ Building plans, elevations, and site plan sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

*For more information on submission requirements, see [www.cfa.gov](http://www.cfa.gov) or contact the CFA staff at 202-504-2200*

## 3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

- ☐ Addition ☒ Exterior Alteration ☐ New Construction ☐ Subdivision ☐ Other

Briefly describe the nature of the project: Renovations to five (5) structures on the historic "Scott-Grant House" property, for maintenance and protection of historic fabric, restoration of certain elements changed over time, and upgrading of modern structures to a more compatible condition.

	YES	NO	UNSURE
Is the proposed work visible from a public street or alley?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls? (In the non-historic structure)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(over)

#### 4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

#### 5. EASEMENTS

	YES	NO	UNSURE
Is there a conservation easement on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the easement holder?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 6. COMMUNITY CONSULTATION

	YES	NO	UNSURE
Have you shared project information with abutting neighbors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you contacted the affected Advisory Neighborhood Commission (ANC 2E)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you contacted any neighborhood community organizations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*For more information about project review by ANC 2E, see [www.anc2E.com](http://www.anc2E.com) or call the ANC at 202-338-7427*

#### 7. ZONING REGULATIONS AND CONSTRUCTION CODE

	YES	NO	UNSURE
Will the project cause a change in building footprint or lot occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are any zoning variances or special exceptions required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Zoning Administrator?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Office of Planning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is any building code relief required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Briefly describe the nature of any zoning variances or code relief being sought: \_\_\_\_\_

#### 8. CONTACT INFORMATION

Owner Address (if different from project address): 201 Main Street Suite 3100, Fort Worth, TX 76102

Owner Phone: 650-581-8706 / 650-799-3449 Owner Email: mf@keystoneco.com

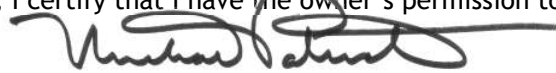
Agent's Capacity: ☐ Tenant ☒ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☐ Other

Agent Address (if different from owner): BarnesVanze Architects, 1000 Potomac St NW, STE L2, Washington DC 20007

Agent Phone: 202-337-7255 / 202-494-6639 Agent Email: mpatrick@barnesvanze.com

#### 9. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature:  Date: 10/13/2022

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA or the Historic Preservation Review Board, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see [www.cfa.gov](http://www.cfa.gov) or [www.preservation.dc.gov](http://www.preservation.dc.gov).



**Historic Preservation Office**  
DC Office of Planning  
(202) 442-8800  
[historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)

District of Columbia  
Office of Planning





OVERALL PROJECT SCOPE:

THE SCOTT-GRANT HOUSE AND ITS FOUR DEPENDENT STRUCTURES HAVE HELD AN IMPORTANT PLACE IN THE HISTORY OF GEORGETOWN AND THE UNITED STATES. OCCUPIED VARIOUSLY BY PROMINENT PRIVATE HOMEOWNERS, UNITED STATES PRESIDENTS (HOWEVER BRIEFLY), AND INFLUENTIAL PARTY WORKING GROUPS, THE HOUSE ON THE HILL KNOWN AS LEE HILL BEFORE THE CIVIL WAR, THEN AS THE PROPERTY NEXT TO THE RESERVOIR, AND THAT IS NOW ADJACENT TO THE GEORGETOWN PUBLIC LIBRARY, HAS GRACED THE CITY FROM 1857 TO TODAY THROUGH PERIODS OF UPHEAVAL AND PROSPERITY.

THE MAIN HOUSE, AS THE SCOTT-GRANT HOUSE IS REFERRED TO IN THIS SUBMISSION, WAS CONSTRUCTED IN 1857 AS AN ITALIANATE VILLA, WITH A CHARMING COTTAGE OF THE SAME DATE CONSTRUCTED AS A GUEST HOUSE ON THE EDGE OF THE HILL TOWARD THE REAR. THE MAIN HOUSE WAS RENOVATED IN 1907, CREATING A GEORGIAN / FEDERAL DECORATIVE THEME OVER THE PREVIOUS ITALIANATE DESIGN, FOLLOWED CLOSELY IN 1910 BY THE CONSTRUCTION OF A NEW GARAGE AND ATTACHED LAUNDRY AND WORKSHOP BUILDING AROUND A COBBLESTONE SERVICE AND DRIVE COURT. IN 1975, A 70'S-STYLE 3-BEDROOM RESIDENCE, NOW CALLED THE GUARD HOUSE, WAS CREATED ACROSS THE DRIVE AND SLIGHTLY DOWN THE HILL ON A SEPARATE LOT, BUT NEXT TO THE MAIN HOUSE. ALTHOUGH NOT VISUALLY CONSISTENT WITH THE CHARACTER OF THE OTHER STRUCTURES, THIS PROVIDES EVEN TODAY A USEFUL AMENITY FOR THE PROPERTY AND THE STREET.

IN THE 1990'S, RENOVATIONS WERE CARRIED OUT ON THE MAIN HOUSE AND COTTAGE FOR THE PURPOSE OF MAINTENANCE AND REPAIR. THE INTERIOR OF THE MAIN HOUSE WAS LARGELY GUTTED AND REPLACED WITH MODERN MATERIALS AND MECHANICAL SYSTEMS. SINCE THAT TIME, DETERIORATION HAS CONTINUED ON THE OTHER STRUCTURES, AND IN SOME CASES THREATENS THE BUILDINGS IF UPDATES AND RENOVATIONS ARE NOT CARRIED OUT IN THE NEAR FUTURE. RECENT RUPTURED PIPING IN THE MAIN HOUSE ALSO CAUSED DAMAGE THROUGHOUT TO THE MODERN INTERIOR, WHICH WILL BE ADDRESSED IN THE PROJECT.

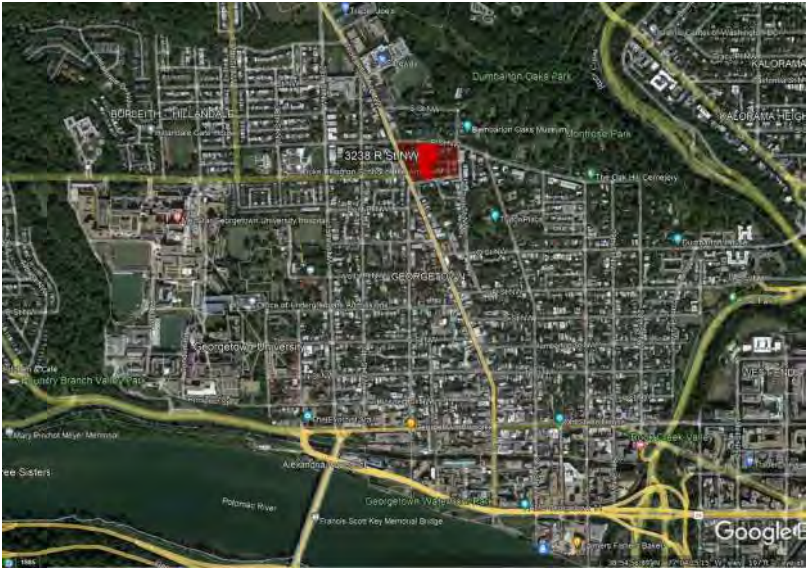
THE OWNERS OF THE PROPERTY HAVE ASKED BVA / BARNESVANZE ARCHITECTS TO ORGANIZE THIS RENOVATION EFFORT. THE INTENT ON THE WHOLE IS TO STABILIZE THE FIVE STRUCTURES WHERE NEEDED AND PRESERVE THE HISTORIC FABRIC FOR THE NEXT GENERATIONS, WHILE MAKING SMALL CORRECTIONS TO WHAT APPEAR TO BE UNFORTUNATE CHANGES THAT HAVE BEEN MADE OVER TIME. IN THE CASE OF THE GUARD HOUSE, DETERIORATION IS ADVANCED, THE ROOF, WINDOWS AND DOORS WILL NEED TO BE REPLACED, AND WE ARE PROPOSING THAT THE EXTERIOR DESIGN BE HARMONIZED IN THE PROCESS WITH THE OLDER STRUCTURES ON THE SITE.

EACH BUILDING IS TREATED IN THIS SUBMISSION IN TURN, IN THE ORDER OF ITS CONSTRUCTION.

SITE

NO DESIGN CHANGES ARE PROPOSED TO THE SITE, OTHER THAN TO ADD A NEW TREE IN THE BACK YARD. HOWEVER, BEHIND THE GARAGE AND BETWEEN THE GARAGE AND LAUNDRY AND WORKSHOP BUILDING, THERE IS SIGNIFICANT HEAVING IN THE PAVING AND LANDSCAPE THAT WILL BE REPAIRED.

SITE LOCATION ENLARGED AREA MAP:



FULL DRAWING INDEX:

SHEET #	DRAWING NAME	SHEET # (CONT.)	DRAWING NAME (CONTINUED)
A0.1	OVERALL PROJECT - GENERAL DATA SHEET	A4.1	WORKSHOP AND LAUNDRY - GENERAL DATA SHEET
A0.2	OVERALL PROJECT - SITE PLAN	A4.2	WORKSHOP AND LAUNDRY - FLOOR PLANS
		A4.3	WORKSHOP AND LAUNDRY - EXTERIOR ELEVATIONS
A1.1	MAIN HOUSE - GENERAL DATA SHEET	A5.1	GUARD HOUSE - GENERAL DATA SHEET
A1.2	MAIN HOUSE - FLOOR PLANS	A5.2	GUARD HOUSE - FLOOR PLANS
A1.3	MAIN HOUSE - FLOOR PLANS	A5.3	GUARD HOUSE - FLOOR PLANS
A1.4	MAIN HOUSE - FLOOR PLANS	A5.4	GUARD HOUSE - FLOOR PLANS
A1.5	MAIN HOUSE - FLOOR PLANS	A5.5	GUARD HOUSE - FLOOR PLANS
A1.6	MAIN HOUSE - FLOOR PLANS	A5.6	GUARD HOUSE - EXTERIOR ELEVATIONS
A1.7	MAIN HOUSE - EXTERIOR ELEVATIONS	A5.7	GUARD HOUSE - EXTERIOR ELEVATIONS
A1.8	MAIN HOUSE - EXTERIOR ELEVATIONS		
A1.9	MAIN HOUSE - EXTERIOR ELEVATIONS		
A1.10	MAIN HOUSE - EXTERIOR ELEVATIONS		
A1.11	MAIN HOUSE - EXTERIOR ELEVATIONS		
A2.1	COTTAGE - GENERAL DATA SHEET		
A2.2	COTTAGE - FLOOR PLANS		
A2.3	COTTAGE - EXTERIOR ELEVATIONS		
A3.1	GARAGE - GENERAL DATA SHEET		
A3.2	GARAGE - FLOOR PLANS		
A3.3	GARAGE - FLOOR PLANS		
A3.4	GARAGE - FLOOR PLANS		
A3.5	GARAGE - EXTERIOR ELEVATIONS		
A3.6	GARAGE - EXTERIOR ELEVATIONS		

DETAILED VICINITY MAP:



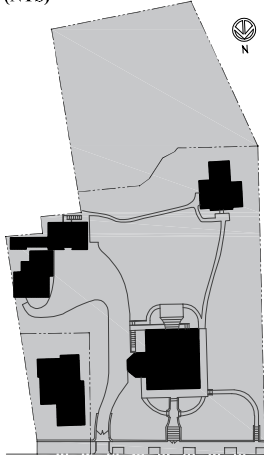
CONTEXT PHOTO: EXISTING PANORAMA



1 EXISTING 3200 BLOCK OF R STREET NW (SOUTH SIDE)

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:

2156

BVA

BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

DRAWING: GENERAL DATA SHEET

BUILDING NAME:

ALL

BUILDING #:

BUILDINGS 1-5

ISSUED:	06B CONCEPT REVIEW	06B CONCEPT REVIEW REVISION 1
10-19-2021		
10-20-2021		

SHEET #:

A0.1







BUILDING SCOPE:

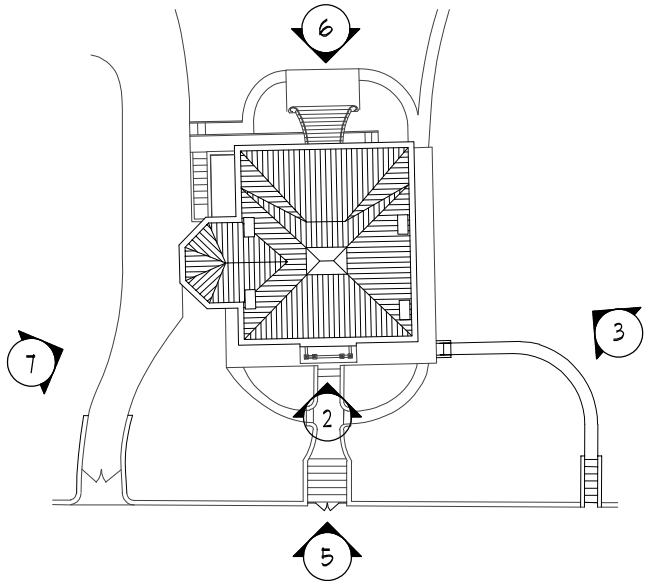
THE MAIN HOUSE, ALSO KNOWN AS THE SCOTT-GRANT HOUSE AND REFERRED TO AS BUILDING 1 IN THIS SUBMISSION, IS AN EXISTING 3 STORY BRICK STRUCTURE BUILT IN 1857. HISTORIC PHOTOS SHOW THAT ORIGINALLY A GRAND EXTERIOR STAIRCASE ROSE FROM THE R STREET SIDE (THEN CALLED ROAD STREET) TO A DOUBLE DOOR FRONT ENTRANCE WITH TRANSOM IN ITALIANATE STYLE, ON THE PIANO NOBILE LEVEL. THE BVA TEAM HAS SURMISED THAT THE INTERIOR MAIN HALL ON THIS LEVEL ORIGINALLY CONNECTED DIRECTLY TO THE GRACIOUS COVERED PORCH ON THE BACK OF THE HOUSE, BUT NO EVIDENCE HAS BEEN RECOVERED TO SUPPORT THIS, OTHER THAN THE PRESENCE OF FEDERAL STYLE DETAILING ON WHAT MAY HAVE BEEN A REPLACEMENT OF AN ORIGINAL DOOR AT THIS CONNECTION POINT ON THE BACK PORCH.

BY 1907, THAT EXTERIOR STAIR HAD BEEN REMOVED, AND THE MAIN ENTRANCE TO THE HOUSE REESTABLISHED ON THE GROUND FLOOR, WITH A FEDERAL STYLE WINDOW OCCUPYING WHAT HAD BEEN THE FRONT DOOR ABOVE. GIVEN THE LACK OF CERTAIN EVIDENCE OF AN OLDER INTERIOR CONFIGURATION, BVA PROPOSES TO MAINTAIN THIS CURRENT CONDITION, WHICH ON THE EXTERIOR AT LEAST, NOW HAS A 100+ YEAR HISTORY.

THE TEAM HAS EXPLORED OTHER CONNECTIONS FROM THE HOUSE INTERIOR TO THE BACK PORCH AND DETERMINED THAT THE TALL SIX-OVER-NINE SASH WINDOWS ALONG THE BACK, AND FRONT, OF THE MAIN LEVEL POCKET UP INTO THE WALL, ALLOWING DIRECT ACCESS FROM THE LIVING ROOM TO THE PORCH. THIS APPEARS TO BE AN EXISTING CONDITION THAT HAPPILY IS IN WORKING ORDER TODAY. THIS ALLOWS PASSAGE FROM THE MAIN LIVING AREAS ON THE MAIN FLOOR TO THE BACK PORCH. THE ONLY EXTERIOR CHANGE PROPOSED IN THIS SUBMISSION IS TO RESTORE THE SINGLE OPENING FROM THE DINING ROOM ON THE OTHER SIDE OF THE HOUSE BACK TO THIS SAME WINDOW. IT IS CURRENTLY A DOOR AND TRANSOM OF MORE RECENT ORIGIN.

OTHERWISE, THE MAIN HOUSE WILL RECEIVE ONLY MASONRY REPOINTING, AND ROOF AND OTHER REPAIRS, AS NEEDED. THE INTERIOR WILL RECEIVE A GENERAL REFRESH TO ALL NON-ORIGINAL FINISHES, AND REPAIRS TO THE HVAC SYSTEM AND OTHER SYSTEMS WHICH HAVE FAILED OR NEED TO BE UPDATED.

REFERENCE PHOTOS KEY:



REFERENCE PHOTOS: EXISTING EXTERIOR ELEVATIONS TO REMAIN



1 ELEVATION DETAIL - EXISTING ITALIANATE HOOD



4 ELEVATION DETAIL - EXISTING GEORGIAN WINDOW



5 NORTH ELEVATION - STREET VIEW



2 NORTH ELEVATION



3 WEST ELEVATION



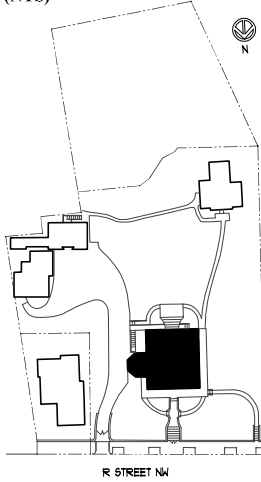
6 SOUTH ELEVATION



7 EAST ELEVATION

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:

2156

BVA

BarnesVanz Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

DRAWING: GENERAL DATA SHEET

BUILDING NAME: MAIN HOUSE

BUILDING #: BUILDING 1

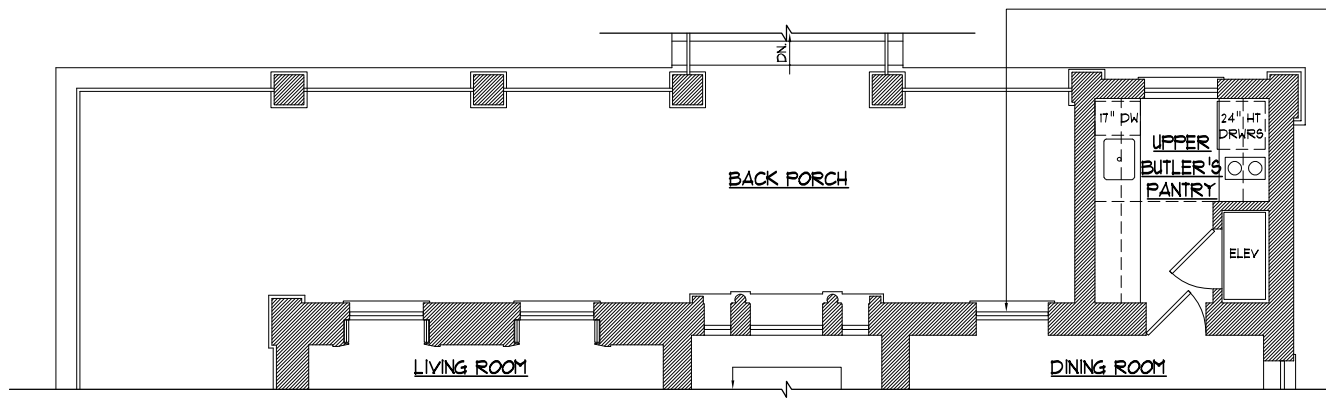
ISSUED:	O&B CONCEPT REVIEW	O&B CONCEPT REVIEW REVISION 1
10-13-2021	10-10-2021	

SHEET #:

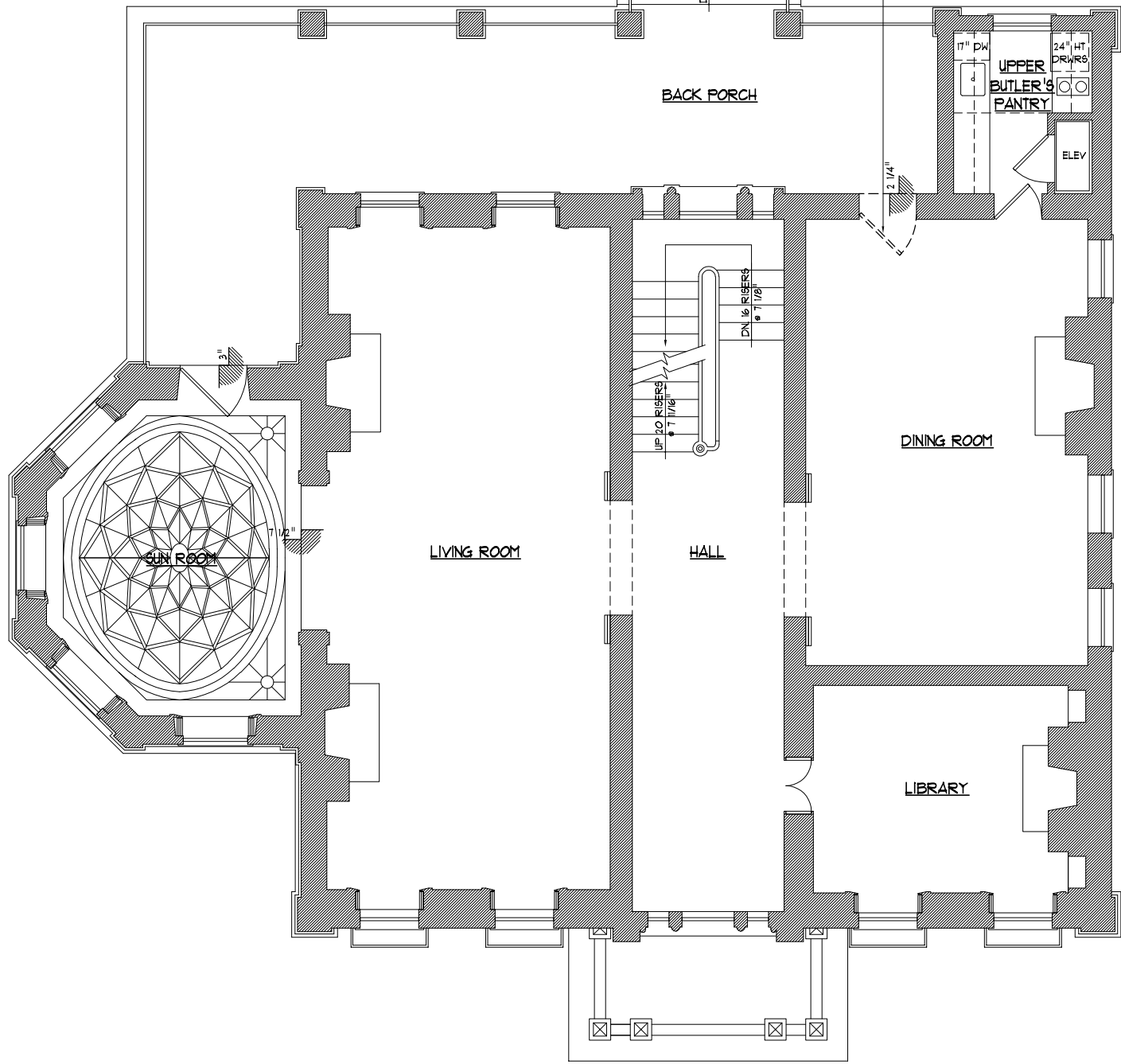
A11



A1.2



A1  
A13 MAIN HOUSE - PROPOSED PARTIAL FIRST FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



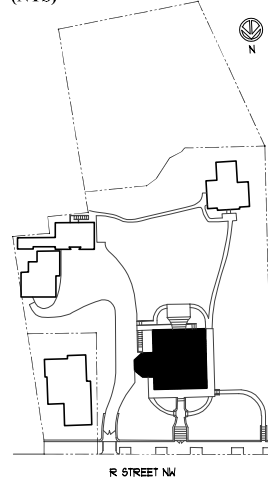
C1  
A13 MAIN HOUSE - EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

NO PROPOSED CHANGES  
EXCEPT AT DOOR FROM  
DINING ROOM TO BACK  
PORCH AS NOTED

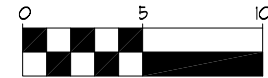
REPLACE MODERN DOOR AND TRANSOM WITH  
TALL WINDOW TO MATCH EXISTING WINDOWS AT  
LIVING ROOM. TOP SASH OF NEW WINDOW TO BE  
POCKETED INTO WALL ABOVE, TO MATCH EXISTING  
LIVING ROOM WINDOWS WHICH APPEAR TO BE  
FULLY OPERABLE IN THEIR CURRENT CONDITION

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:

FIRST FLOOR EXISTING AND  
PARTIAL PROPOSED PLANS

BUILDING NAME:

MAIN HOUSE

BUILDING #:

BUILDING 1

2156

BVA

BarnesVance Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvance.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:

10-13-2021 OGB CONCEPT REVIEW  
10-20-2021 OGB CONCEPT REVIEW REVISION 1

SHEET #:

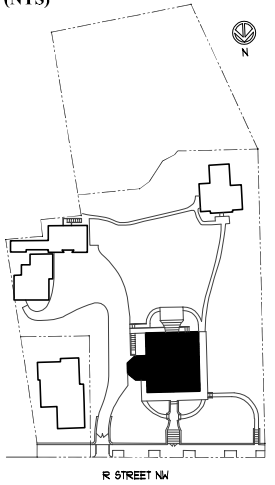
A13



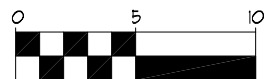
NO PROPOSED CHANGES

**DCRA STAMP:**

**BUILDING LOCATION KEY:**  
(NTS)



**GRAPHIC SCALE:**



2156

BVA

BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

Live Oak Trust  
3238 R Street NW

Washington, DC 20007

**DRAWING:**  
**SECOND FLOOR**  
**EXISTING PLAN**

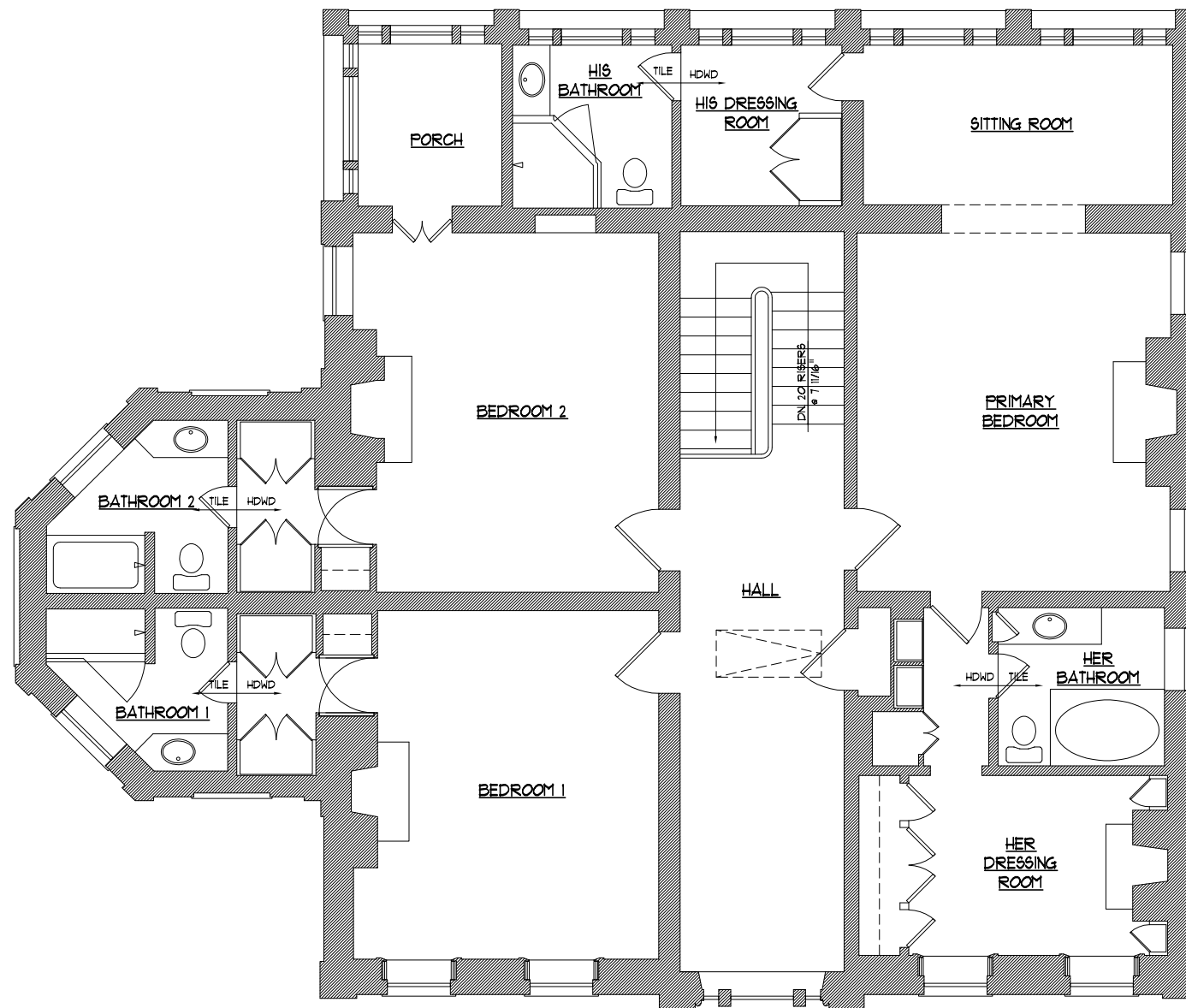
**BUILDING NAME:**  
MAIN HOUSE

**BUILDING #:**  
**BUILDING 1**

OGB CONCEPT REVIEW  
 OGB CONCEPT REVIEW REVISION I

10-13-2022
10-20-2022

SHEET #:



CI  
A1.4

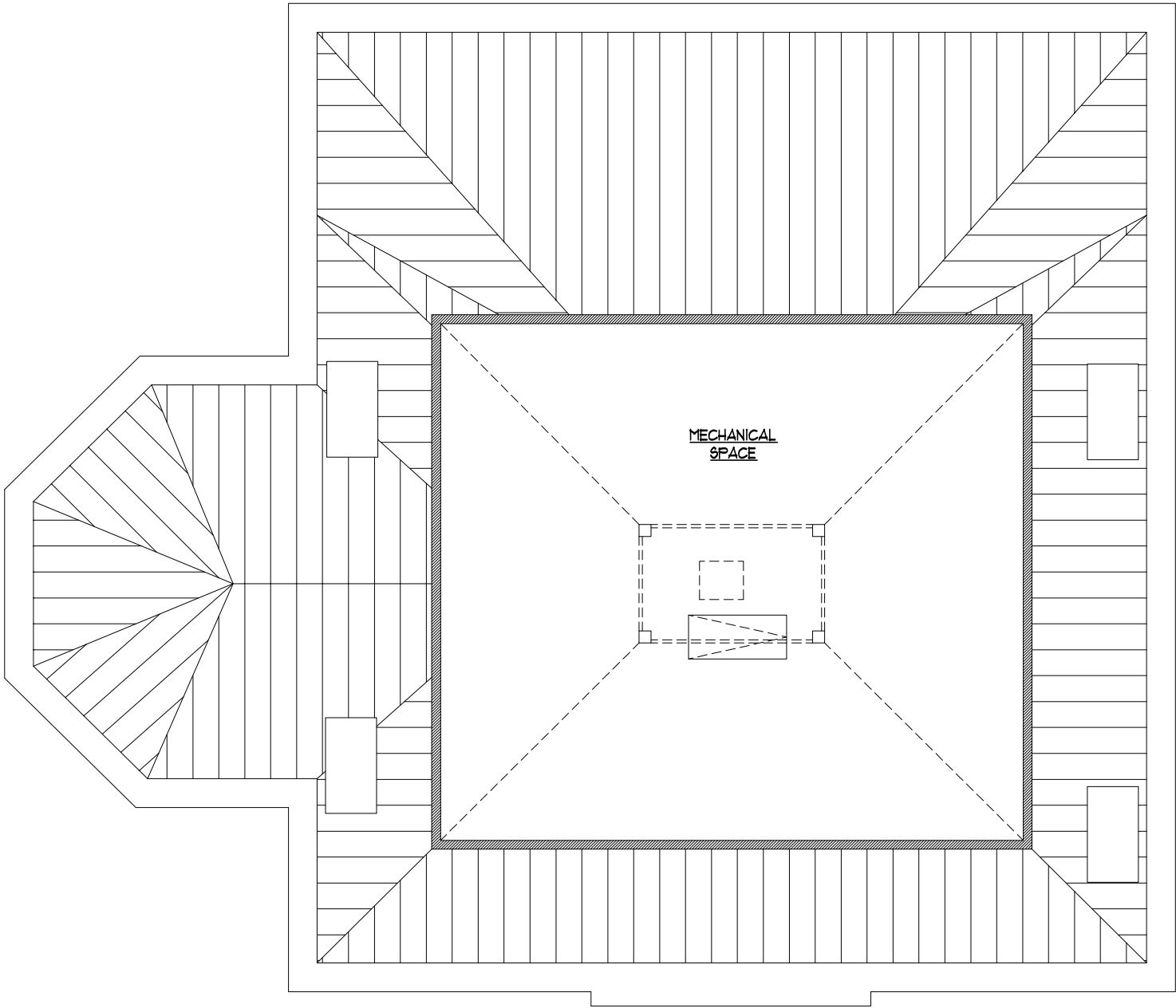
MAIN HOUSE - EXISTING SECOND FLOOR PLAN

1/4" = 1'-0" WHEN PRINTED AT 22"x36"

1/8" = 1'-0" WHEN PRINTED AT 11"x17"



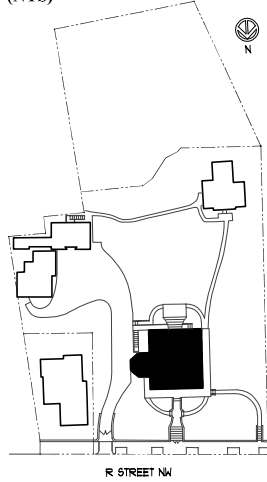




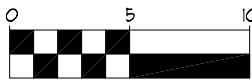
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:

BUILDING NAME:

BUILDING #:

ATTIC

MAIN HOUSE

BUILDING 1

EXISTING PLAN

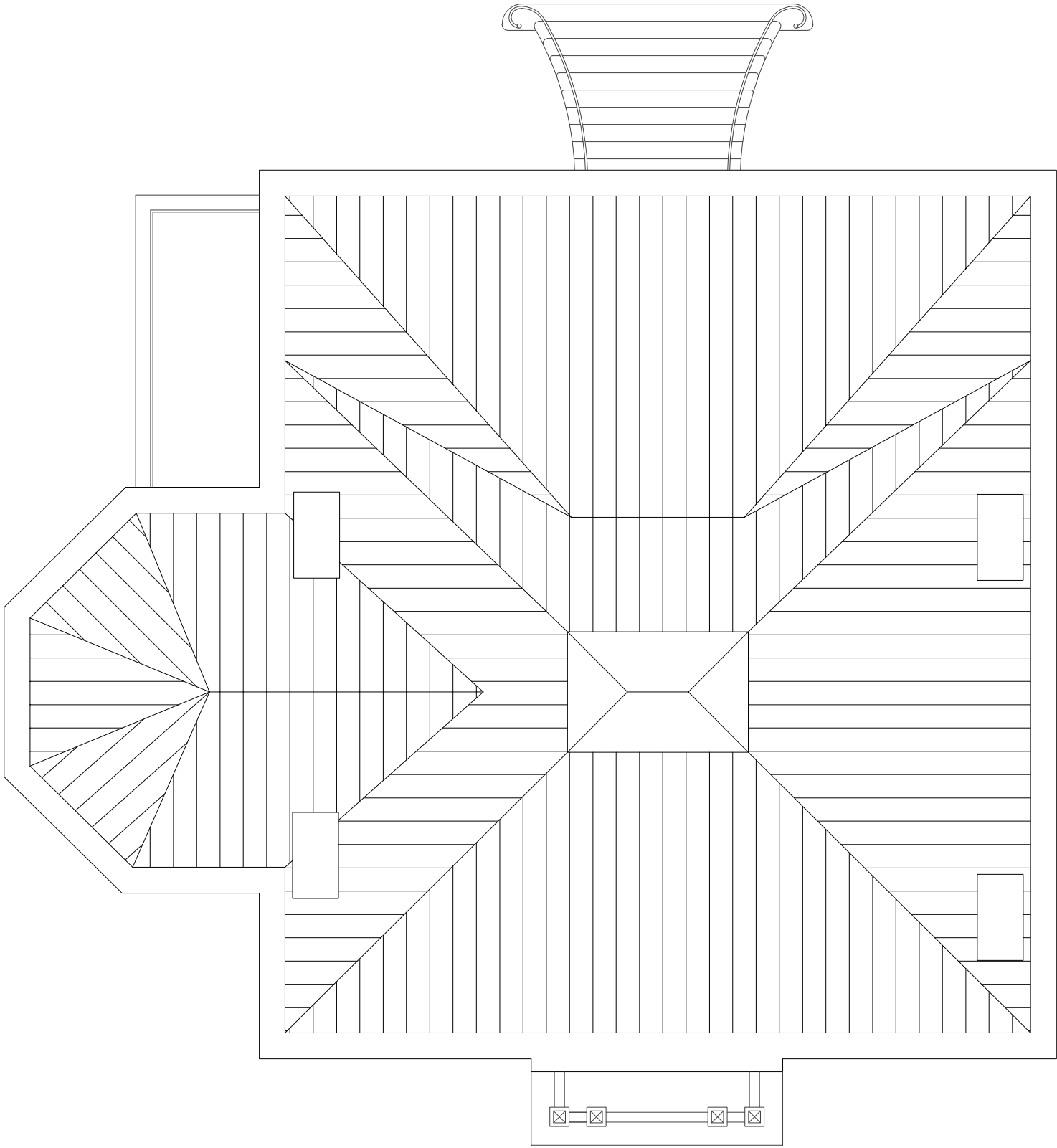
2156  
**BVA**  
BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

**Live Oak Trust**  
3238 R Street NW  
Washington, DC 20007

ISSUED:	04B CONCEPT REVIEW	04B CONCEPT REVIEW REVISION 1
10-13-2021		
10-20-2021		

SHEET #:

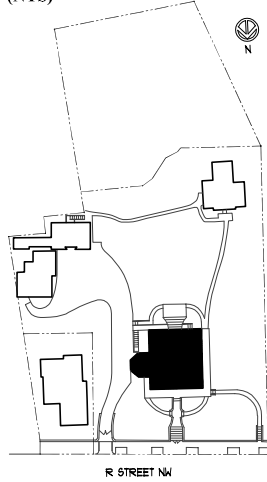
A1.5



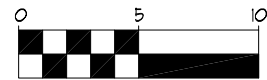
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:

ROOF  
EXISTING PLAN

BUILDING NAME:

MAIN HOUSE

BUILDING #:

BUILDING 1

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:

10-13-2021	OGB CONCEPT REVIEW
10-20-2021	OGB CONCEPT REVIEW REVISION 1

SHEET #:

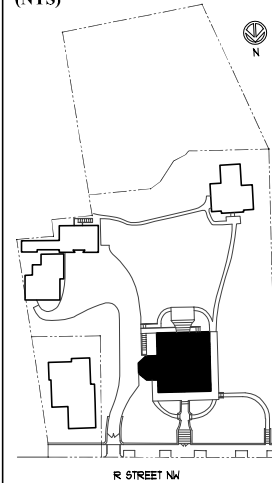
A1.6



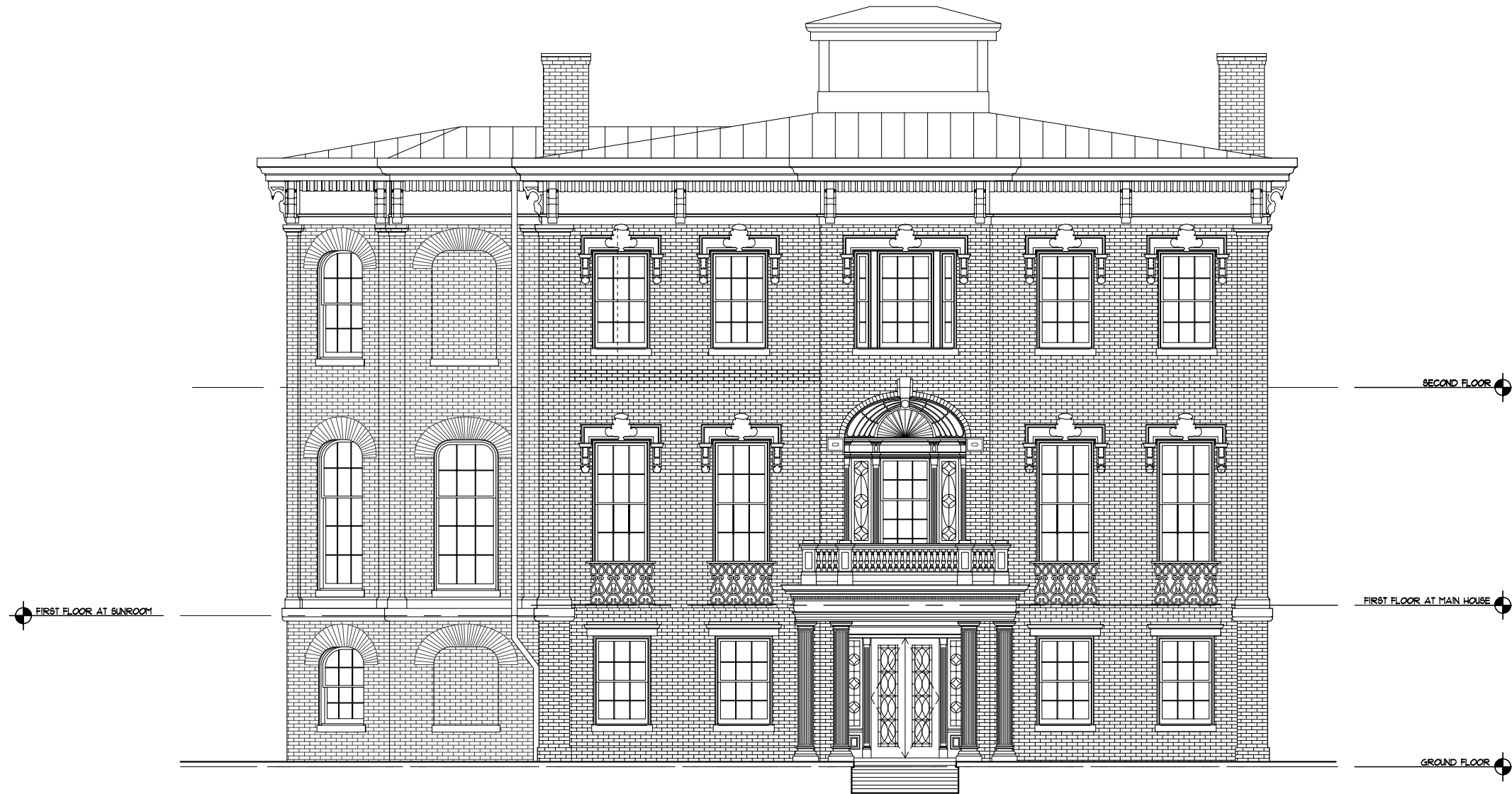
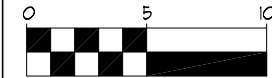
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



CI  
A1.7  
MAIN HOUSE - EXISTING NORTH ELEVATION  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DRAWING:

NORTH EXTERIOR  
EXISTING ELEVATION

BUILDING NAME:

MAIN HOUSE

BUILDING #:

BUILDING 1

2156  
BVA  
BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

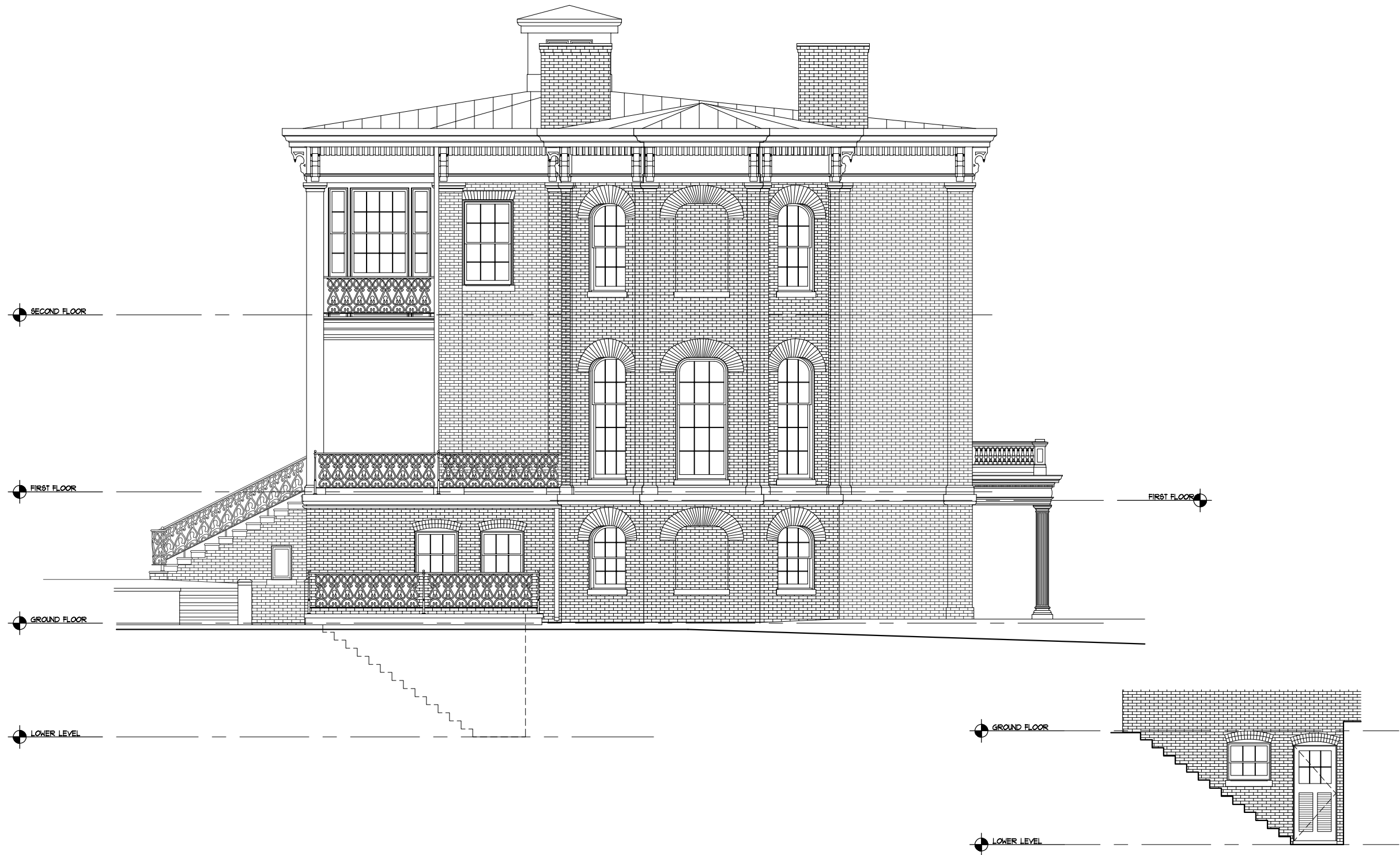
Live Oak Trust  
3238 R Street NW  
Washington, DC 20007

ISSUED:	04B CONCEPT REVIEW
10-19-2021	04B CONCEPT REVIEW REVISION 1
10-20-2021	

--	--	--	--	--

SHEET #:  
A1.7

NO PROPOSED CHANGES

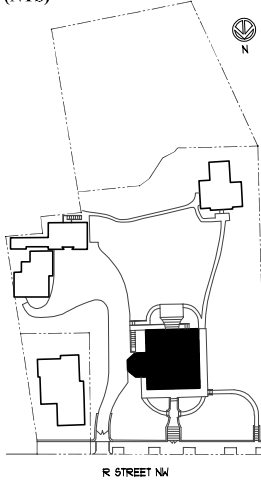


C1  
A1.8  
MAIN HOUSE - EXISTING EAST ELEVATION  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

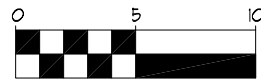
C2  
A1.8  
MAIN HOUSE - EXISTING PARTIALLY BELOW GRADE EAST ELEVATION  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

DRAWING:  
EAST EXTERIOR  
EXISTING ELEVATION

BUILDING NAME:  
MAIN HOUSE

BUILDING #:  
BUILDING 1

ISSUED:	04B CONCEPT REVIEW	04B CONCEPT REVIEW REVISION 1
10-19-2021		
10-20-2021		

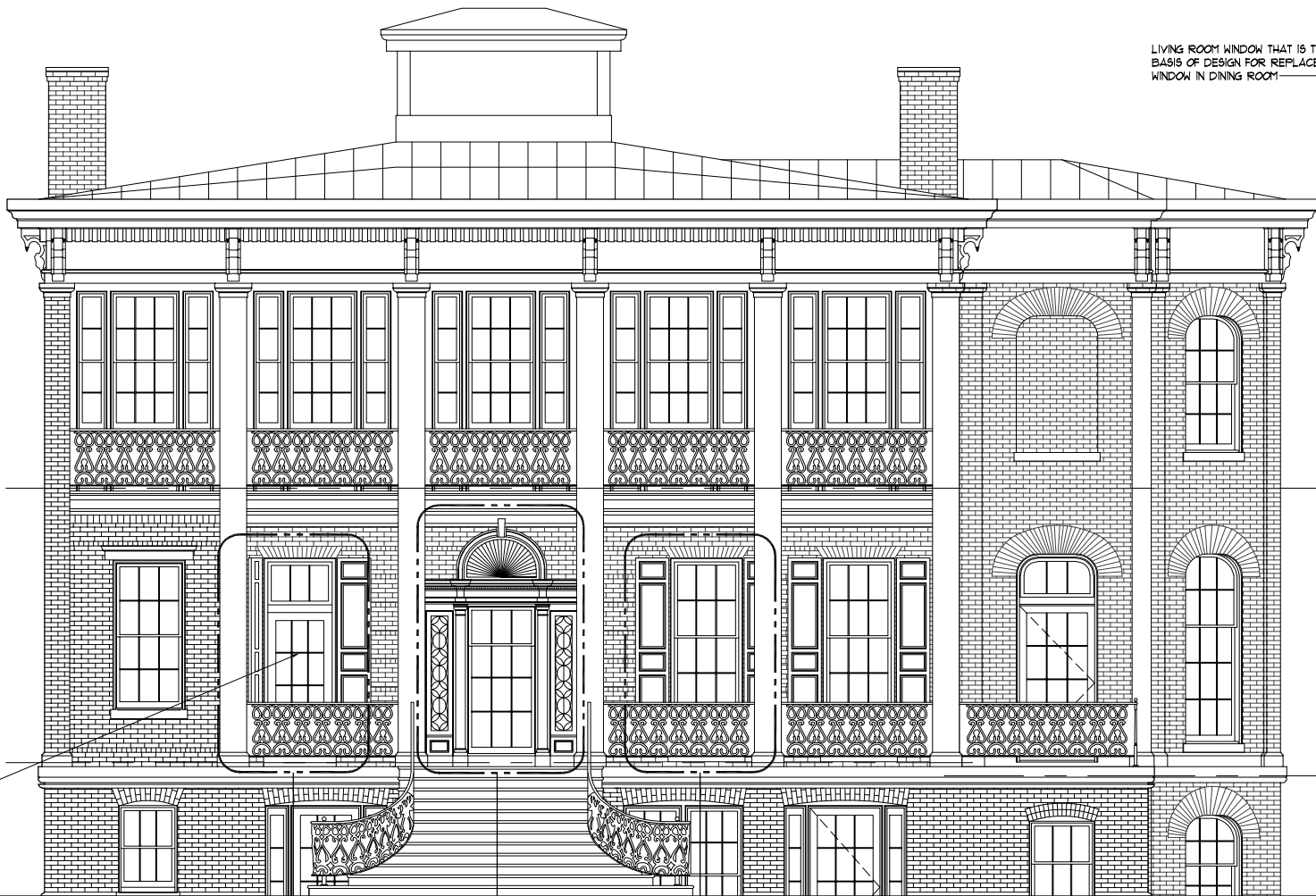
SHEET #:

A1.8

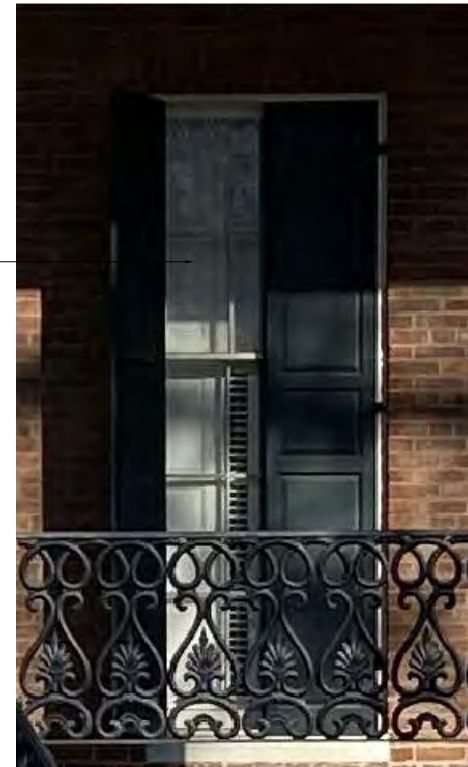




1A EXISTING CONDITION IMAGE - DOOR TO BE REPLACED



LIVING ROOM WINDOW THAT IS THE BASIS OF DESIGN FOR REPLACEMENT WINDOW IN DINING ROOM



1B EXISTING CONDITION IMAGE - LIVING ROOM WINDOW

REPLACE MODERN DOOR AND TRANSOM (IMAGE 1A) WITH TALL WINDOW TO MATCH EXISTING WINDOWS AT LIVING ROOM (IMAGE 1B). TOP SASH OF NEW WINDOW TO BE POCKETED INTO WALL ABOVE, TO MATCH EXISTING LIVING ROOM WINDOWS WHICH APPEAR TO BE FULLY OPERABLE IN THEIR CURRENT CONDITION

BI MAIN HOUSE - EXISTING SOUTH ELEVATION

A1.9 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

CI MAIN HOUSE - EXISTING PARTIALLY BELOW GRADE SOUTH ELEVATION

A1.9 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



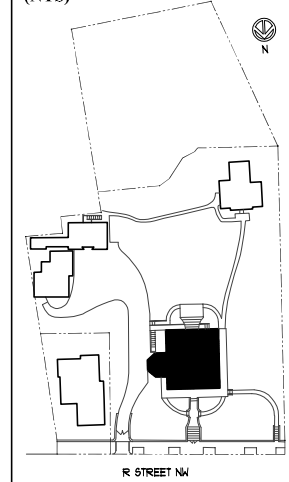
1C EXISTING CONDITION IMAGE - GEORGIAN WINDOW

GEORGIAN WINDOW PRESUMABLY FROM 1901, NOT ORIGINAL CONSTRUCTION

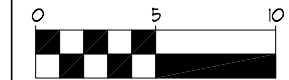
NO PROPOSED CHANGES EXCEPT AT DOOR FROM DINING ROOM TO BACK PORCH AS NOTED

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:

BUILDING NAME:

BUILDING #:

SOUTH EXTERIOR  
EXISTING ELEVATION

MAIN HOUSE

BUILDING 1

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust  
3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-19-2021 OGB CONCEPT REVIEW  
10-20-2021 OGB CONCEPT REVIEW REVISION 1

SHEET #:

A1.9

NO PROPOSED CHANGES  
EXCEPT AT DOOR FROM DINING  
ROOM TO BACK PORCH AS NOTED



NEW WINDOW TO MATCH EXISTING IN  
EXISTING MASONRY OPENING. ALL OTHER  
EXTERIOR ELEMENTS EXISTING TO REMAIN

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)

GRAPHIC SCALE:

BUILDING #:

BUILDING NAME:

BUILDING 1

MAIN HOUSE

DRAWING:

SOUTH EXTERIOR  
PROPOSED ELEVATION

2156

BVA

BarnesVanze Architects Inc.

1000 Potomac St NW, Suite L-2

Washington DC 20007

barnesvanze.com 202 337 7255

Live Oak Trust

3238 R Street NW

Washington, DC 20007

ISSUED:

10-19-2021

06B CONCEPT REVIEW

10-20-2021

06B CONCEPT REVIEW REVISION 1

SHEET #:

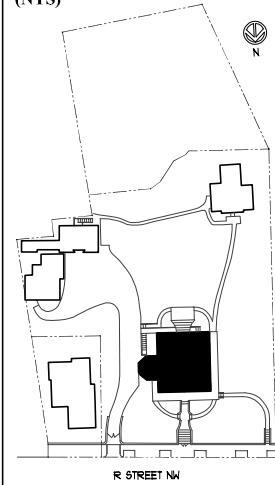
A110



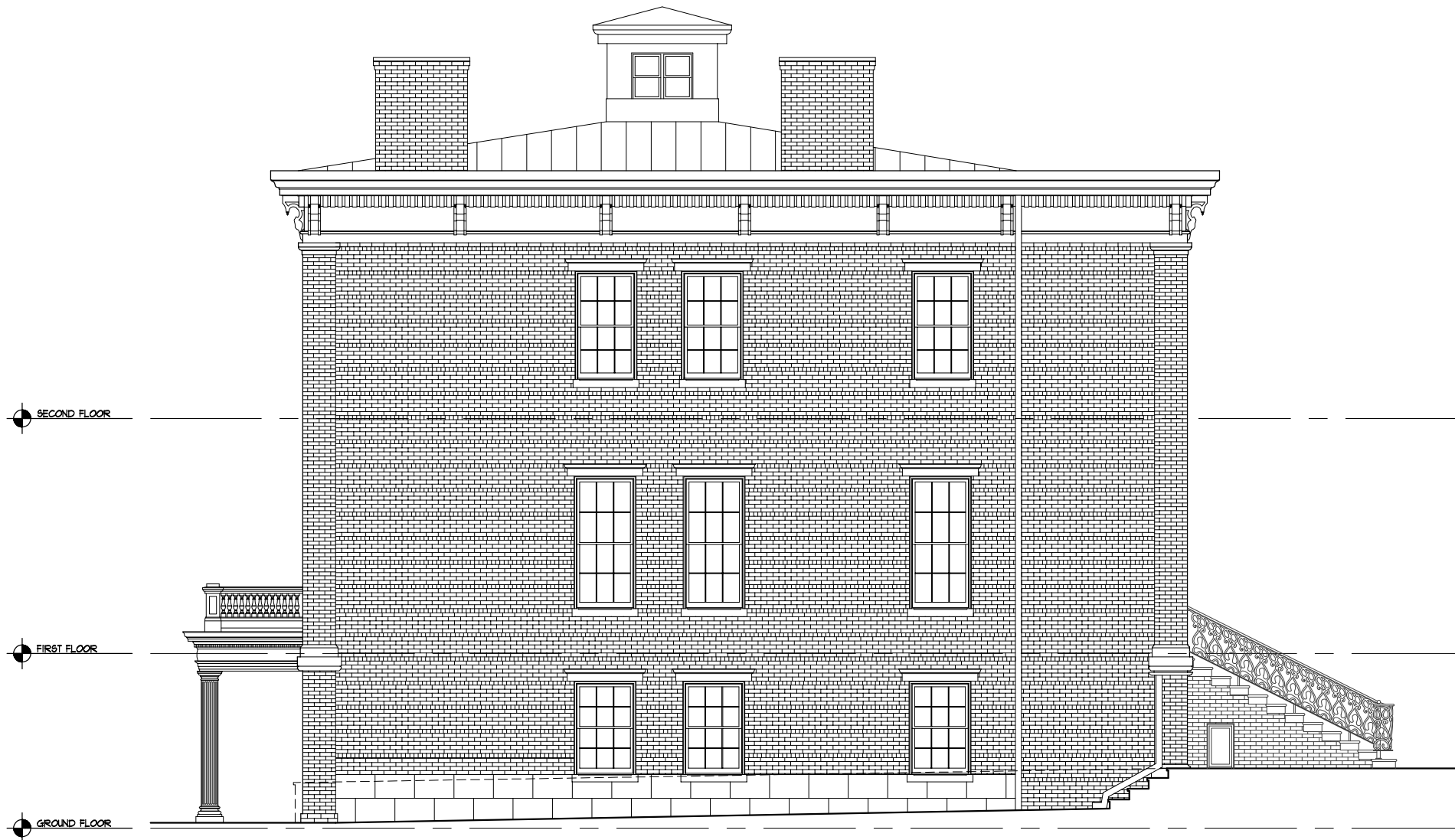
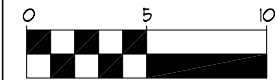
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)

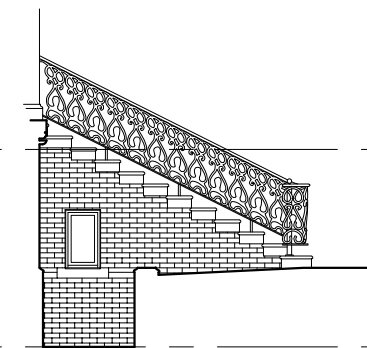


GRAPHIC SCALE:



GROUND FLOOR

LOWER LEVEL



C1  
A1.11  
MAIN HOUSE - EXISTING WEST ELEVATION  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C2  
A1.11  
MAIN HOUSE - EXISTING PARTIALLY BELOW GRADE WEST ELEVATION  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DRAWING:

WEST EXTERIOR  
EXISTING ELEVATION

BUILDING NAME:

MAIN HOUSE

BUILDING #:

BUILDING 1

2156  
BVA  
BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust  
3238 R Street NW  
Washington, DC 20007

ISSUED:	DATE	DESCRIPTION
10-19-2021	OGB CONCEPT REVIEW	
10-20-2021	OGB CONCEPT REVIEW REVISION 1	

SHEET #:  
A1.10

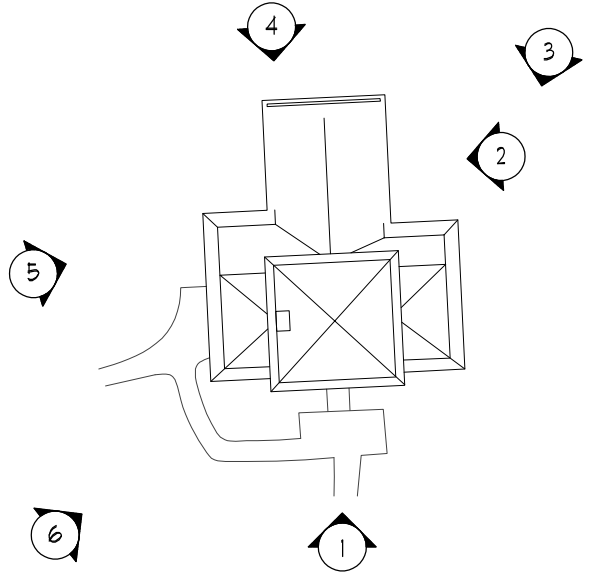


BUILDING SCOPE:

THE COTTAGE, REFERRED TO AS BUILDING 2 IN THIS SUBMISSION, IS AN EXISTING 1 STORY BRICK STRUCTURE WITH LOFT BUILT CIRCA 1857, AT THE SAME TIME AS THE MAIN HOUSE.

THE STRUCTURE IS LOCATED BEHIND THE MAIN HOUSE ON THE BROW OF THE HILL WHERE IT BEGINS TO SLOPE DOWN FROM THE RELATIVELY FLAT REAR LAWN. IT IS IN RELATIVELY GOOD CONDITION, AND WE ARE NOT PROPOSING ANY CHANGES TO THE EXTERIOR. THERE ARE A FEW PLACES THAT MAY REQUIRE MASONRY REPAIR, AND THE BACK PORCH MAY NEED SOME STRUCTURAL STABILIZATION, AS THERE IS SOME MOVEMENT IN THE PATIO FLOOR AND ONE CORNER OF THE PORCH. MINOR ROOF REPAIRS MAY BE NEEDED. THIS SUBMISSION DOES NOT PROPOSE CHANGES TO THIS BUILDING.

REFERENCE PHOTOS KEY:



REFERENCE PHOTOS: EXISTING EXTERIOR ELEVATIONS TO REMAIN



1 NORTH ELEVATION



2 PARTIAL WEST ELEVATION



3 SOUTH WEST ELEVATION



4 SOUTH ELEVATION



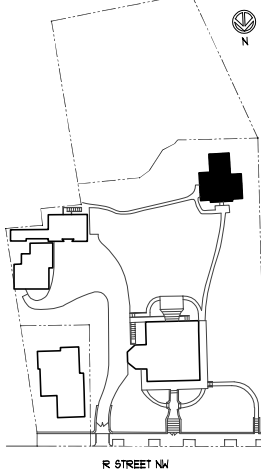
5 EAST ELEVATION



6 NORTH EAST ELEVATION

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:

2156

**BVA**

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

DRAWING: GENERAL DATA SHEET

BUILDING NAME: COTTAGE

BUILDING #: BUILDING 2

ISSUED:	06B CONCEPT REVIEW
10-13-2022	06B CONCEPT REVIEW REVISION 1
10-20-2022	

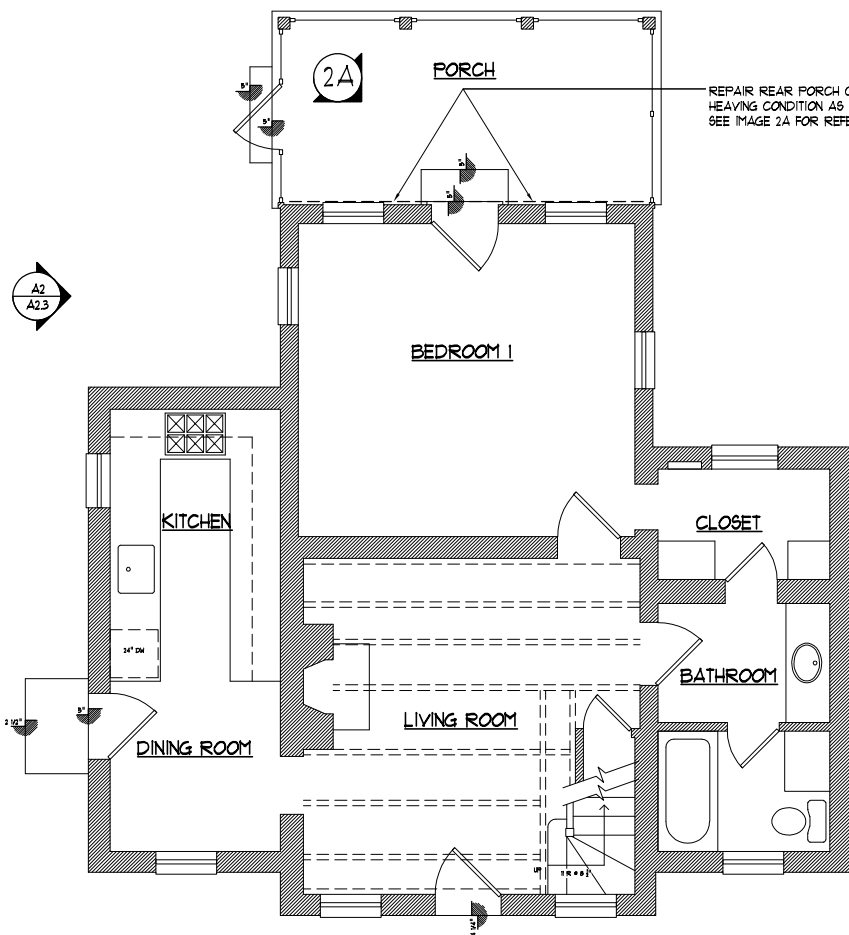
SHEET #:

A2.1

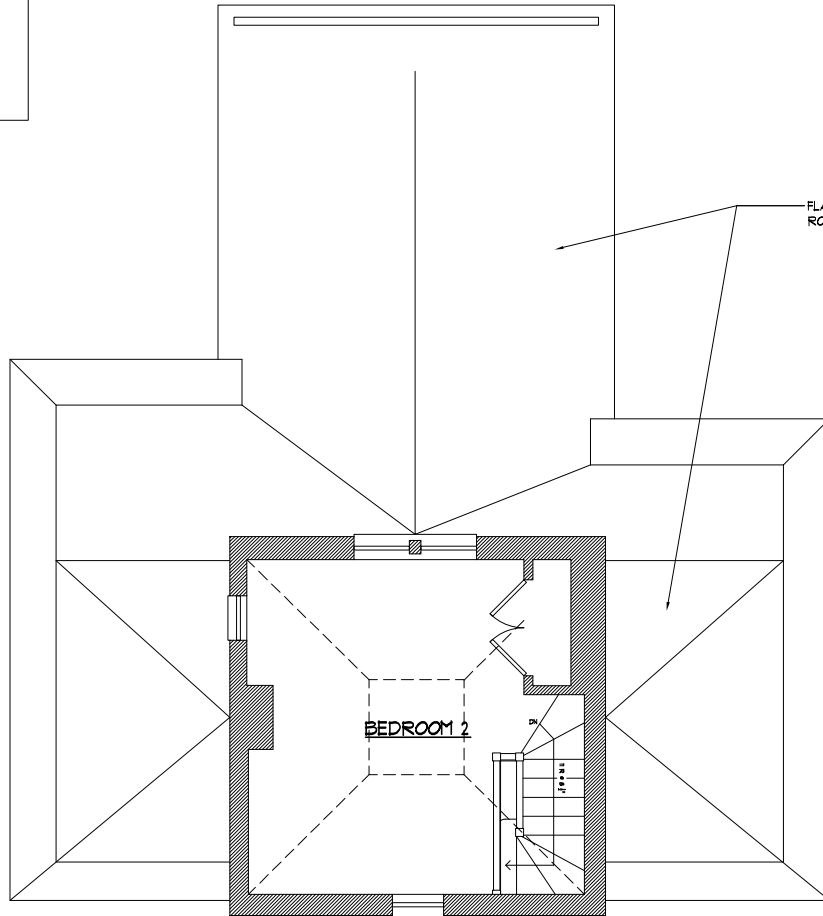




2A EXISTING CONDITION IMAGE - FROST HEAVE

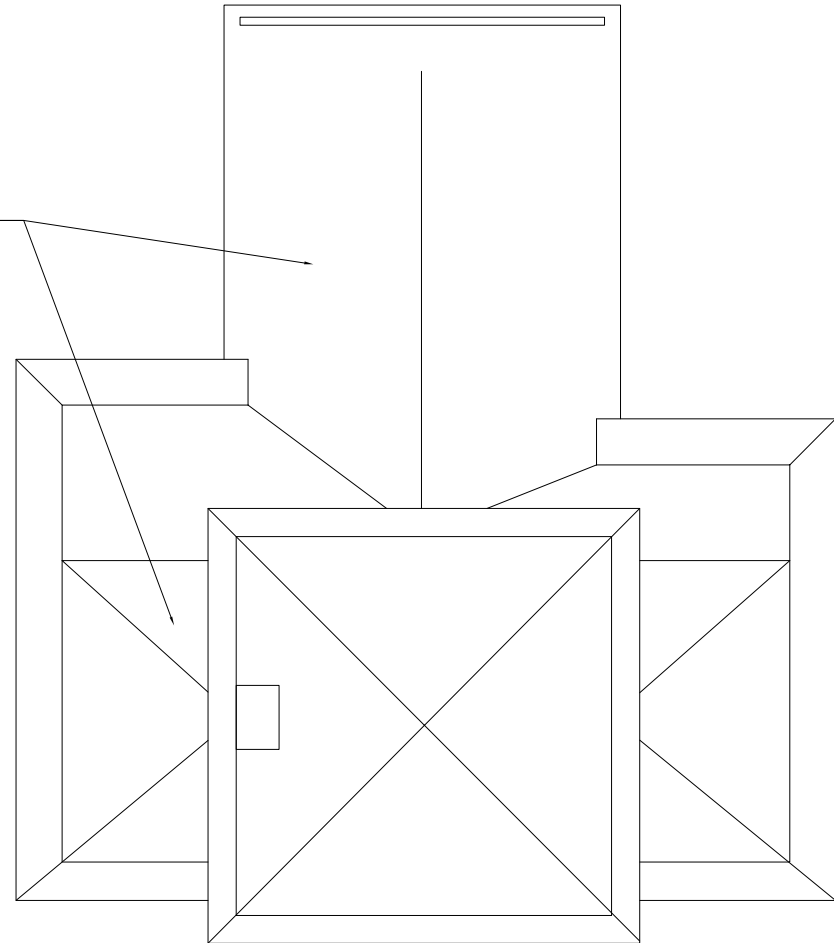


C1 COTTAGE - EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C2 COTTAGE - EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

FLAT SEAM COPPER  
ROOFING TO REMAIN



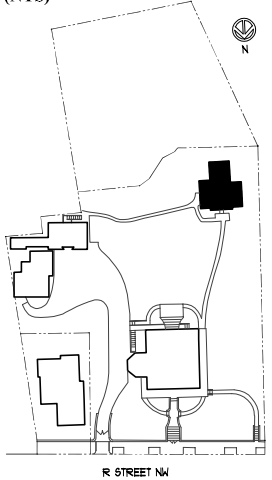
C3 COTTAGE - EXISTING ROOF PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



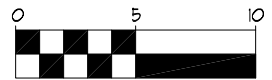
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
FIRST FLOOR, SECOND FLOOR,  
AND ROOF EXISTING PLANS

BUILDING NAME:  
COTTAGE

BUILDING #:  
BUILDING 2

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-13-2021 OGB CONCEPT REVIEW  
10-20-2021 OGB CONCEPT REVIEW REVISION 1

SHEET #:

A2.2



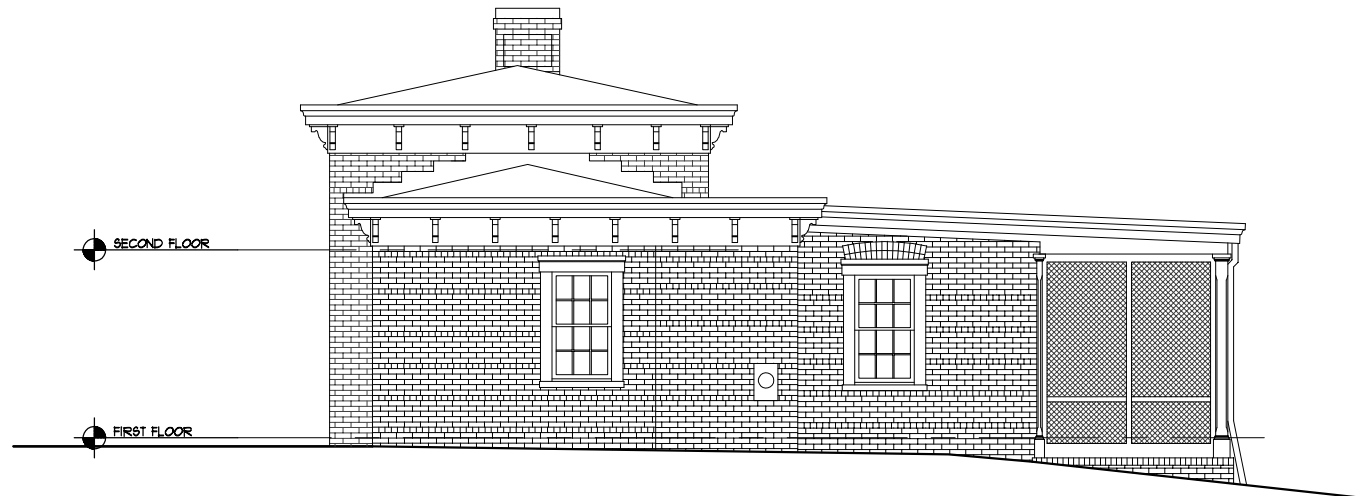
A1 COTTAGE - EXISTING NORTH ELEVATION  
A2.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C1 COTTAGE - EXISTING SOUTH ELEVATION  
A2.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



A2 COTTAGE - EXISTING EAST ELEVATION  
A2.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

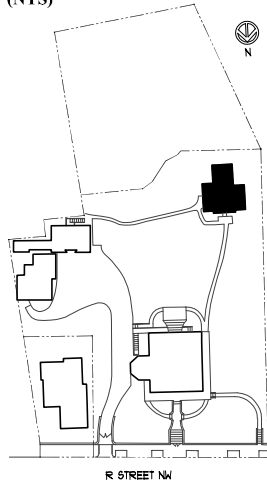


C2 COTTAGE - EXISTING WEST ELEVATION  
A2.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

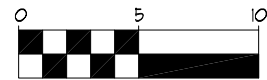
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
EXISTING ELEVATIONS

BUILDING NAME:  
COTTAGE

BUILDING #:  
BUILDING 2

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:	O&B CONCEPT REVIEW	O&B CONCEPT REVIEW REVISION I
10-19-2021		
10-20-2021		

SHEET #:

A2.3



BUILDING SCOPE:

THE GARAGE, REFERRED TO AS BUILDING 3 IN THIS SUBMISSION, IS AN EXISTING 2 STORY BRICK STRUCTURE BUILT IN 1910.

THE GARAGE INTERIOR IS IN VERY POOR CONDITION, WITH ROOF LEAKS OVER THE YEARS CAUSING ROTTED ROOF BEAM CONDITIONS, AND WIDESPREAD INTERIOR DETERIORATION. INTERIOR RENOVATIONS WILL INCLUDE SOME RECONFIGURATION OF THE INTERIOR SPACE, PRESERVING AND UPGRADING EXISTING BATHROOM AND KITCHEN AMENITIES.

THE PROPOSED EXTERIOR WORK INCLUDES RESTORATION OF A MORE ORIGINAL OR COMPATIBLE CONDITION AT THE GARAGE DOOR OPENINGS AND AT THE CENTRAL SECOND STORY WINDOW ABOVE THEM, AND RESTORATION OF THE EXISTING REAR WOODEN EXTERIOR STAIR IN A SIMILAR SPIRIT, AS WELL AS EXTENSIVE REPAIR WORK ON THE ROOF, REPAIR OF HISTORIC WINDOWS, AND REPAIR AND REPOINTING AS NECESSARY OF MASONRY WALLS.

GARAGE DOORS

AT SOME POINT THE GARAGE DOOR OPENINGS WERE FITTED WITH THE CURRENT PEDESTRIAN DOORS AND SIDE LITES, WHICH INCLUDED AN ADDED CONTINUOUS OVERHEAD SUPPORT EXTENDING OUT FROM THE ORIGINAL FACE OF BRICK AND COVERED IN A METAL FLASHING WHICH TODAY HAS AN UNATTRACTIVE APPEARANCE. STONE COBBLES WERE ADDED AT THE BASE OF THE BRICK PIERS, WHICH WERE PADDED OUT WITH NEW BRICK MASONRY AROUND THE SIDES OF THE NEW DOORS. THE PROPOSED DESIGN REMOVES ALL OF THIS NEWER CONSTRUCTION AND ATTEMPTS TO FIND AND RESTORE THE ORIGINAL BRICK OPENING CONSTRUCTION BEHIND. THERE ARE NO PHOTOGRAPHS SHOWING ORIGINAL DOORS. AN INSPIRATION PHOTOGRAPH WAS SELECTED TO GUIDE THE INTENT OF THE DOOR RESTORATION, WITH CHAMFERED EDGES ON WOOD STILES AND RAILS AND NARROW VERTICAL BOARD PANELS. SIMILAR CHAMFERING WAS FOUND ON THE FEW REMAINING WOODEN STAIR POST PARTS ON THE BACK OF THE BUILDING, WHICH WE BELIEVE TO BE ORIGINAL.

AS THE GARAGE DOOR OPENINGS, AND THE GARAGE DEPTH, ARE TOO SMALL FOR MOST MODERN CARS, THE USE OF THE GROUND FLOOR SPACE HAS BEEN CONCEIVED AS OFFICE SPACE, AND THEREFORE SOME GLASS HAS BEEN INCLUDED IN THE TOP OF EACH OF THE FOUR NARROW DOOR PANELS IN EACH OPENING.

SECOND FLOOR OPENING

BVA HAS STUDIED THE CENTER UPPER WINDOW OPENING, WITH ITS STILL EXTANT WOODEN BEAM FOR HOISTING MATERIALS TO THE SECOND FLOOR SPACE, PARTICULARLY AS IT IS SUBSTANTIALLY WIDER THAN USUAL. NO HISTORIC PHOTOS OF SIMILARLY WIDE WAREHOUSE-TYPE HOIST DOORWAYS COULD BE FOUND. ALL THE EXAMPLES WE COULD FIND DO HAVE A DOUBLE LEAF DOOR BUT ARE THE WIDTH OF A NORMAL SINGLE DOORWAY. PRELIMINARY INVESTIGATION WAS DONE TO DETERMINE IF THE DOOR HAD BEEN WIDENED. WHILE THERE IS SOME EVIDENCE OF REWORKING OF BRICK AT THE JAMB, THIS COULD HAVE BEEN FOR NORMAL MAINTENANCE. THE PRESENCE OF THE LONG CONTINUOUS LINTEL OVER THE OPENING, WHICH APPEARS TO BE ORIGINAL, HAS LED US TO BELIEVE THAT THIS OPENING WAS ALWAYS OF THIS WIDTH, ALTHOUGH WE DO NOT KNOW WHY.

ACCORDINGLY, THE PROPOSED SOLUTION INCLUDES TWO DOOR LEAVES, AS SHOWN IN THE ELEVATION, DRAWING FROM THE DESIGN OF THE GARAGE DOORS BELOW. OUR PREFERENCE WOULD BE TO HAVE THEM OPEN IN AND HAVE A SIMPLE EXTERIOR RAIL PROTECTING THE OPENING. THE UPPER FLOOR SPACE IS ENVISIONED AS AN APARTMENT, ACCESSED VIA THE REAR STAIR, USING THE REFURBISHED EXISTING KITCHEN AND BATHROOM, AND BENEFITTING FROM NATURAL LIGHT THROUGH THE UPPER PANELS OF THE NEW DOORS.

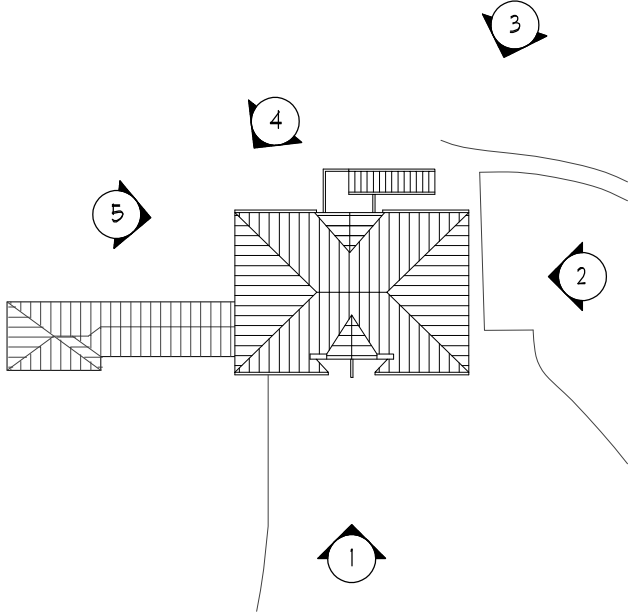
REAR STAIR

A NON-ORIGINAL DILAPIDATED WOODEN STAIR WAS RECENTLY REPLACED WITH A NEW WOOD STAIR FOR SAFETY, LEAVING IN PLACE THE FEW REMAINING ORIGINAL POSTS THAT WERE SET AGAINST THE BRICK FACADE TO RECEIVE THE STAIR CONSTRUCTION. THESE REMAINING PARTS WILL BE REFURBISHED, AND A NEW STAIR CONSTRUCTED TO MATCH THE ORIGINAL DETAILS AS FAR AS POSSIBLE. THE VERTICAL POSTS WILL HAVE THE SAME CHAMFERED DETAILS AS THE ORIGINAL. IT IS NOT KNOWN WHAT THE BALUSTERS BETWEEN POSTS LOOKED LIKE. SOME PHOTOS OF STAIRS FROM THE PERIOD INDICATE LONG BOARDS PARALLEL TO THE HANDRAILS AND STRINGERS, BUT THESE DO NOT MEET CODE REQUIREMENTS. SIMPLE 1" SQUARE PICKETS ARE PROPOSED HERE AS A MINIMAL AND REVERSIBLE SOLUTION FOR CODE SAFETY. THE ORIGINAL HANDRAIL DESIGN IS ALSO NOT KNOWN BUT HAS BEEN CHAMFERED ON THE EDGES IN DEFERENCE TO THE CHAMFERING ON THE ORIGINAL POSTS.

GENERAL REFURBISHMENT

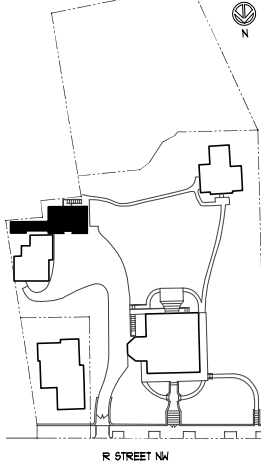
THE EXISTING ROOF WILL BE REPAIRED WITH NO CHANGE TO EXISTING DESIGN. THE EXISTING WINDOWS WILL BE REPAIRED, AND THE MASONRY WALLS WILL BE REPAIRED, AND REPOINTED SPARINGLY AS NEEDED.

REFERENCE PHOTOS KEY:



DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:

REFERENCE PHOTOS: EXISTING EXTERIOR ELEVATIONS TO REMAIN



1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH WEST ELEVATION



4 PARTIAL SOUTH ELEVATION



5 EAST ELEVATION

DRAWING: GENERAL DATA SHEET

BUILDING NAME: GARAGE

BUILDING #: BUILDING 3

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

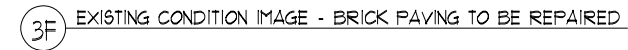
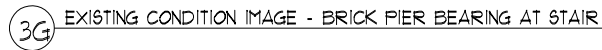
3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-19-2021 O&B CONCEPT REVIEW  
10-20-2021 O&B CONCEPT REVIEW REVISION 1

SHEET #:

A3.1

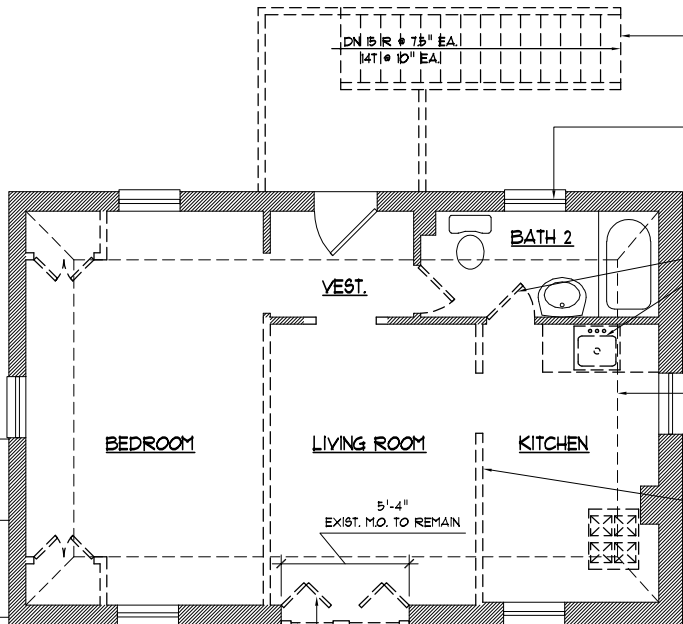
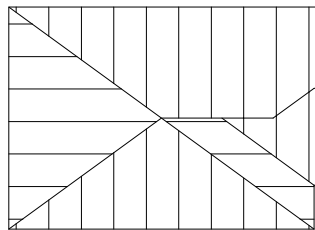




A3.2



3B EXISTING CONDITION IMAGE - SECOND FLOOR CENTER OPENING



DN 15' R x 7'5" EA.  
14T x 10" EA.

REMOVE UNFINISHED TEMPORARY  
ACCESS STAIR BELOW AND LEAVE  
ORIGINAL STAIR PARTS IN PLACE

TYPICAL HISTORIC WINDOW TO BE  
REPAIRED AND REMAIN, SEE  
IMAGE 3C FOR REFERENCE

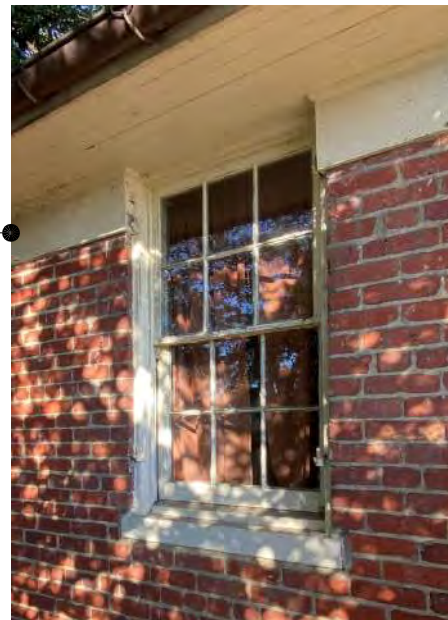
REMOVE INTERIOR DOORS  
AND FIXTURES SHOWN DASHED

EXISTING CEILING BREAKS  
TO REMAIN TYPICAL

REMOVE INTERIOR PARTITION  
WALLS SHOWN DASHED

EXIST. M.O. TO REMAIN

REMOVE FIXED GLAZING, OPERABLE  
PANELS BEYOND AND DETERIORATED SILL  
BELOW, EXISTING MASONRY OPENING TO  
REMAIN, SEE IMAGE 3B FOR REFERENCE

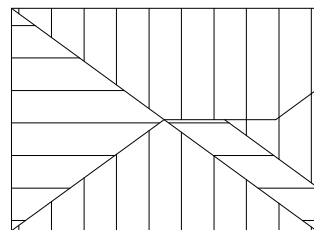


3C EXISTING CONDITION IMAGE - ORIGINAL WINDOWS TO BE REPAIRED

A1 GARAGE - EXISTING SECOND FLOOR PLAN  
A3.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



3D INSPIRATION IMAGE - GARAGE DOORS



NEW WALL TO MATCH  
AND ALIGN WITH EXISTING

DN 15' R x 7'5" EA.  
14T x 10" EA.

NEW EXTERIOR WOOD STAIR  
BUILT AROUND REFURBISHED  
EXISTING ORIGINAL PARTS

INFILL WALL, FINISHES TO MATCH  
AND ALIGN WITH EXISTING

REPAIR AND REPOINT EXISTING  
EXTERIOR MASONRY IN ALL  
LOCATIONS AS REQUIRED

NEW FINISHES AND FIXTURES  
IN EXISTING LOCATION

NEW FINISHES AND APPLIANCES  
IN CLOSE LOCATION TO EXISTING

REPAIR ALL EXISTING  
HISTORIC WINDOWS TO REMAIN

NO CHANGE TO EXIST. M.O.

SEE ALTERNATE OPTION B1/A3.5

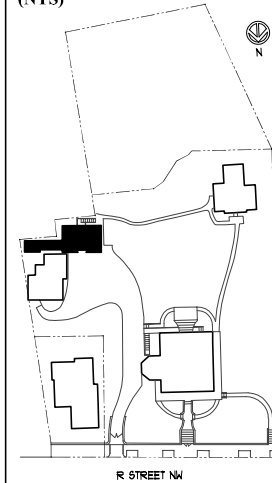
NEW FIXED DOORS IN EXISTING  
MASONRY OPENING, SEE ELEVATION AND  
INSPIRATION IMAGE 3D FOR REFERENCE

IMAGE TAKEN FROM:  
THE DC HISTORIC ALLEY BUILDINGS SURVEY  
RESEARCH AND TEXT BY KIM PROTHO WILLIAMS,  
ARCHITECTURAL HISTORIAN / NATIONAL REGISTER  
COORDINATOR, DC HISTORIC PRESERVATION OFFICE  
PUBLISHED 2014

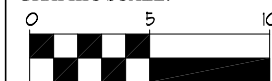
C2 GARAGE - PROPOSED SECOND FLOOR PLAN  
A3.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
SECOND FLOOR  
EXISTING AND PROPOSED PLANS

BUILDING NAME:  
GARAGE

BUILDING #:  
BUILDING 3

2156

BVA

BarnesVance Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvance.com 202 337 7255

Live Oak Trust

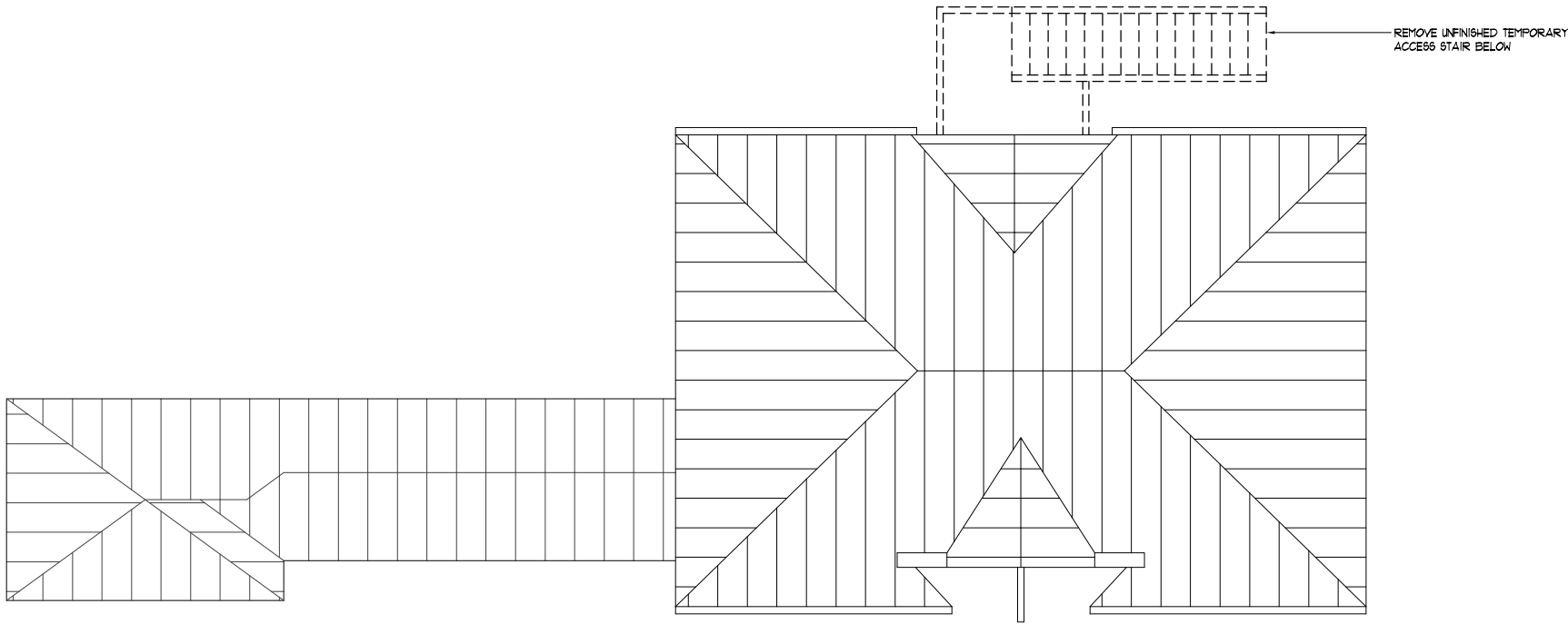
3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-13-2021 OGB CONCEPT REVIEW  
10-20-2021 OGB CONCEPT REVIEW REVISION 1

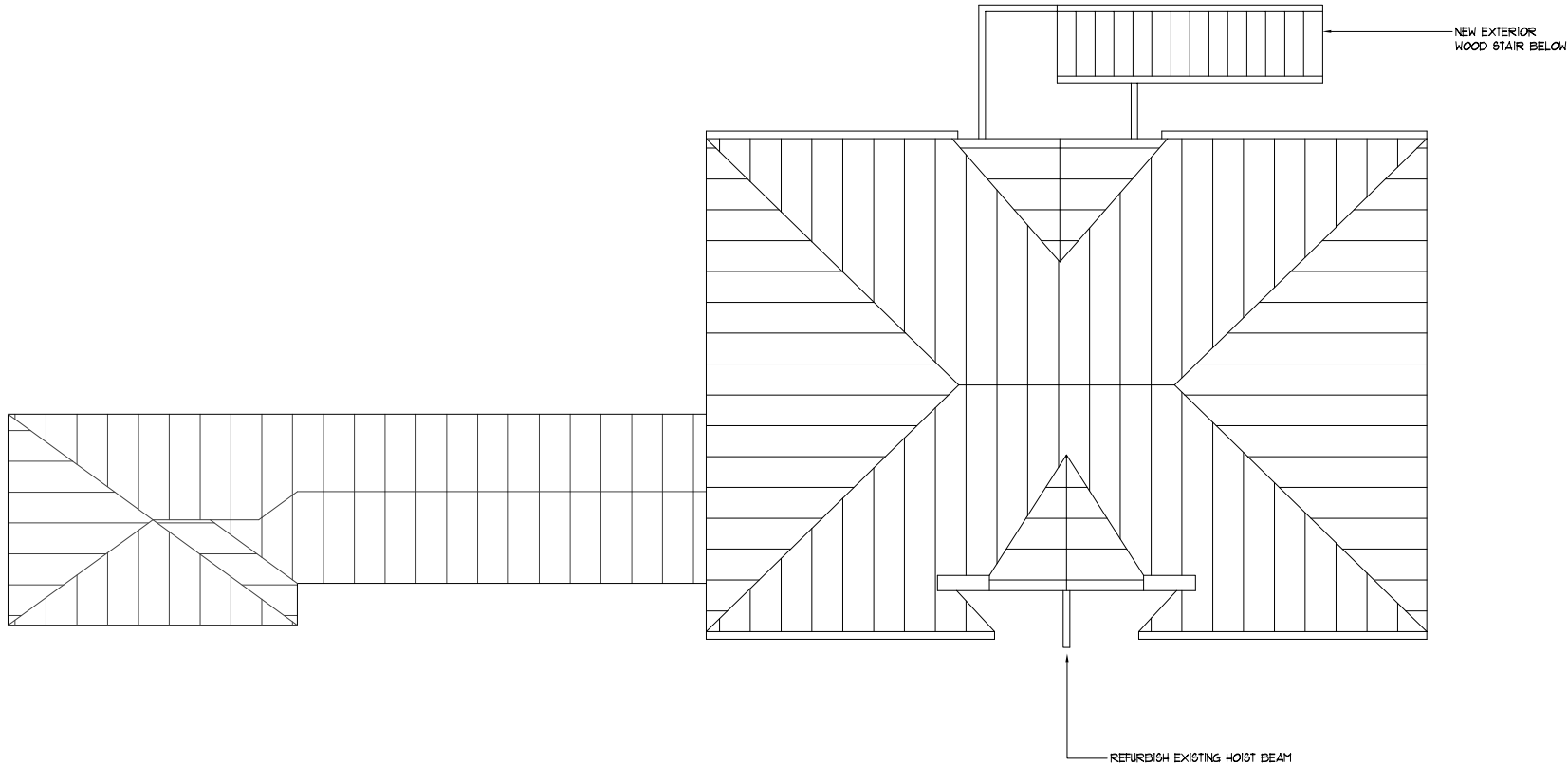
SHEET #:

A3.3





A1 GARAGE - EXISTING ROOF PLAN  
A3.4 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

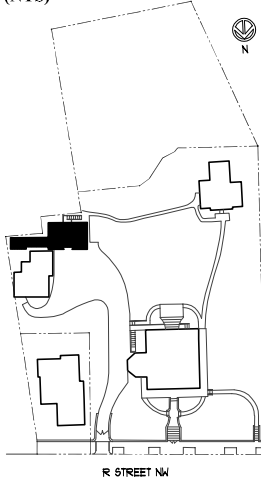


C2 GARAGE - PROPOSED ROOF PLAN  
A3.4 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

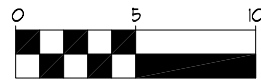


DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING: ROOF EXISTING AND PROPOSED PLANS

BUILDING NAME: GARAGE

BUILDING #: BUILDING 3

2156

BVA

BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

Live Oak Trust

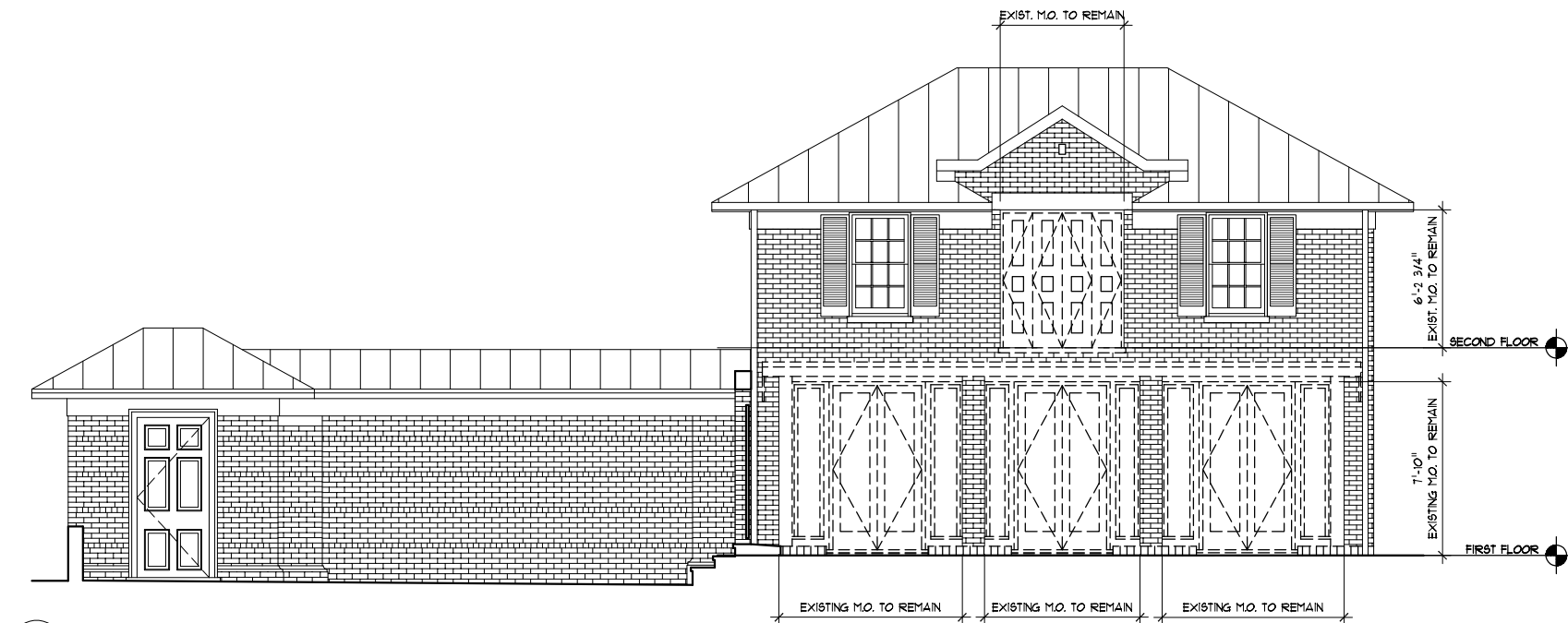
3238 R Street NW  
Washington, DC 20007

ISSUED:	06B CONCEPT REVIEW	06B CONCEPT REVIEW	06B CONCEPT REVIEW	06B CONCEPT REVIEW
10-13-2021				
10-20-2021				

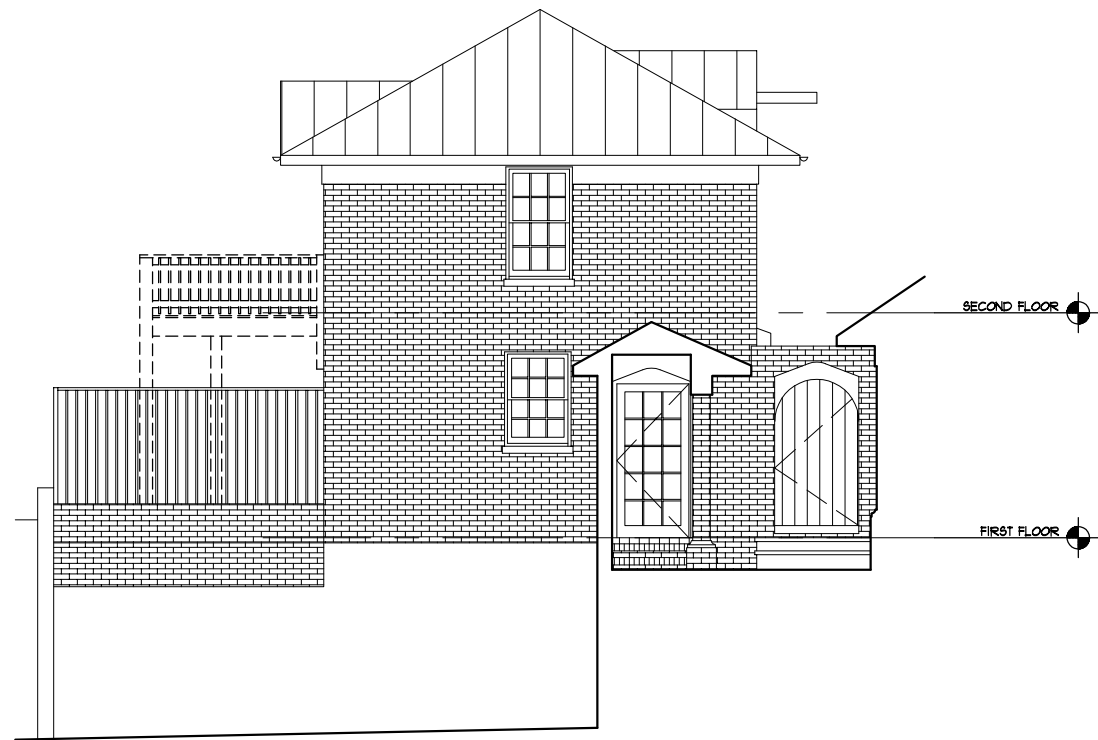
SHEET #:

A3.4

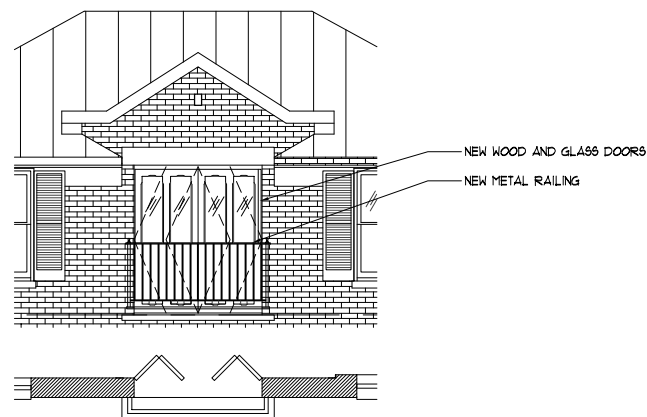




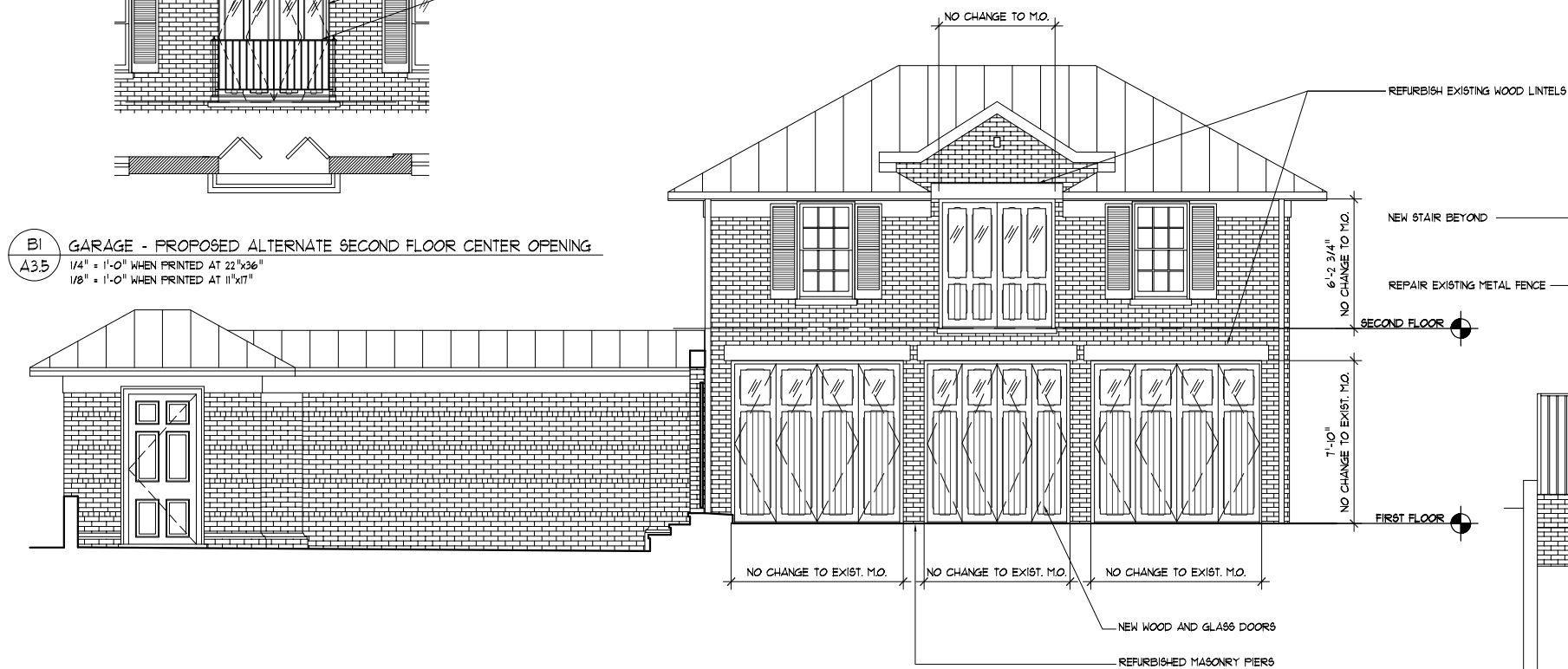
A1 GARAGE - EXISTING NORTH ELEVATION  
A3.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



A2 GARAGE - EXISTING EAST ELEVATION  
A3.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



B1 GARAGE - PROPOSED ALTERNATE SECOND FLOOR CENTER OPENING  
A3.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



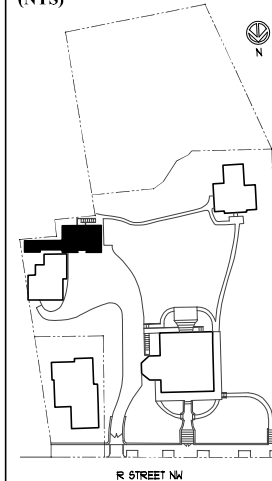
C1 GARAGE - PROPOSED NORTH ELEVATION  
A3.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



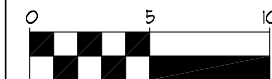
C2 GARAGE - PROPOSED EAST ELEVATION  
A3.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
NORTH AND EAST  
EXISTING AND PROPOSED ELEVATIONS

BUILDING #:  
BUILDING 3  
GARAGE

2156  
BVA  
BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

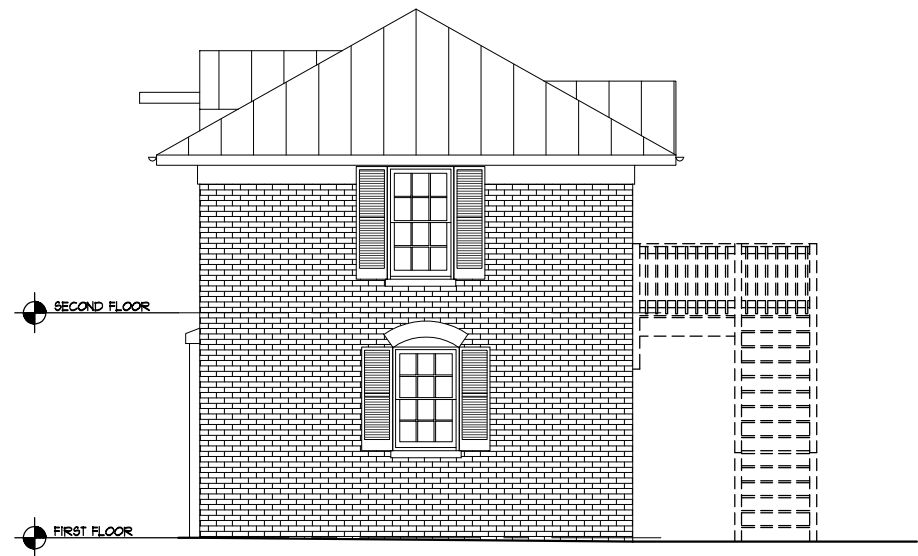
Live Oak Trust  
3238 R Street NW  
Washington, DC 20007

ISSUED:	DATE	REVISION
10-13-2021	OGB CONCEPT REVIEW	
10-20-2021	OGB CONCEPT REVIEW REVISION 1	

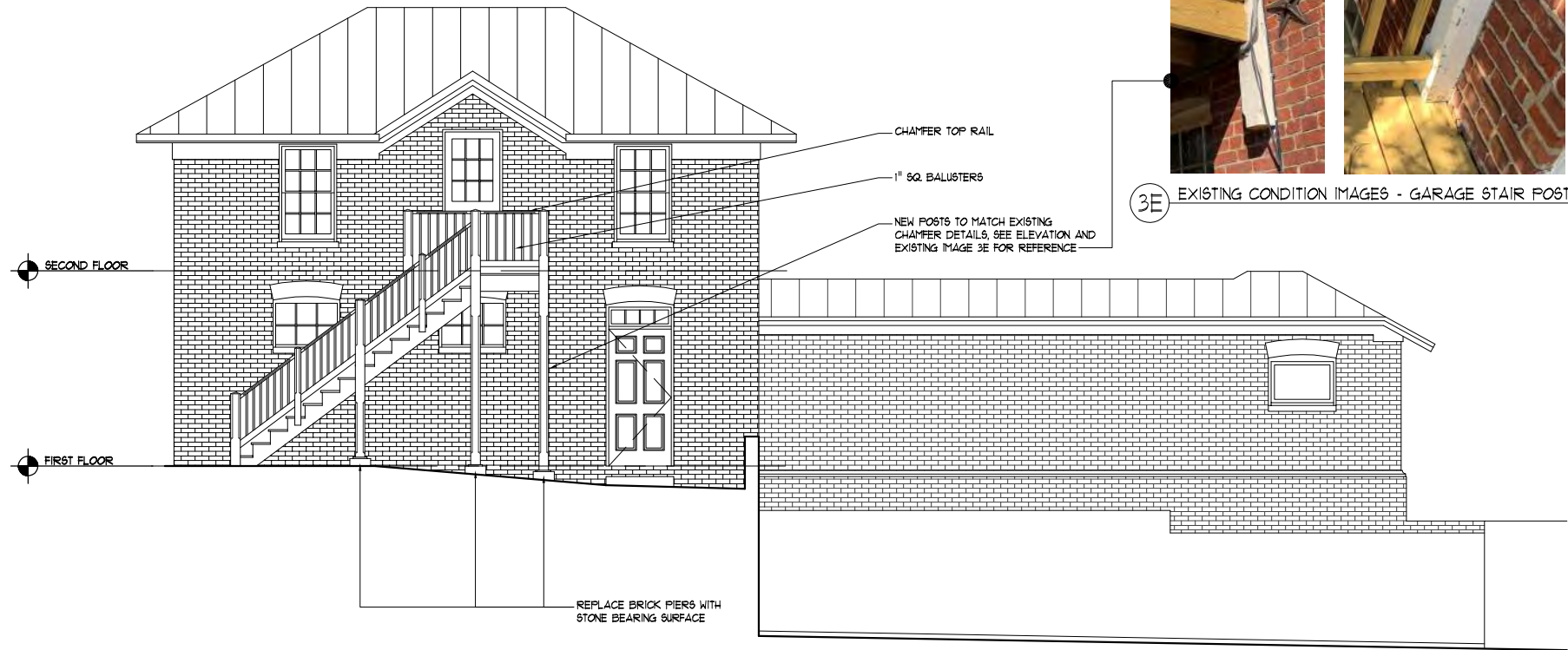
SHEET #:  
A3.5



A1 GARAGE - EXISTING SOUTH ELEVATION  
A3.6 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



A2 GARAGE - EXISTING WEST ELEVATION  
A3.6 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C1 GARAGE - PROPOSED SOUTH ELEVATION  
A3.6 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



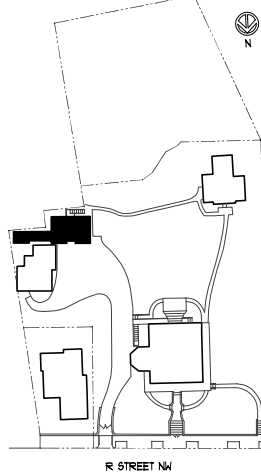
3E EXISTING CONDITION IMAGES - GARAGE STAIR POSTS



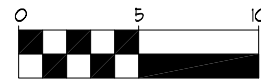
C2 GARAGE - PROPOSED WEST ELEVATION  
A3.6 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
SOUTH AND WEST  
EXISTING AND PROPOSED ELEVATIONS

BUILDING NAME:  
GARAGE

BUILDING #:  
BUILDING 3

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-19-2021 OGB CONCEPT REVIEW  
10-20-2021 OGB CONCEPT REVIEW REVISION 1

SHEET #:

A3.6



BUILDING SCOPE:

THIS STRUCTURE, BUILT IN 1910 AT THE SAME TIME AS THE GARAGE BUILDING, IS CONNECTED TO THE GARAGE BY A BRICK WALL AND SHARED PASSAGE / WORKSPACE BETWEEN A COVERED OUTDOOR STORAGE AREA ON THE GARAGE AND THE BACK WALL OF THE LAUNDRY AND WORKSHOP BUILDING. NO CHANGES ARE PROPOSED TO THE EXTERIOR OF THE STRUCTURE, AS IT APPEARS TO BE ORIGINAL, OR VERY OLD IN ITS EXISTING STATE. LIKE THE GARAGE, ROOF, WINDOW, AND MASONRY REPAIRS WILL BE COMPLETED. SIGNIFICANT REPAIR WORK WILL BE REQUIRED IN THE BACK WHERE TREE ROOTS AND MOVEMENT OF THE EARTH HAVE DETACHED A PORTION OF THE REAR BRICK WALL FROM THE REST AND OPENED UP LARGE CRACKS.

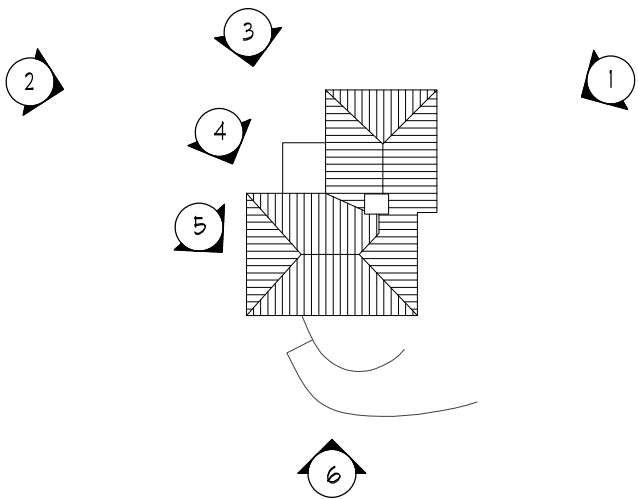
THE INTERIOR WILL BE REFURBISHED TO HIGHLIGHT THE VERY HANDSOME ROOF BEAM STRUCTURE OF THE FRONT ROOM, AND THE EXISTING BATHROOM WILL BE REPAIRED TO A FUNCTIONAL STATE.

REFERENCE PHOTOS: EXISTING EXTERIOR ELEVATIONS TO REMAIN



1 WEST ELEVATION - ENTRY

REFERENCE PHOTOS KEY:



2 PARTIAL SOUTHEAST ELEVATION



3 PARTIAL SOUTHEAST ELEVATION



4 PARTIAL SOUTHEAST ELEVATION



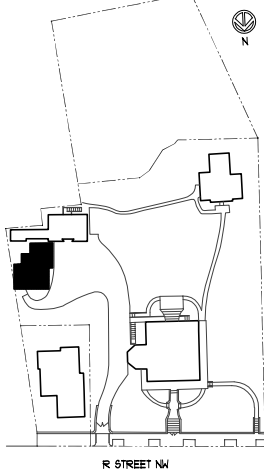
5 PARTIAL EAST ELEVATION



6 NORTH ELEVATION

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:

2156

BVA

BarnesVance Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvance.com 202.337.7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

DRAWING: GENERAL DATA SHEET

BUILDING NAME: WORKSHOP AND LAUNDRY

BUILDING #: BUILDING 4

ISSUED:	06B CONCEPT REVIEW
10-19-2021	06B CONCEPT REVIEW REVISION 1
10-20-2021	06B CONCEPT REVIEW REVISION 1

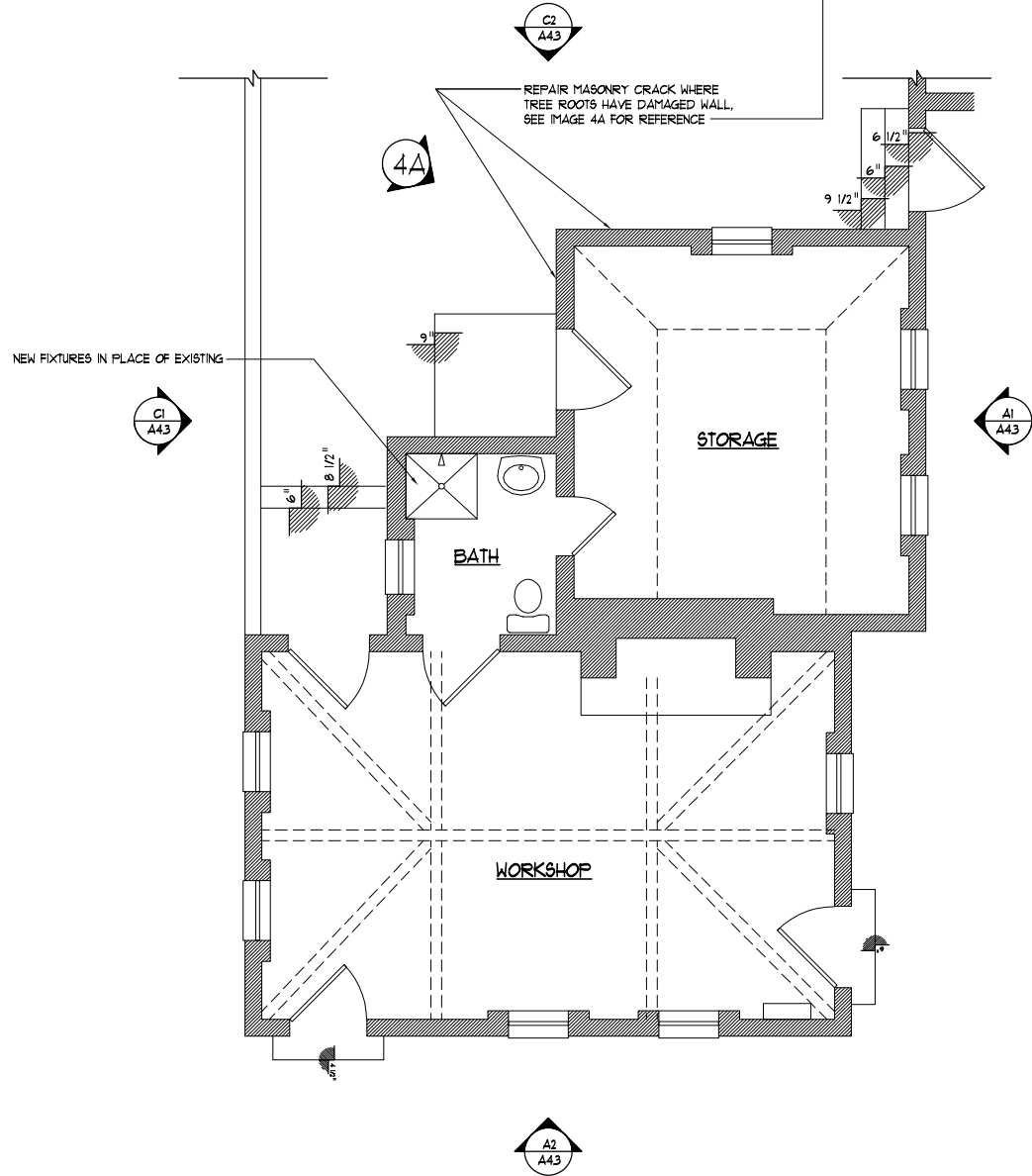
SHEET #:

A4.1

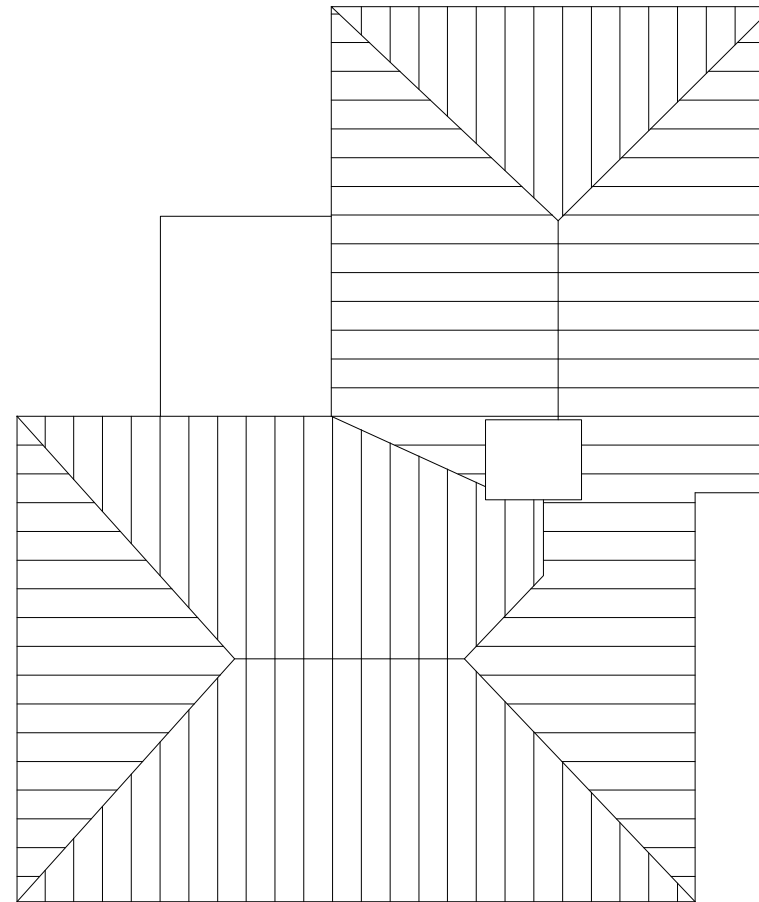




4A EXISTING CONDITION IMAGE - MASONRY CRACK



C1  
A42 WORKSHOP AND LAUNDRY - EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

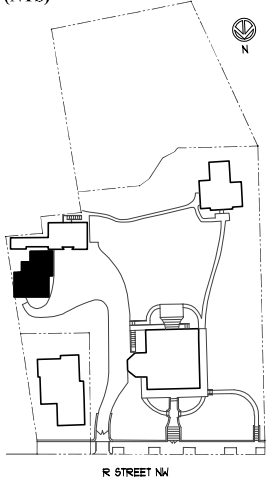


C2  
A42 WORKSHOP AND LAUNDRY - EXISTING ROOF PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

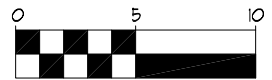
NO PROPOSED CHANGES

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



2156  
**BVA**  
BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust  
3238 R Street NW  
Washington, DC 20007

ISSUED:	BUILDING NAME:	
	WORKSHOP AND LAUNDRY	FIRST FLOOR AND ROOF EXISTING PLANS
10-13-2021	O&B CONCEPT REVIEW	
10-20-2021	O&B CONCEPT REVIEW	REVISION 1

SHEET #:  
A4.2



NO PROPOSED CHANGES



FIRST FLOOR ELEVATION

A1 WORKSHOP AND LAUNDRY - EXISTING WEST ELEVATION  
A4.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



FIRST FLOOR ELEVATION

A2 WORKSHOP AND LAUNDRY - EXISTING NORTH ELEVATION  
A4.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



FIRST FLOOR ELEVATION

C1 WORKSHOP AND LAUNDRY - EXISTING EAST ELEVATION  
A4.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

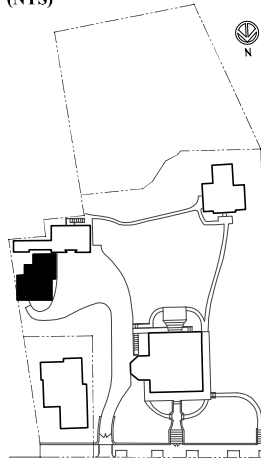


FIRST FLOOR ELEVATION

C2 WORKSHOP AND LAUNDRY - EXISTING SOUTH ELEVATION  
A4.3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

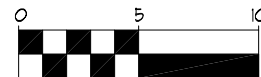
DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



R STREET NW

GRAPHIC SCALE:



2156

BVA

BarnesVanze Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

Live Oak Trust  
3238 R Street NW  
Washington, DC 20007

DRAWING: EXISTING ELEVATIONS

BUILDING NAME: WORKSHOP AND LAUNDRY

BUILDING #: BUILDING 4

ISSUED:	O&B CONCEPT REVIEW
10-19-2021	O&B CONCEPT REVIEW REVISION 1
10-20-2021	

SHEET #:

A4.3



BUILDING SCOPE:

THE 1975 RESIDENCE NOW KNOWN AS THE GUARD HOUSE REQUIRES THE MOST REMEDIAL ATTENTION. ITS 1970'S CONSTRUCTION WITH BUTT-JOINED SINGLE-PANE SLOPED GLAZING AND LIGHT-WEIGHT ROOF ASSEMBLY HAS RESULTED IN NUMEROUS WATER PENETRATION AND STRUCTURAL FAILURES. PLUGGED DRAINS IN WINDOW WELLS AND A LACK OF FOUNDATION WATERPROOFING HAVE ALLOWED WATER PENETRATION OF MANY BASEMENT WALLS.

THE EXISTENCE OF A THREE-BEDROOM RESIDENCE ON THE PROPERTY IS A PRECIOUS AMENITY FOR THE PROPERTY, AND THE STREET, AND MAKES THE EFFORT OF RENEWAL WORTHWHILE. AT THE SAME TIME, THE ARCHITECTURE OF THE STRUCTURE IS NOT COMPATIBLE WITH THE REST OF THE SITE, AND ITS CHARACTERISTIC DETAILING HAS INHERENT FLAWS THAT HAVE LED TO THE CURRENT DETERIORATION.

THE PROPOSED SOLUTION MAKES A FEW DELIBERATE ADJUSTMENTS TO THE DESIGN TO REALIGN THE ARCHITECTURE SO THAT IT CONFLICTS LESS WITH THE REST OF THE BUILDINGS ON THE SITE, AND TO SOLVE THE WATER LEAK CHALLENGES. THE CURRENT VERY STEEP OPEN ROOF OVER THE FRONT PORCH ON THE WEST SIDE, AND THE GLASS AND BRICK ASSEMBLY ON THE SOUTH SIDE, ARE MODIFIED TO A SINGLE LOWER SLOPE ROOF, WHICH WILL WRAP AROUND AND COVER THE AREA ON THE WEST AND SOUTH SIDES, CREATING A SIMPLE AND WELCOMING OPEN PORCH.

THE OVERALL ROOF WILL BE REPLACED, INCLUDING ITS STRUCTURE, RESULTING IN A STANDING SEAM METAL ROOF THAT LOOKS VERY SIMILAR TO THE EXISTING, BUT SITS SLIGHTLY HIGHER, TO ALLOW FOR BETTER STRUCTURE AND INSULATION. IN A LOOP OF DETERIORATION, THE CURRENT ROOF SYSTEM HAS ALLOWED WATER IN, WHICH HAS DETERIORATED EXISTING BEAMS, SUCH THAT THEY SYSTEM SHOULD BE REPLACED. IT ALSO ONLY ALLOWED FOR 1.5" OF RIGID INSULATION OVER 1.5" LOCK-DECK ROOFING, WITH NO ROOM IN THE CURRENT SYSTEM FOR IMPROVEMENTS.

ON THE NORTH FAÇADE, A SMALL AREA OF SINGLE PANE SLOPED GLAZING OVER THE NORTH END OF THE KITCHEN WITH BE REPLACED WITH METAL ROOF SLOPED TO MATCH THE NEW FRONT PORCH. THE WATER INFILTRATION THAT

HAS OCCURRED AT THE TOP OF THE EXISTING SLOPED GLAZING HAS CAUSED INTERIOR WOOD BEAMS TO ROT, AND A PORTION OF THE NORTH EXTERIOR BRICK FAÇADE TO CRACK AND DISPLACE DOWNWARD. THE INTERIOR STRUCTURE WILL BE REPAIRED AND REPLACED AS NECESSARY, AND THE BRICK RESTORED TO ITS ORIGINAL POSITION AND REPOINTED. THE EXISTING SLIDING DOORS AND FIXED WINDOWS WILL BE REPLACED WITH NEW FIXED WINDOWS.

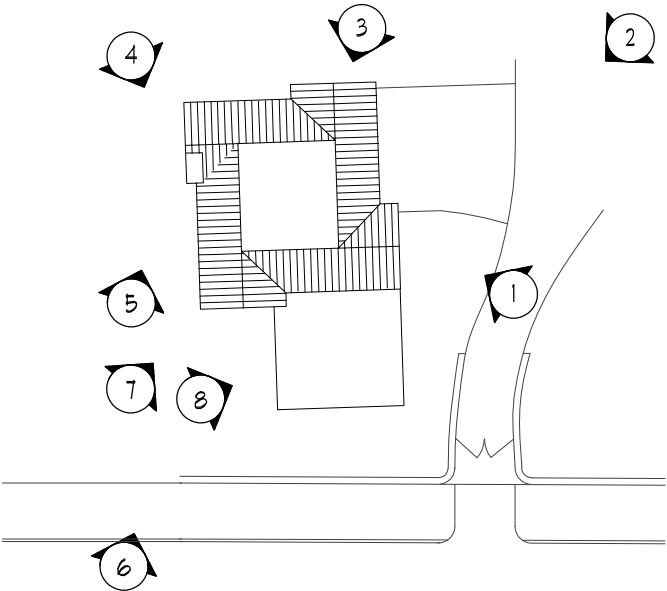
ON THE SECOND FLOOR AT THE SW CORNER THERE IS A SITTING ROOM WITH WINDOWS ON THE EAST AND SOUTH SIDES. THE SOUTH WINDOW FITS UNDER A SHED DORMER WITH A LOW WINDOW HEAD (JUST OVER 6'). THE EAST WINDOW IS NOT COMPATIBLE WITH THE REPOSITIONING OF THE HOUSE AND IS PROPOSED TO BE REMOVED. TO PROVIDE GENEROUS LIGHT INTO THE ROOM, THE SHED DORMER IS LIFTED ALONG THE SOUTH EDGE TO ALLOW TALLER WINDOWS.

AT TWO EXISTING WINDOW WELLS AND AN EXISTING EXTERIOR BASEMENT STAIR AROUND THE PERIMETER OF THE HOUSE, EXISTING PLEXIGLASS COVERS WILL BE REMOVED, AND EXISTING DRAINS OPENED AND CLEANED TO ALLOW WINDOW WELLS TO DRAIN PROPERLY.

THERE IS A ONE-STORY ADDITION ON THE NORTH SIDE OF THE HOUSE, SET HALF-WAY BETWEEN THE FIRST FLOOR AND THE BASEMENT, WITH A SLOPED GLAZING WINDOW ON THE WEST AND SLIDING PATIO DOOR ON THE EAST SIDE. AFTER CONSIDERATION, IT SEEMED THE LEAST OBTRUSIVE PATH WOULD BE TO LEAVE THIS LOW VOLUME ESSENTIALLY AS-IS, BUT TO REPLACE THE LARGE SLOPED-GLAZING WINDOW AND ITS CUT-BACK ROOF WITH A NEW CONVENTIONAL VERTICAL GLASS WINDOW AND INFILL THE ROOF CUT-BACK CONDITION.

ALL WINDOWS AND DOORS WILL BE REPLACED, DUE TO FAILURE AND DETERIORATION, KEEPING EXISTING MULLION PATTERNS, UNLESS NOTED OTHERWISE ABOVE. INTERIOR KITCHENS AND BATHS WILL BE RENOVATED, AND INTERIOR SPACES GENERALLY UPDATED.

REFERENCE PHOTOS KEY:

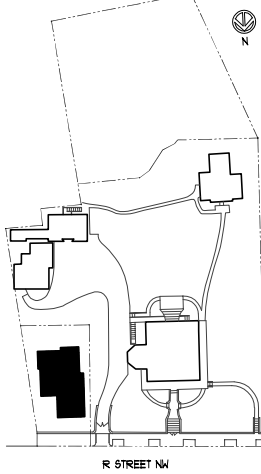


REFERENCE PHOTOS: EXISTING EXTERIOR ELEVATIONS TO REMAIN



DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:

2156

**BVA**

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202.337.7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:

10-19-2022

SHEET #:

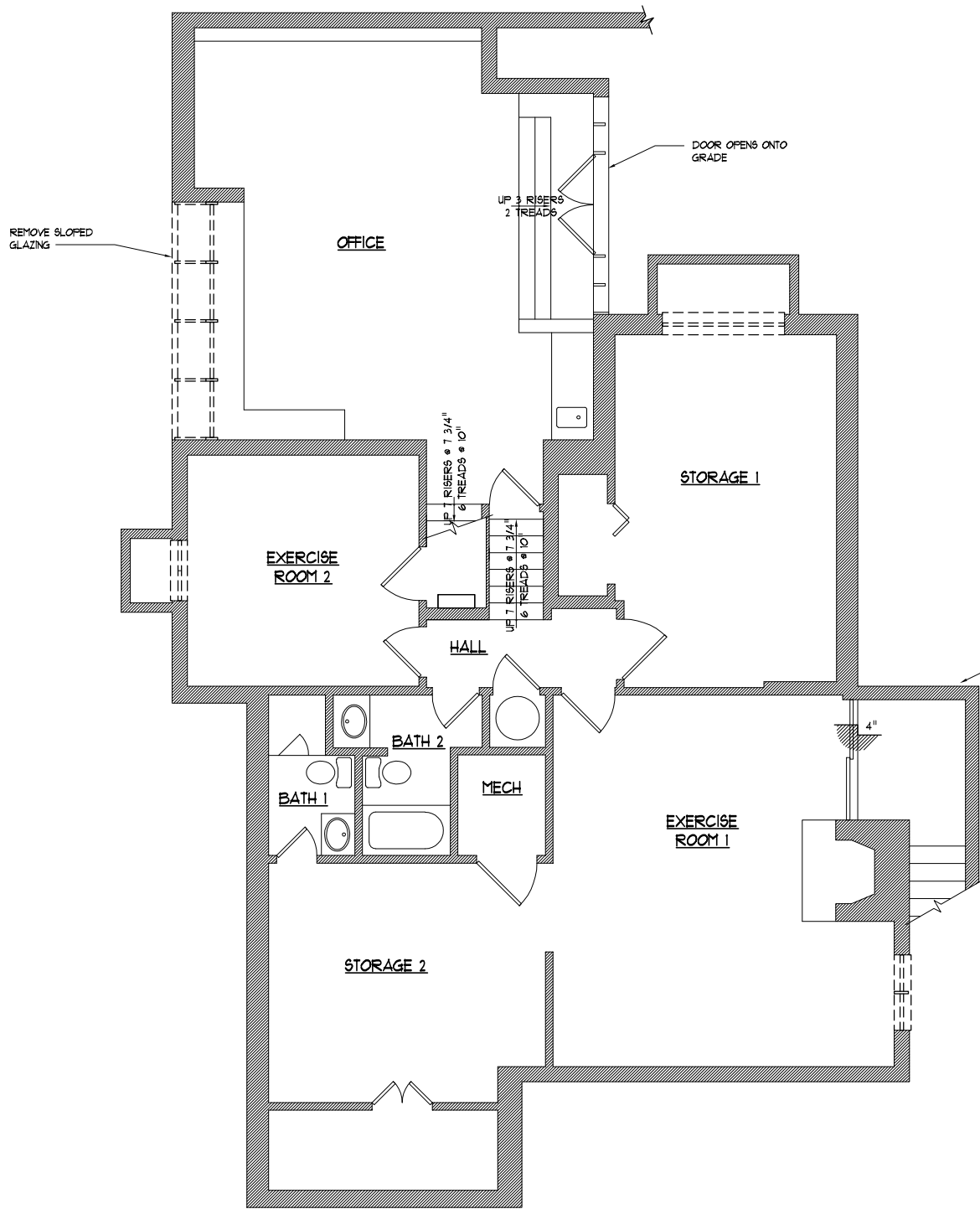
A5.1

DRAWING: GENERAL DATA SHEET

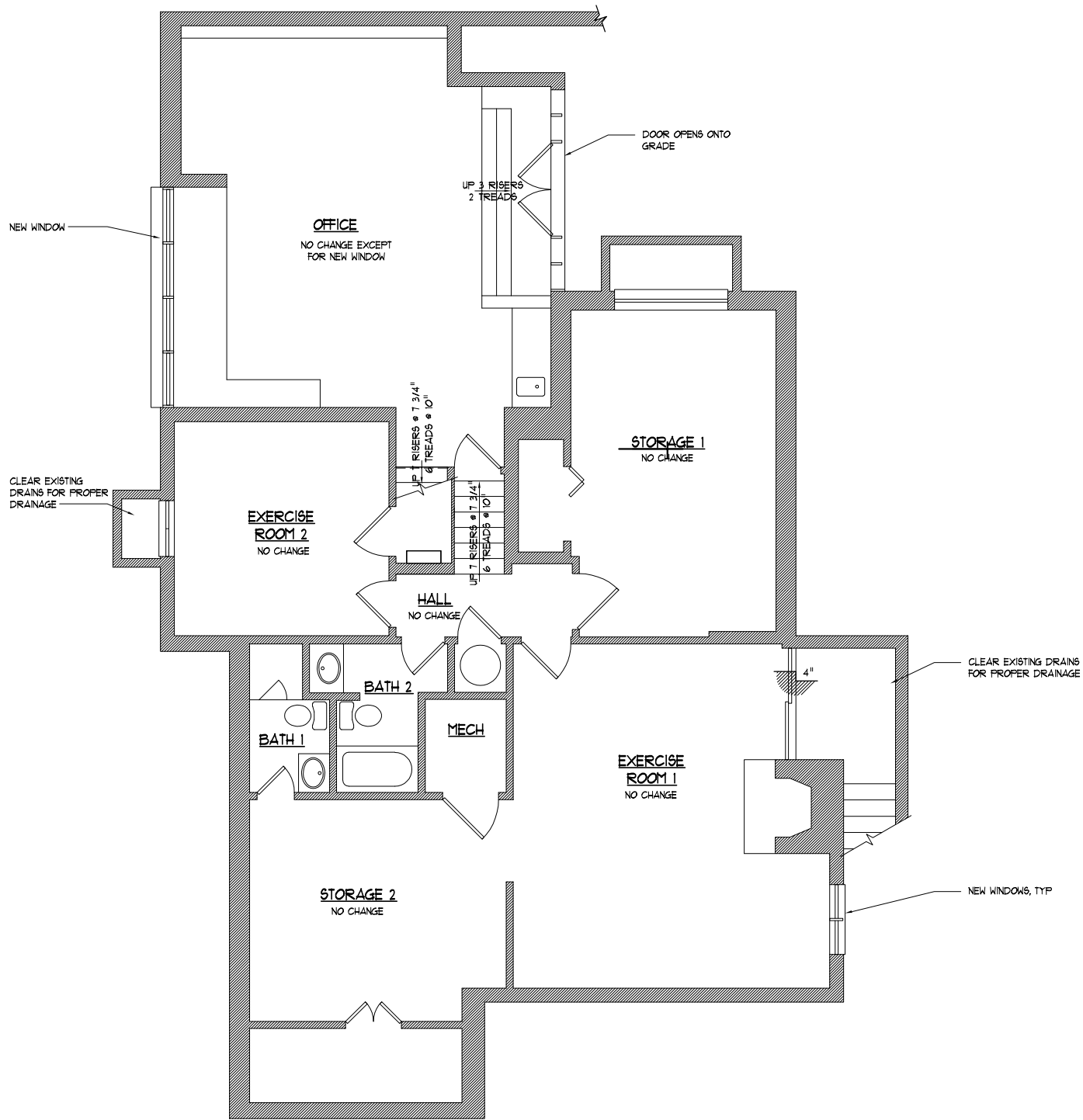
BUILDING NAME: GUARD HOUSE

BUILDING #: BUILDING 5





C1 GUARD HOUSE - EXISTING LOWER LEVEL PLAN  
A5.2 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

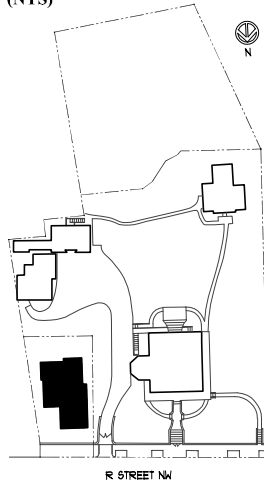


C2 GUARD HOUSE - PROPOSED LOWER LEVEL PLAN  
A5.2 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

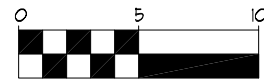


DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:

LOWER LEVEL EXISTING  
AND PROPOSED PLANS

BUILDING NAME:

GUARD HOUSE

BUILDING #:

BUILDING 5

2156

BVA

BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

Live Oak Trust

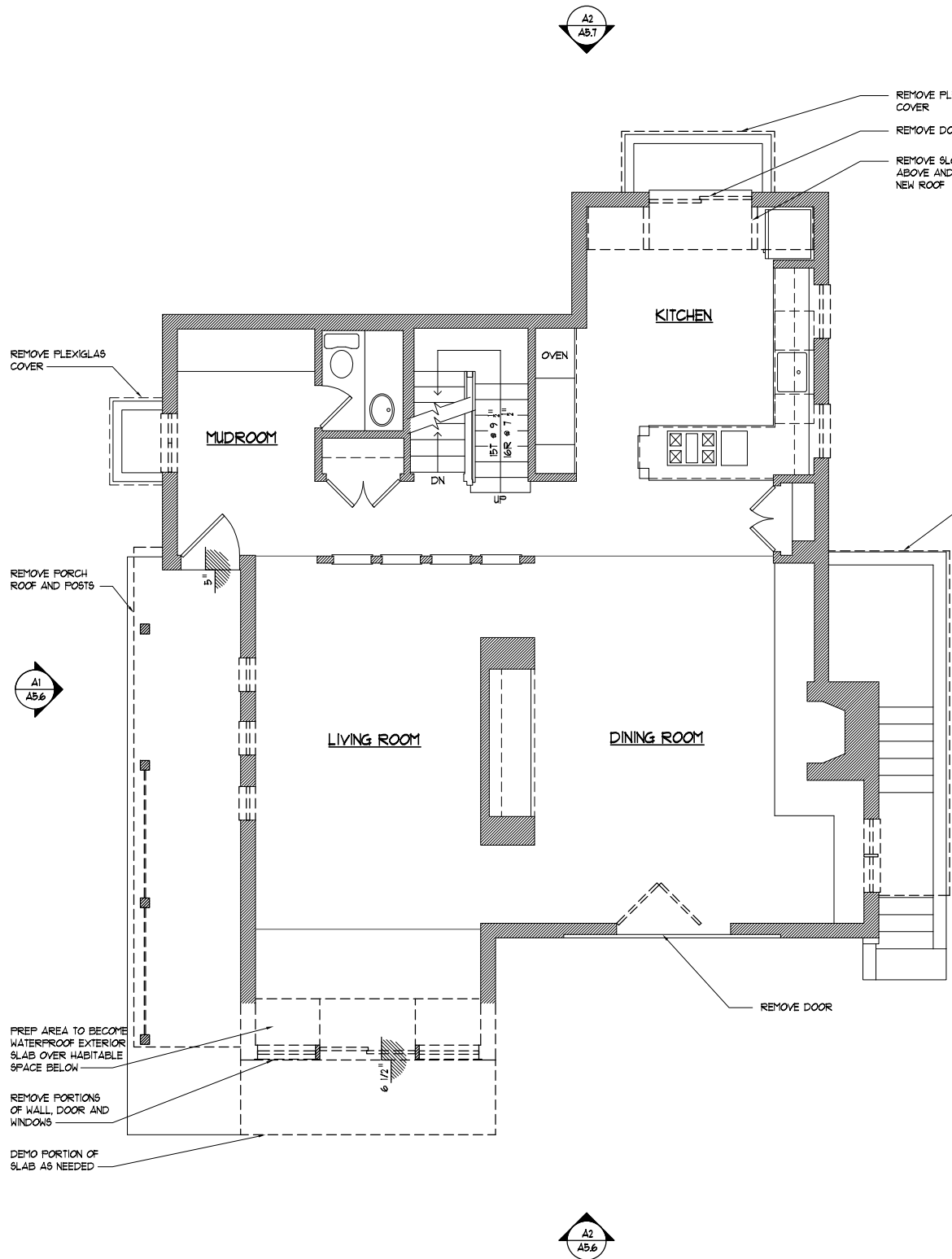
3238 R Street NW  
Washington, DC 20007

ISSUED:

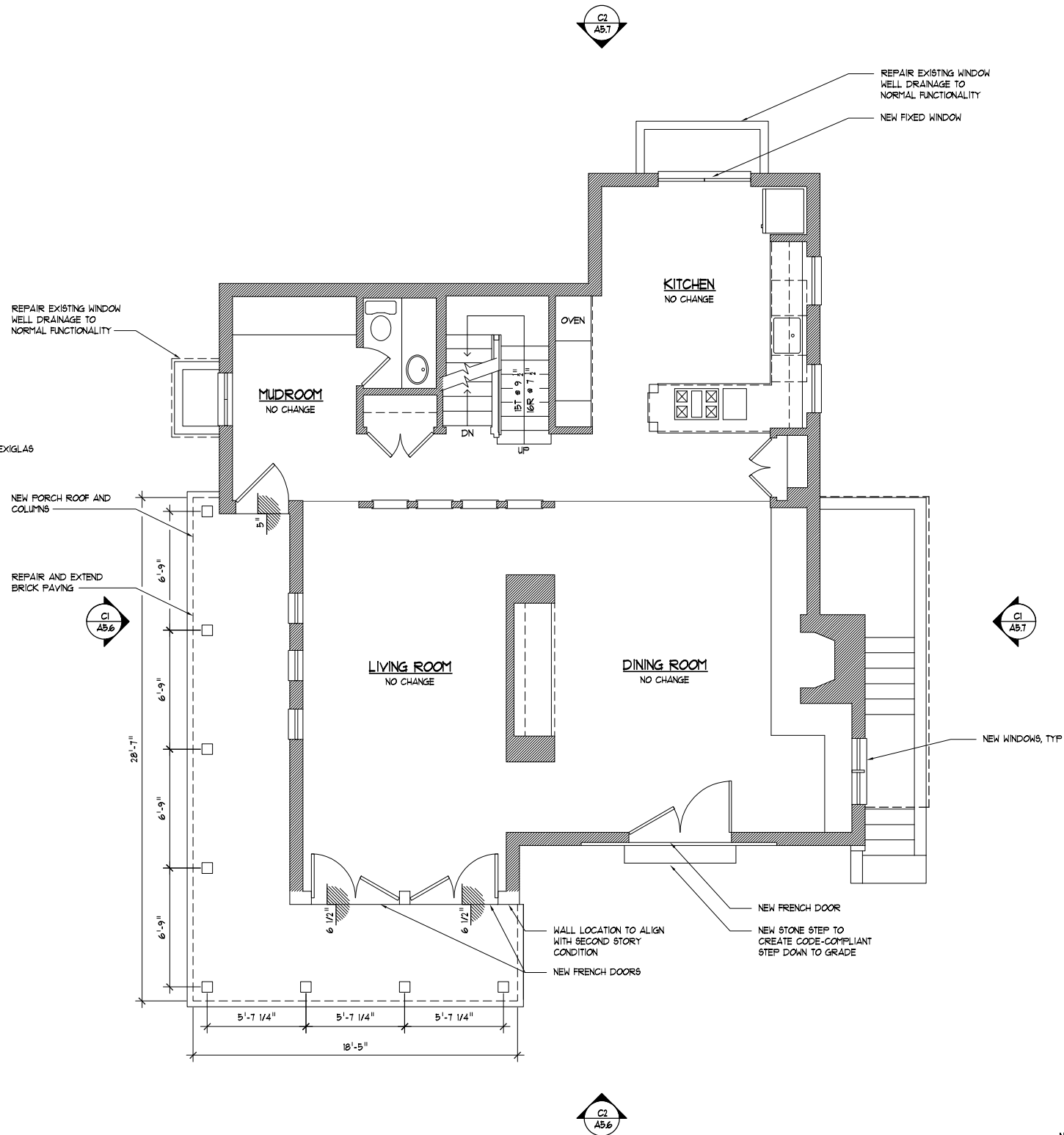
10-19-2021	O&B CONCEPT REVIEW
10-20-2021	O&B CONCEPT REVIEW REVISION 1

SHEET #:

A5.2



C1  
A5.3  
GUARD HOUSE - EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

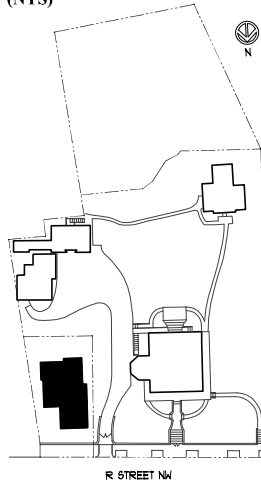


C2  
A5.3  
GUARD HOUSE - PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

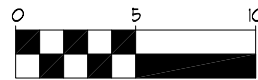


DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
FIRST FLOOR EXISTING AND  
PROPOSED PLANS

BUILDING #:  
BUILDING 5  
GUARD HOUSE

2156

**BVA**

BarnesVance Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvance.com 202 337 7255

**Live Oak Trust**

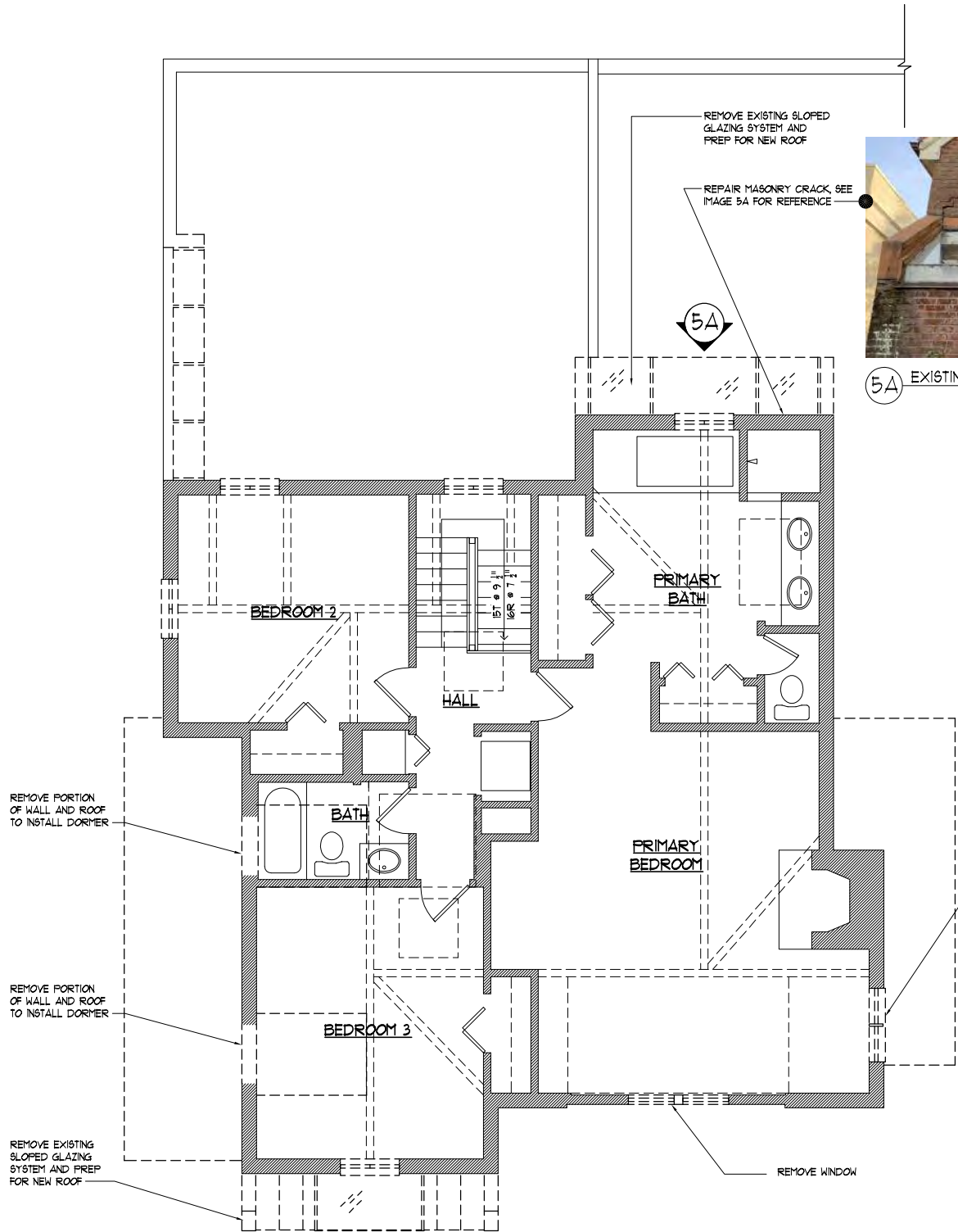
3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-13-2021 O&B CONCEPT REVIEW  
10-20-2021 O&B CONCEPT REVIEW REVISION 1

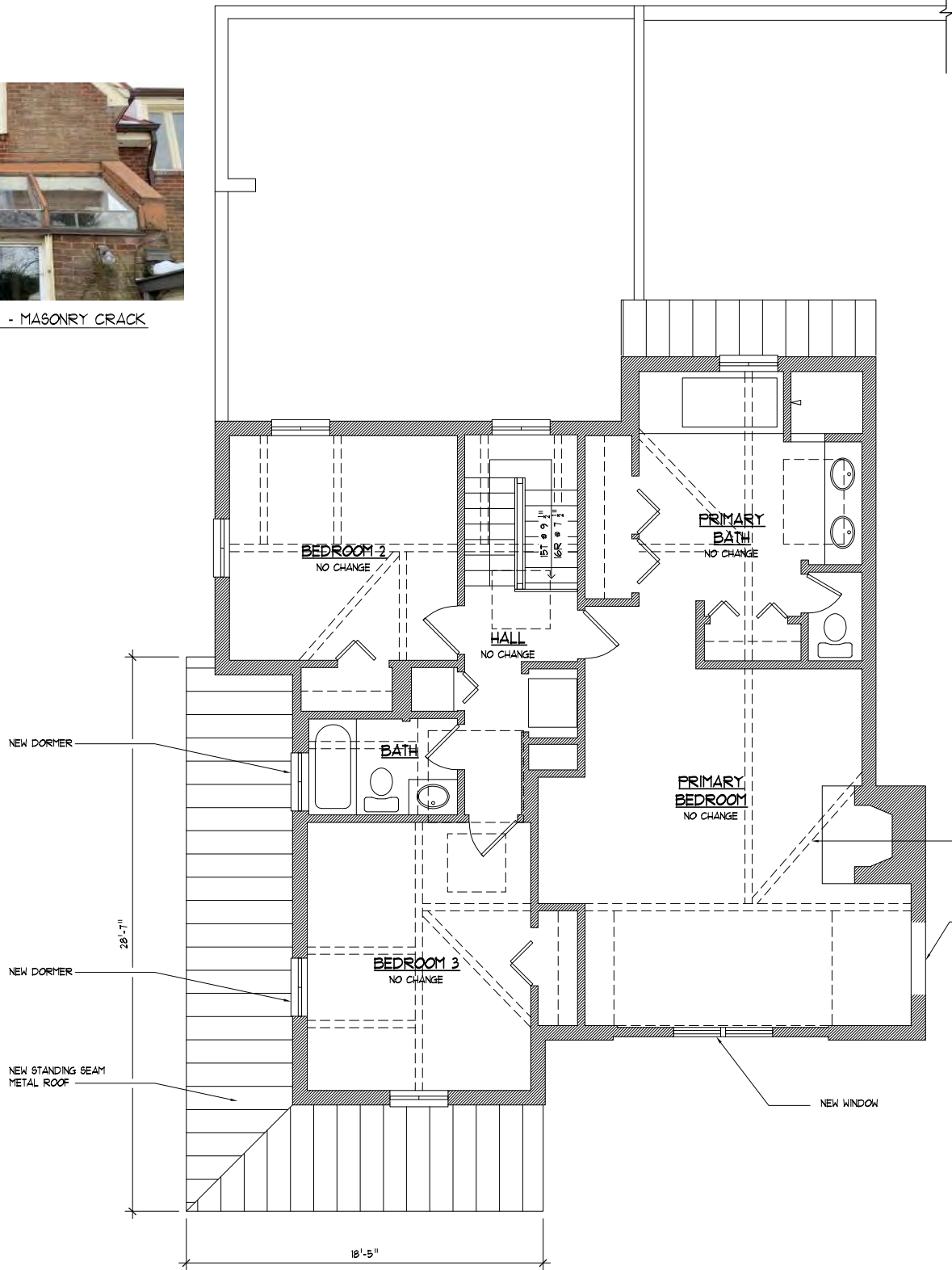
SHEET #:

A5.3





5A EXISTING CONDITION IMAGE - MASONRY CRACK



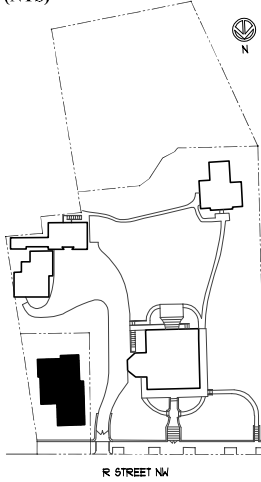
C1 GUARD HOUSE - EXISTING SECOND FLOOR PLAN  
A5.4 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C2 GUARD HOUSE - PROPOSED SECOND FLOOR PLAN  
A5.4 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

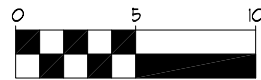


DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:  
SECOND FLOOR EXISTING  
AND PROPOSED PLANS

BUILDING #:  
BUILDING 5

BUILDING NAME:  
GUARD HOUSE

2156

BVA

BarnesVance Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvance.com 202 337 7255

Live Oak Trust

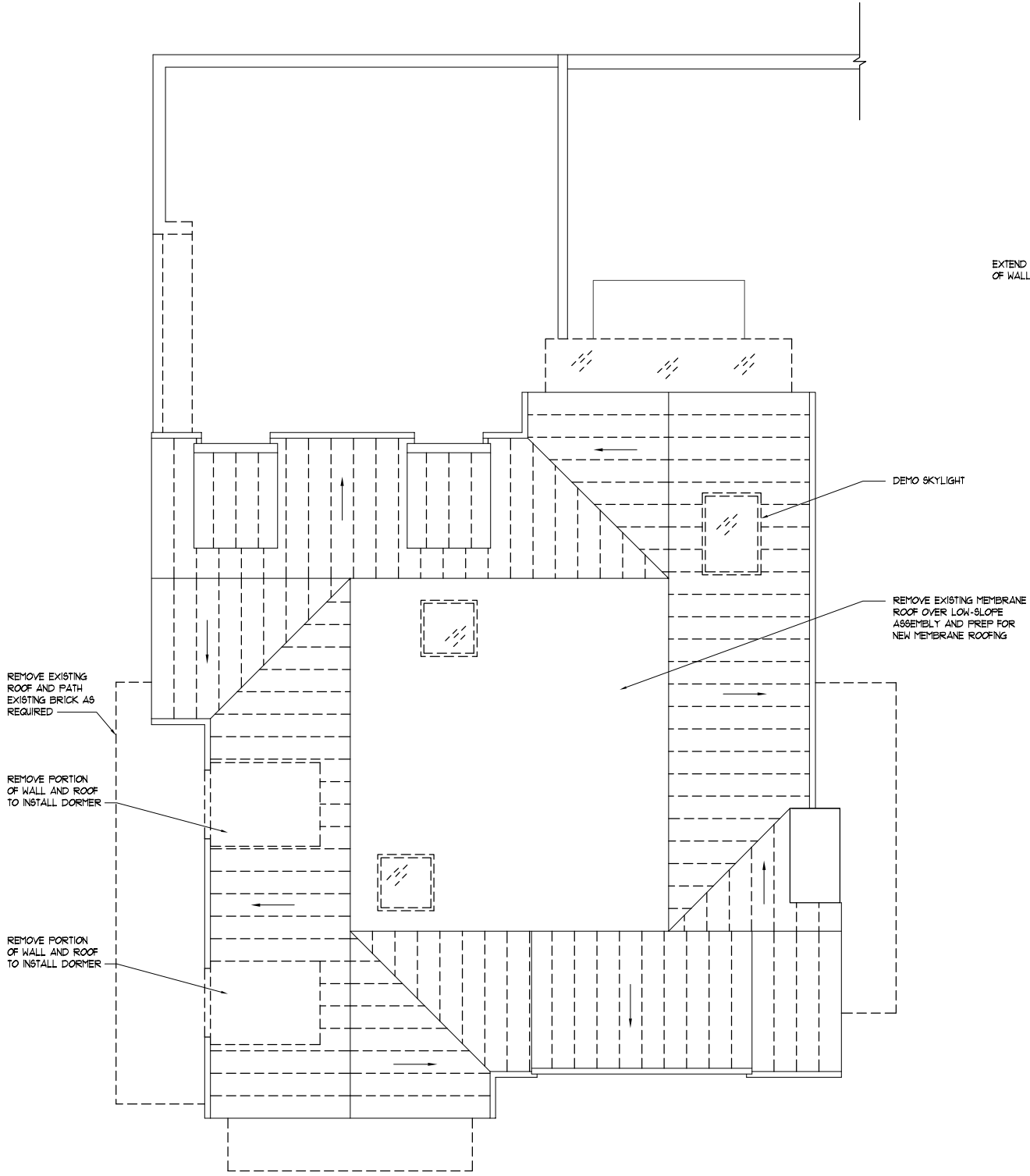
3238 R Street NW  
Washington, DC 20007

ISSUED:  
10-19-2021 O&B CONCEPT REVIEW  
10-20-2021 O&B CONCEPT REVIEW REVISION 1

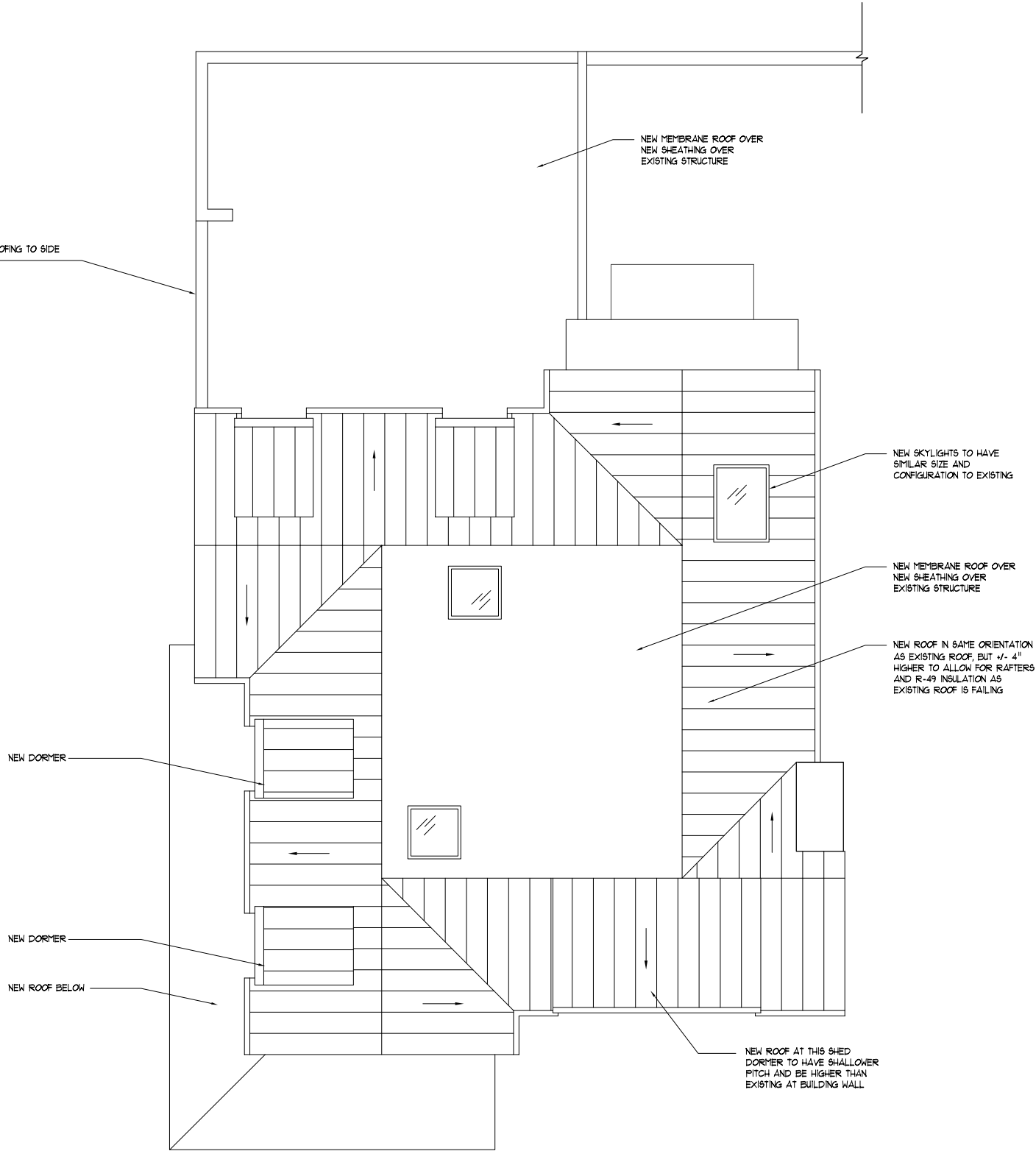
SHEET #:

A5.4

C1 GUARD HOUSE - EXISTING ROOF PLAN  
A5.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

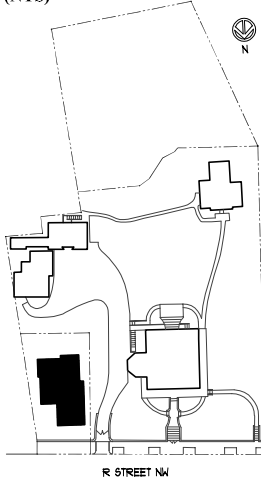


C2 GUARD HOUSE - PROPOSED ROOF PLAN  
A5.5 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

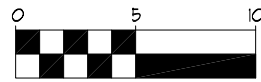


DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)



GRAPHIC SCALE:



DRAWING:

ROOF

EXISTING AND PROPOSED PLANS

BUILDING NAME:

GUARD HOUSE

BUILDING #:

BUILDING 5

2156

BVA

BarnesVanz Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanze.com 202 337 7255

Live Oak Trust

3238 R Street NW  
Washington, DC 20007

ISSUED:

10-13-2021

06B CONCEPT REVIEW

10-20-2021

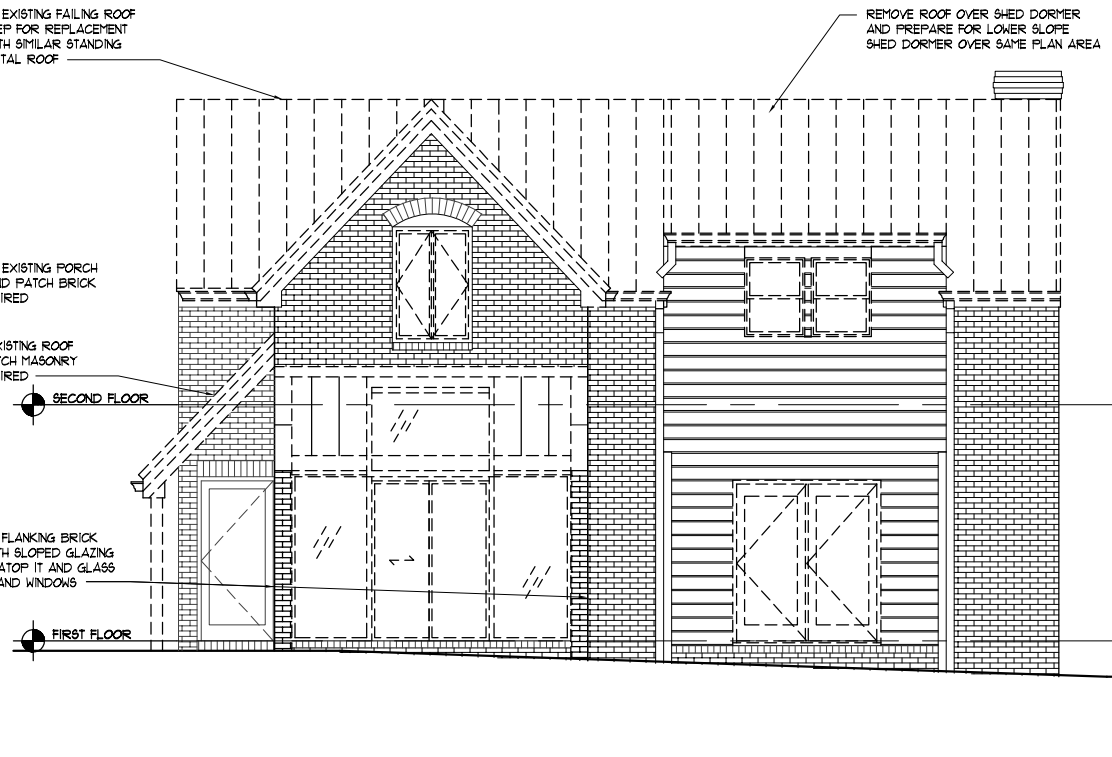
06B CONCEPT REVIEW

REVISION 1

SHEET #:

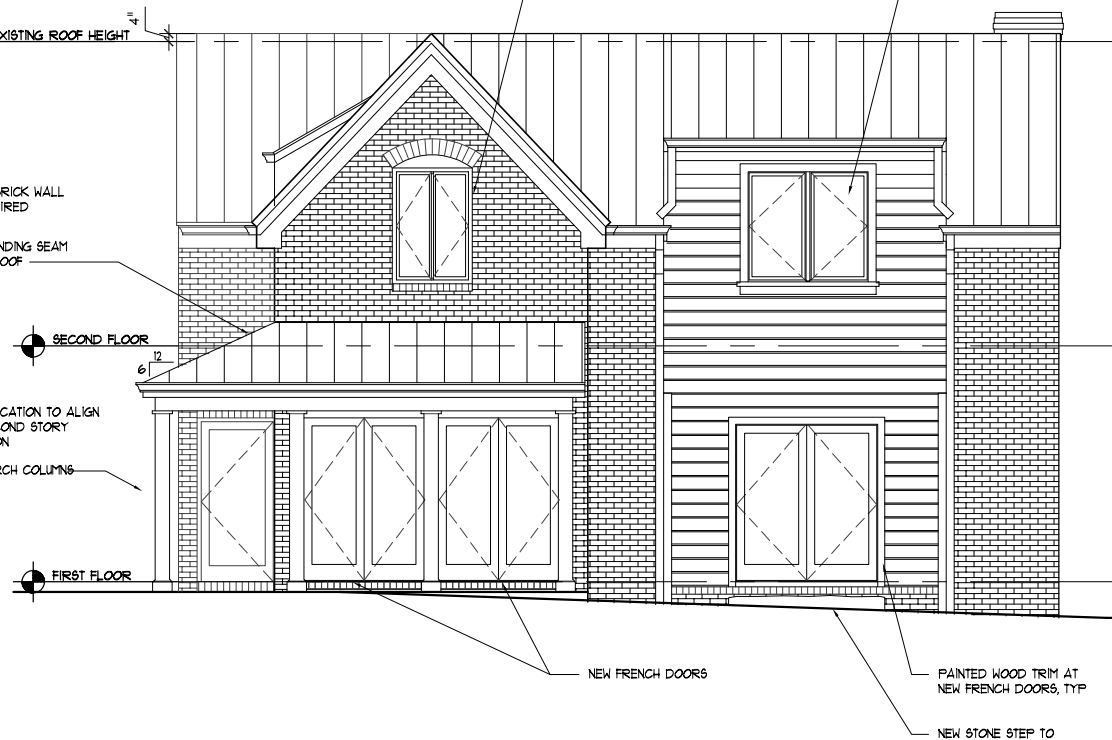
A5.5





A1 GUARD HOUSE - EXISTING WEST ELEVATION  
A5.6  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

A2 GUARD HOUSE - EXISTING SOUTH ELEVATION  
A5.6  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C1 GUARD HOUSE - PROPOSED WEST ELEVATION  
A5.6  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C2 GUARD HOUSE - PROPOSED SOUTH ELEVATION  
A5.6  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)

R STREET NW

GRAPHIC SCALE:  
0 5 10

DRAWING: WEST AND SOUTH EXISTING AND PROPOSED ELEVATIONS

BUILDING NAME: GUARD HOUSE

BUILDING #: BUILDING 5

2156

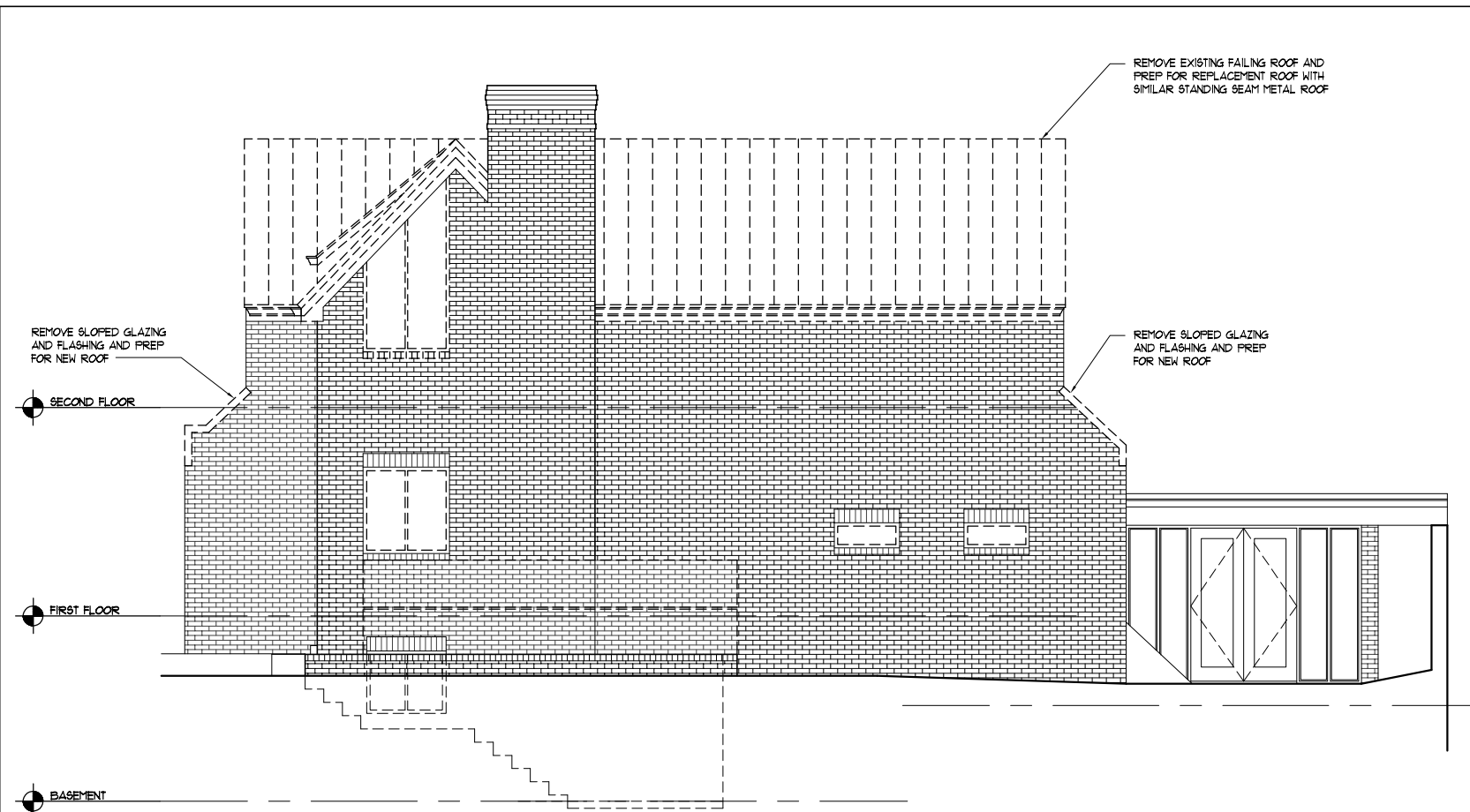
**BVA**  
BarnesVanzee Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvanzee.com 202 337 7255

**Live Oak Trust**  
3238 R Street NW  
Washington, DC 20007

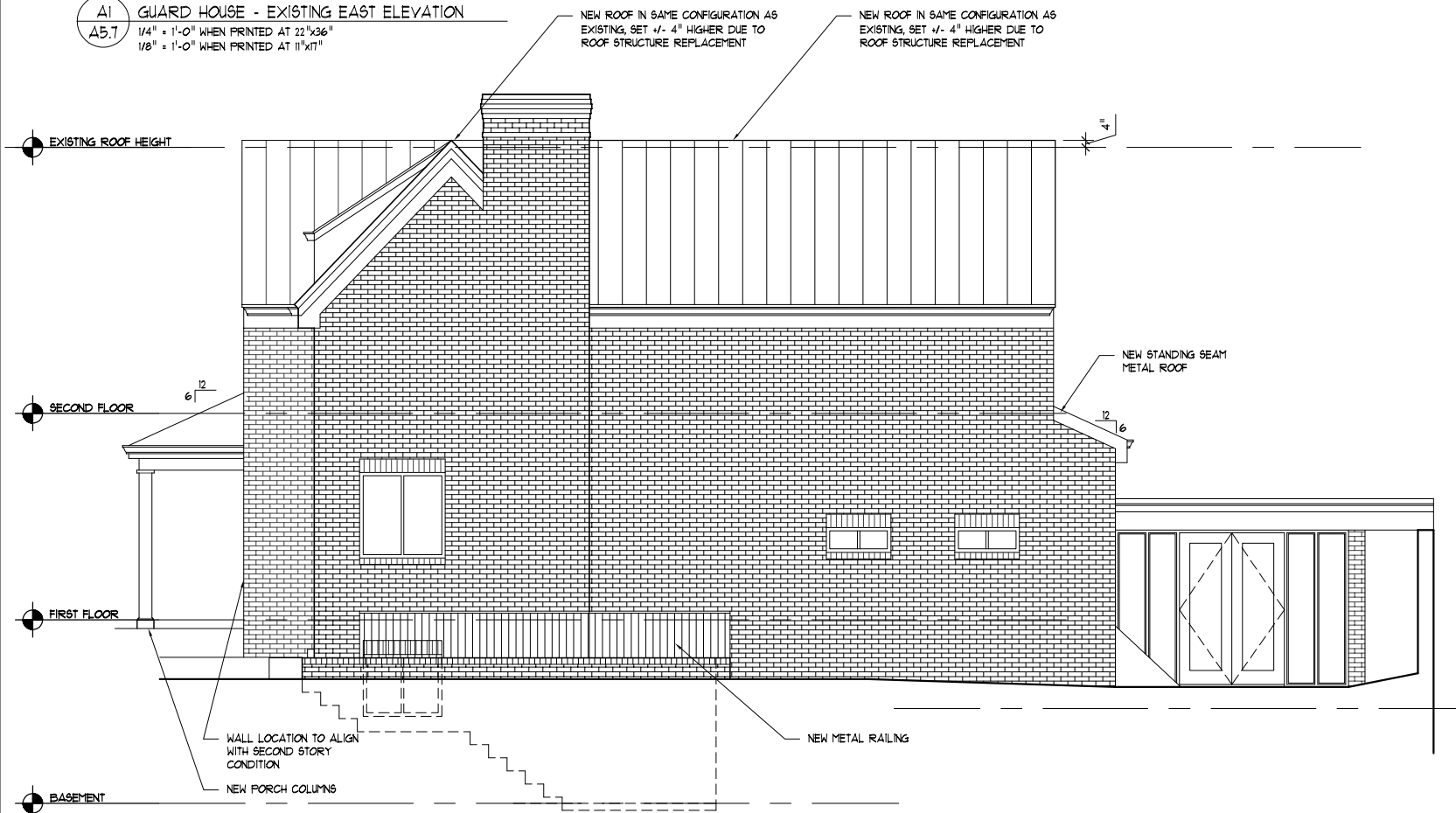
ISSUED:	DATE	REVISION
10-19-2021	O&B CONCEPT REVIEW	
10-20-2021	O&B CONCEPT REVIEW REVISION 1	

SHEET #:

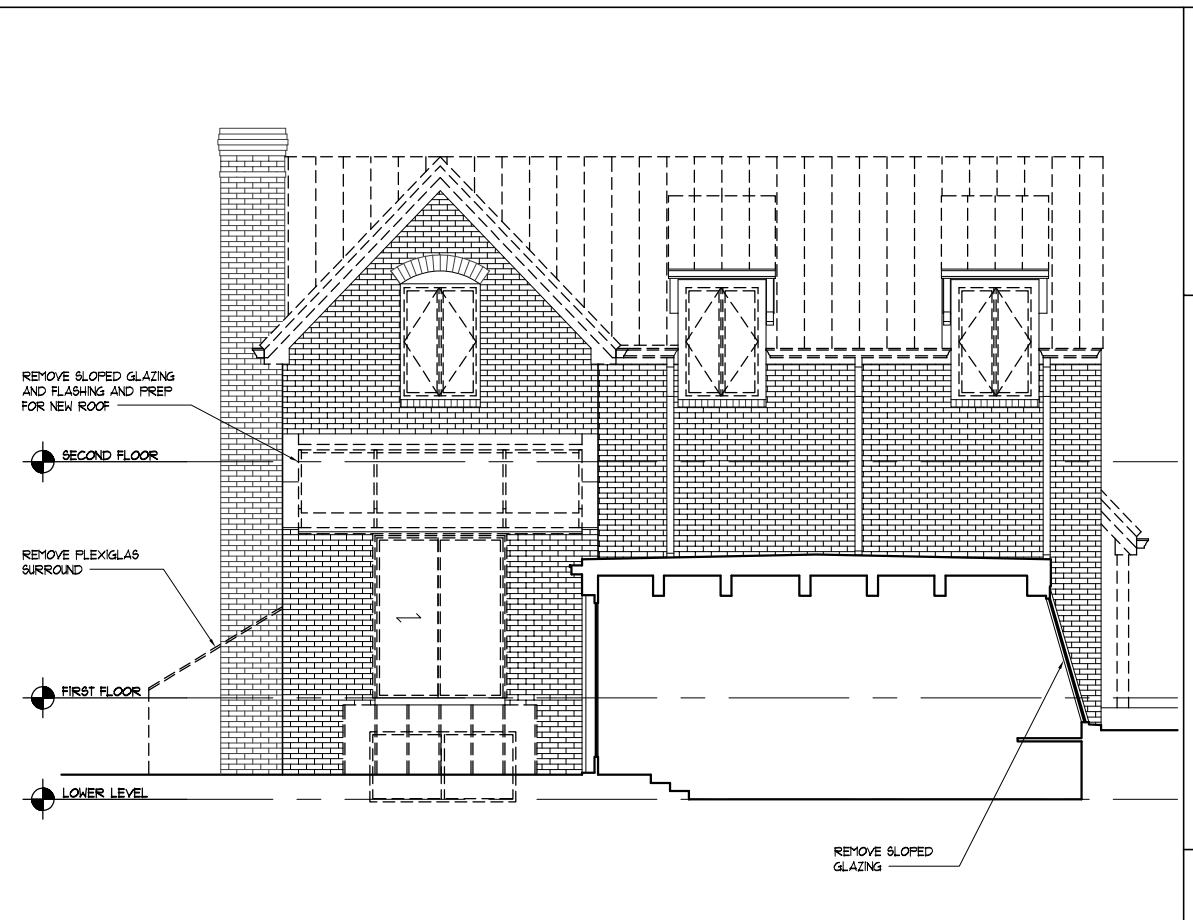
A5.6



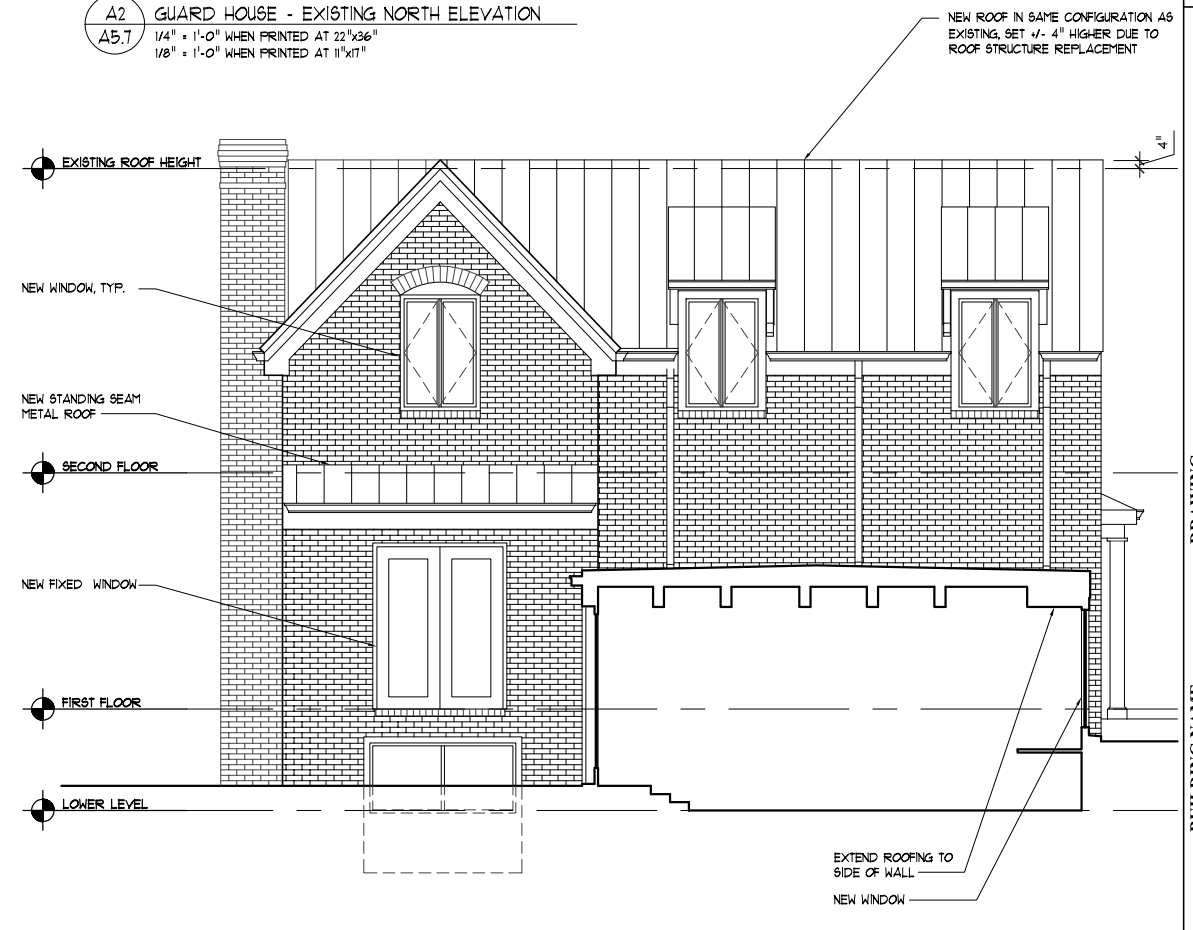
A1 GUARD HOUSE - EXISTING EAST ELEVATION  
A5.7  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C1 GUARD HOUSE - PROPOSED EAST ELEVATION  
A5.7  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



A2 GUARD HOUSE - EXISTING NORTH ELEVATION  
A5.7  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



C2 GUARD HOUSE - PROPOSED NORTH ELEVATION  
A5.7  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DCRA STAMP:

BUILDING LOCATION KEY:  
(NTS)

R STREET NW

GRAPHIC SCALE:  
0 5 10

DRAWING: EAST AND NORTH EXISTING AND PROPOSED ELEVATIONS

BUILDING NAME: GUARD HOUSE

BUILDING #: BUILDING 5

2156

**BVA**  
BarnesVance Architects Inc.  
1000 Potomac St NW, Suite L-2  
Washington DC 20007  
barnesvance.com 202 337 7255

**Live Oak Trust**  
3238 R Street NW  
Washington, DC 20007

ISSUED:	DATE	DESCRIPTION
10-13-2021	O&B CONCEPT REVIEW	
10-20-2021	O&B CONCEPT REVIEW REVISION 1	

SHEET #:

A5.7