



GEORGETOWN

GEORGETOWN THEATRE

1351 Wisconsin Ave. NW, Washington D.C.

HISTORIC PRESERVATION

The design preserves and restores the theater façade to its 1940's character. This will include duplicating and replacing the existing neon sign. Jack Stone Signs, the company that built the original neon sign, will reproduce the existing sign with the same templates used on the original. The design will strip away the 1950's "Dura Stone" layer, restoring the stucco below, as well as restore the marquis and replace the windows.

"Generative" MIXED USE DEVELOPMENT

The development will increase retail space, provide "boutique" office space, luxury residences with two story spaces and roof gardens, and a private alley dwelling with an artist studio by extending to the existing rear garage. The commercial space is designed for a major tenant, whether a restaurant or large bookstore—or both.

SUSTAINABLE PASSIVE HOUSE DESIGN – APPLIED TO HISTORIC PRESERVATION

The design is based on a new zero energy consumption approach utilizing the Passive house design principles developed by Robert Bell Architects. Details include drawing on geothermal energy, photovoltaics (not visible), and a unique foundation system using 8" Helios piles to be inserted between the roots of the existing tree to avoid damaging the root structure and preserve the tree.

*ALLEY – INTO A "Garden Street" FOR PEOPLE, BUSINESSES, AND RESIDENCES

Robert Bell Architects is coordinating neighbors, with the intent to also partner with the D.C. government, to transform the present derelict alley into a mixed use Mews, "the Georgetown Mews," similar to Cady's Alley.

***SIDEWALK** – Another community improvement proposal involves widening the sidewalk in front of the theater block to accommodate sidewalk café space. Sidewalk seating will transform the location into a destination "park on the sidewalk" for people to sit and enjoy the unique historic character of this site—the cobblestone street, historic buildings, and the iconic "Georgetown Theatre."

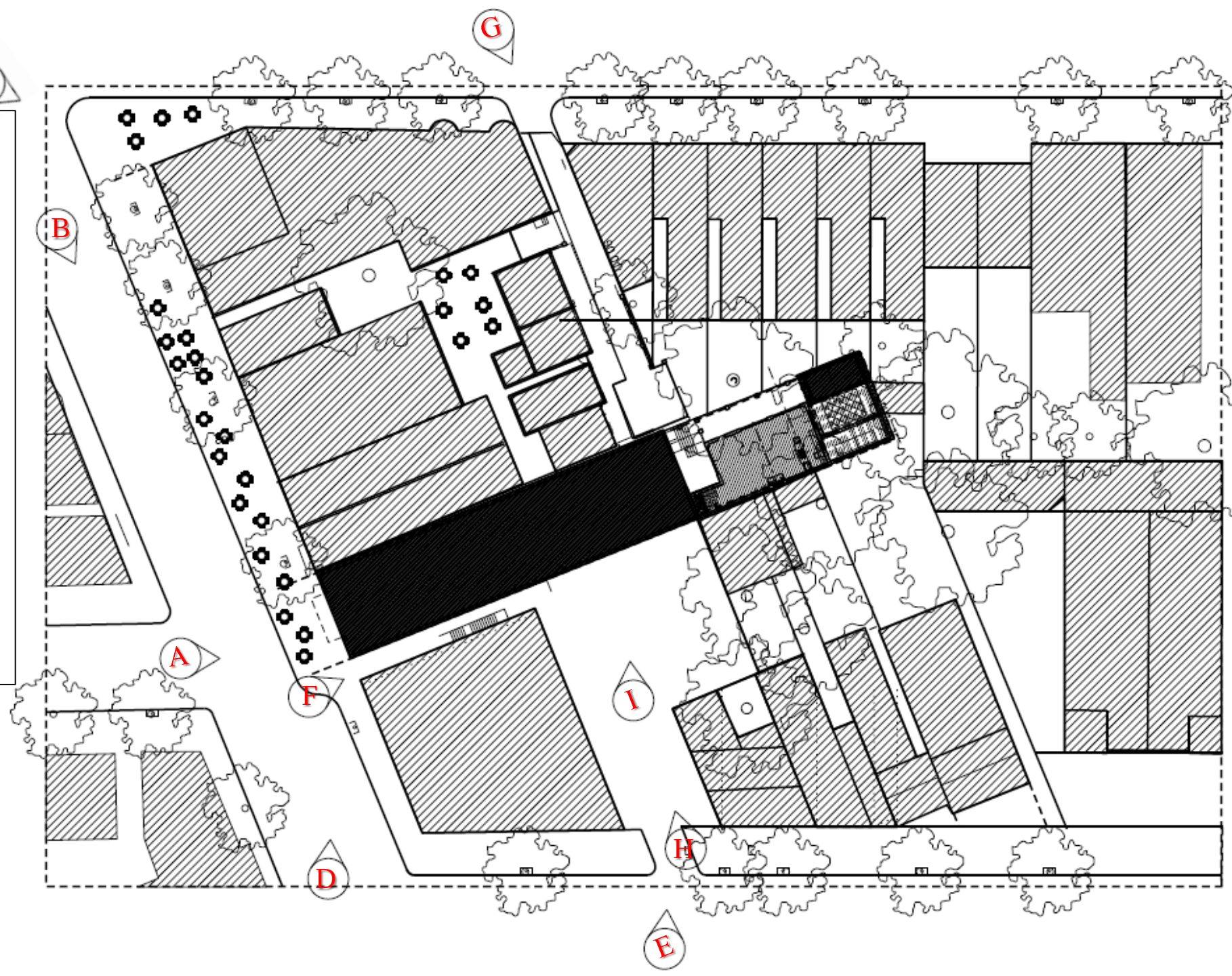
*NOT PART OF APPLICATION, RELATED FUTURE SUBMISSION

Board and Commission on the
District of Columbia
CASE NO. 18884
EXHIBIT NO. 35

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EXISTING CONDITIONS



A



B



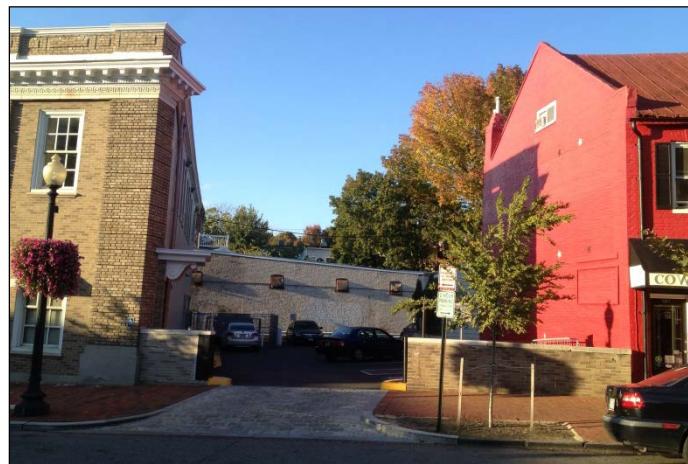
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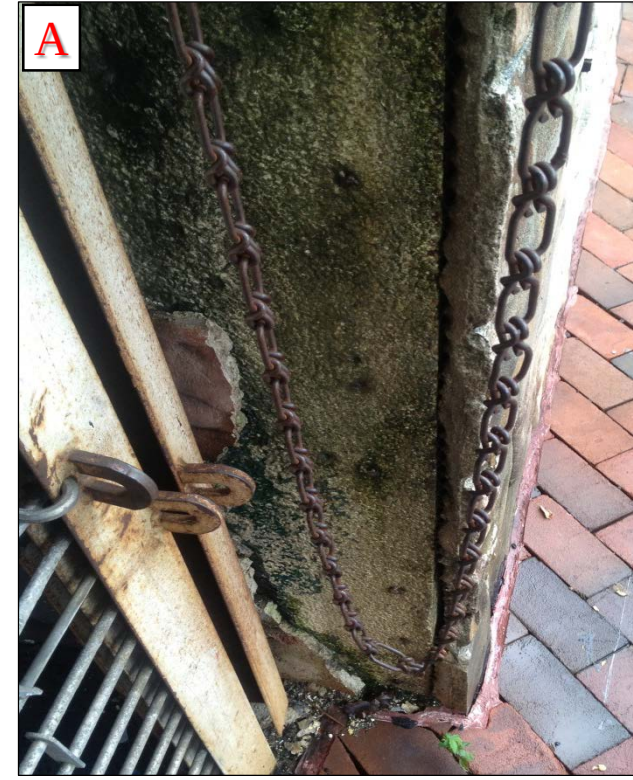
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I



ALLEY MAP DETAIL VIEW



C



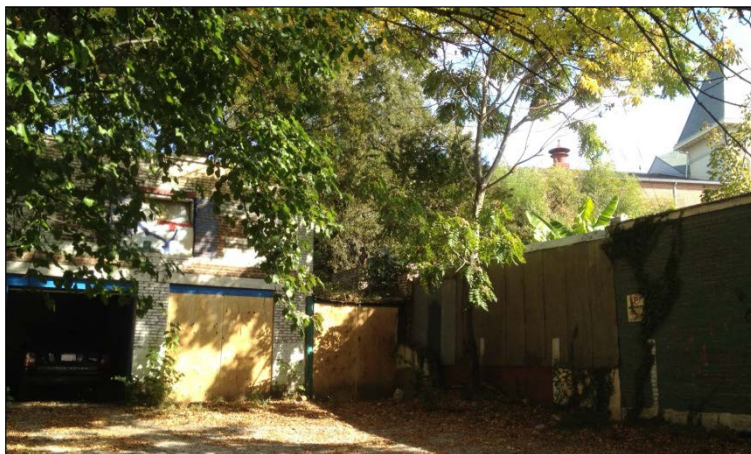
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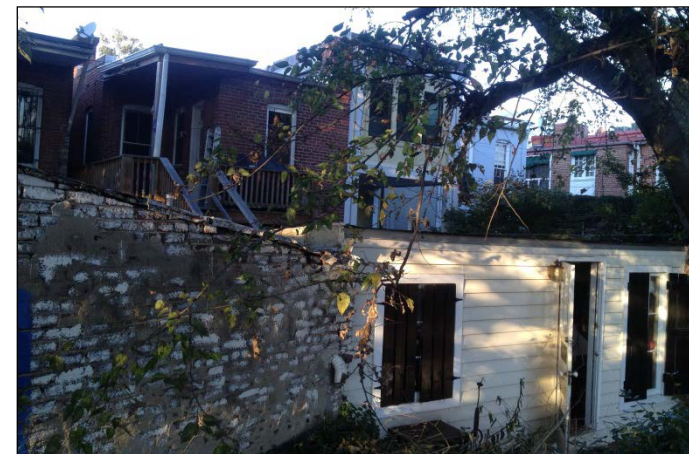
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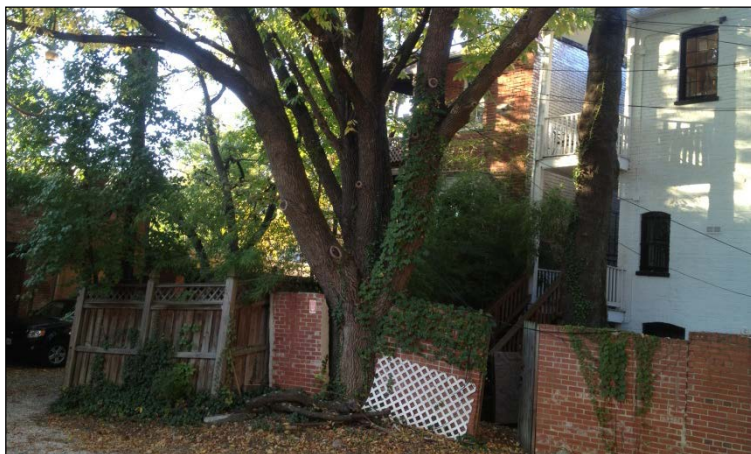
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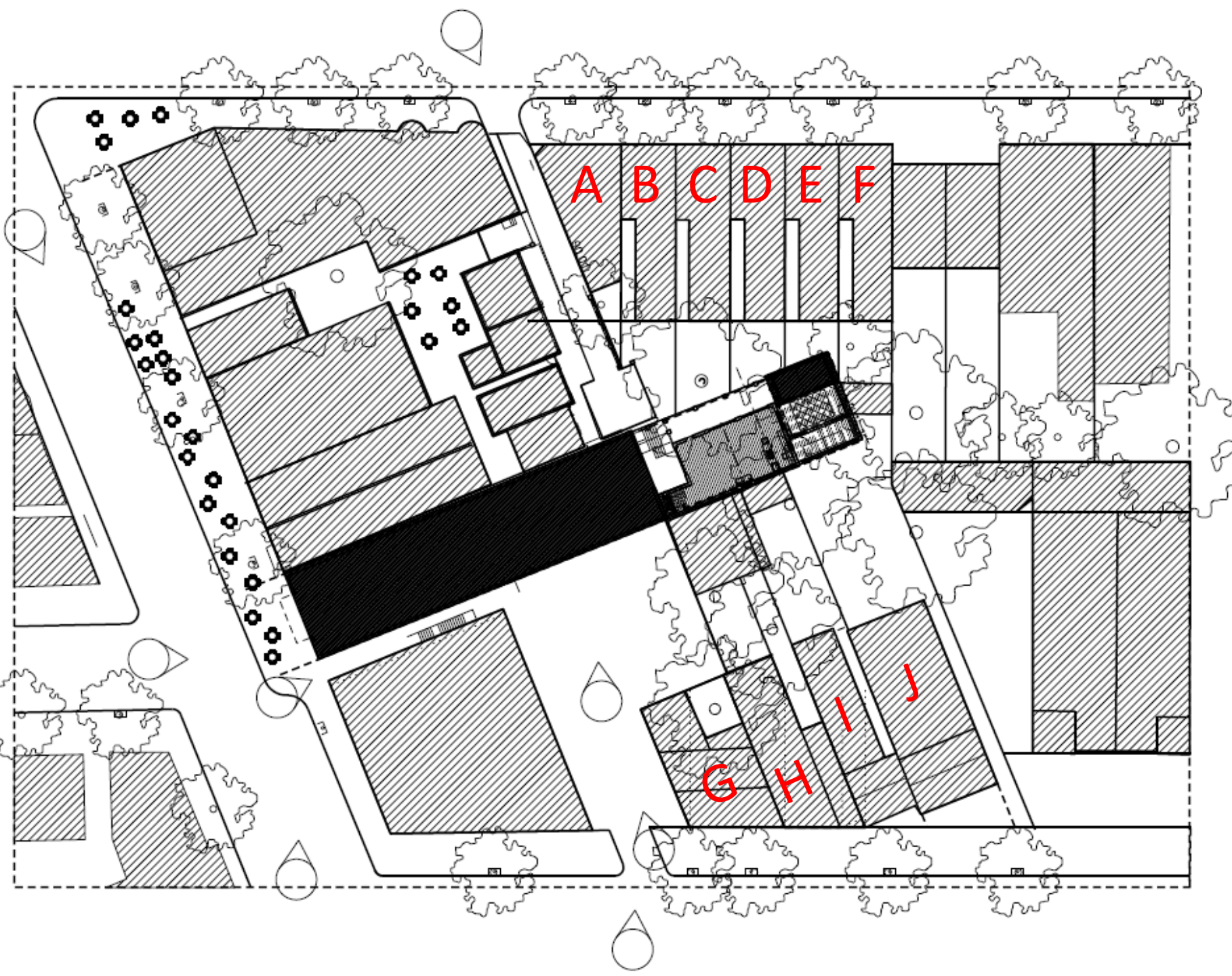


J



K





- A** Patrick A Burke
3148 O St NW
- B** Caesar A Junker
3146 O St NW
- C** Terry Taylor
3144 O St NW
- D** Caesar A Junker
3142 O St NW
- E** Michael A Arthur
3140 O St NW
- F** Kevin K Knarr
3138 O St NW
- G** Raul Silva
3147 Dumbarton St NW
- H** William B Gallagher, Jr
3143 Dumbarton St NW
- I** Thomas L Adams, Jr
3141 Dumbarton St NW
- J** E. Mulder
3139 Dumbarton St NW