

# 1721 Wisconsin Ave NW



## **Old Georgetown Board Concept Submission**

**Meeting Date:** 5/5/2022

**Submission Date:** 4/13/22

**Scope of Work:** Installation of mechanical equipment & screening

**Owner:** Alan I Cooper & Bennett M Cooper

**Applicant:** 1719-1721 Wisconsin Ave NW DC LLC (Contract Purchaser)

**Historic Consultant:** EHT Traceries

# 1721 Wisconsin Ave NW

## Project Overview

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# 1721 Wisconsin Ave NW

## *Use Description*

The Applicant proposes to renovate and convert 1721 Wisconsin Avenue NW from a restaurant to a commissary kitchen (Food Delivery Service for zoning purposes). The proposed commissary kitchen will provide entrepreneurs and chefs with food preparation and cooking facilities, and related support, to allow them to enter or grow their small and local restaurant businesses without the large expense and risk of opening a traditional standalone restaurant. The users will operate their business from the facility and will sell meals directly to customers. Customers will order their food predominantly via online food ordering platforms for delivery by a third party or for direct customer pick-up. The front of the Building will include a small lobby with touch-screens for orders, and tables and chairs for limited customer seating.

# 1721 Wisconsin Ave NW

## *Exterior Project Overview*

The Applicant plans to make minimal upgrades to the Building's exterior that will improve appearance, operations, and structural soundness. These improvements will be limited to the rear of the building and include relocating the refuse dumpsters entirely inside the building, repairing and updating the second-floor structural elements that are currently deteriorating, adding modern mechanical equipment, removing an existing canopy and installing bike racks. The Building's facade will remain intact with no planned changes. The preliminary interior design proposes a small lobby with limited seating and 16 individual kitchen facilities located across the first and second floors. One direct outdoor air supply unit (DOAS) will be installed and screened on the higher roof to supply the first floor and an additional unit will be installed and screened on the lower roof to supply the second floor. One of these units can support up to 9 shared kitchen spaces. The proposed mechanical equipment is needed to provide proper venting and air circulation for the facility and has been designed to minimize visibility from both Wisconsin Avenue and S Street.

# 1721 Wisconsin Ave NW

*Aerial View*



# 1721 Wisconsin Ave NW

*Front View*



# 1721 Wisconsin Ave NW

*Rear View*



# 1721 Wisconsin Ave NW

## *Existing Roof Condition*



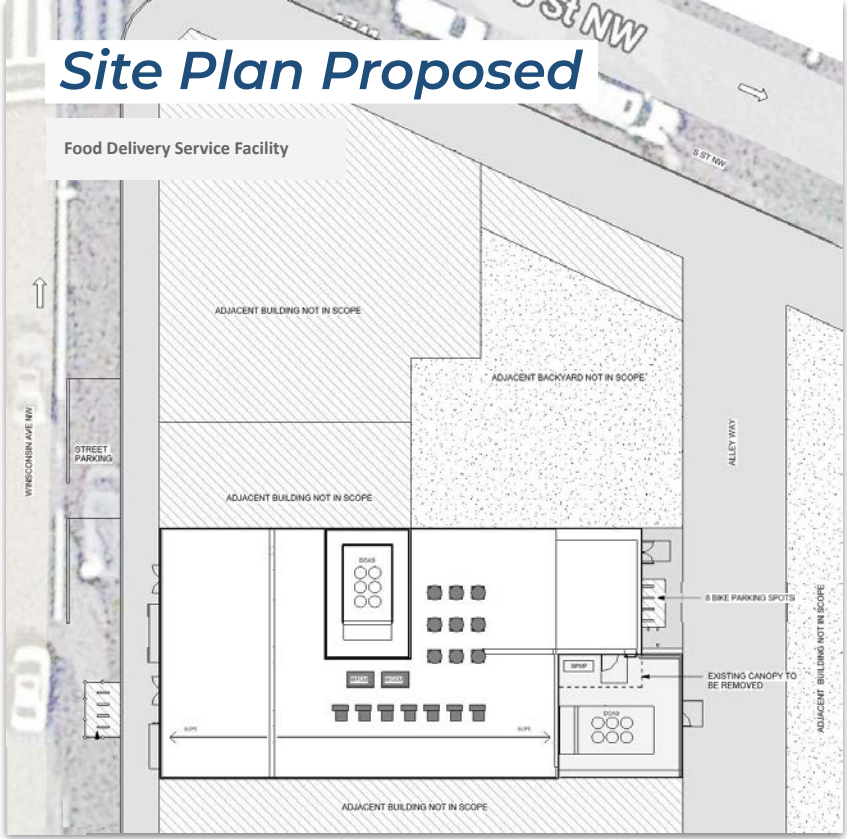


# 1721 Wisconsin Ave NW

## Site Plan Existing



## Site Plan Proposed



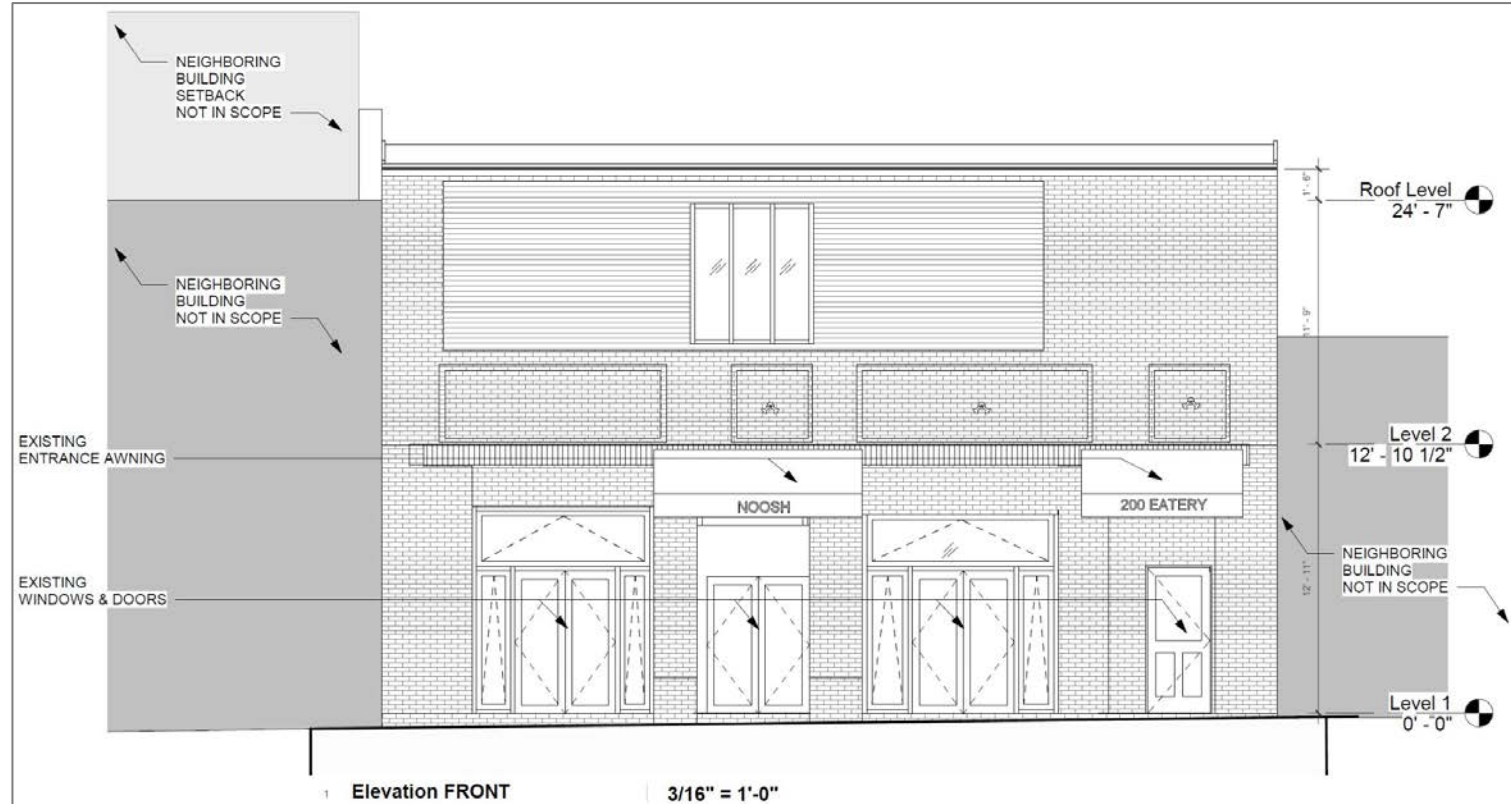
# **1721 Wisconsin Ave NW**

## **Existing Building Elevations**

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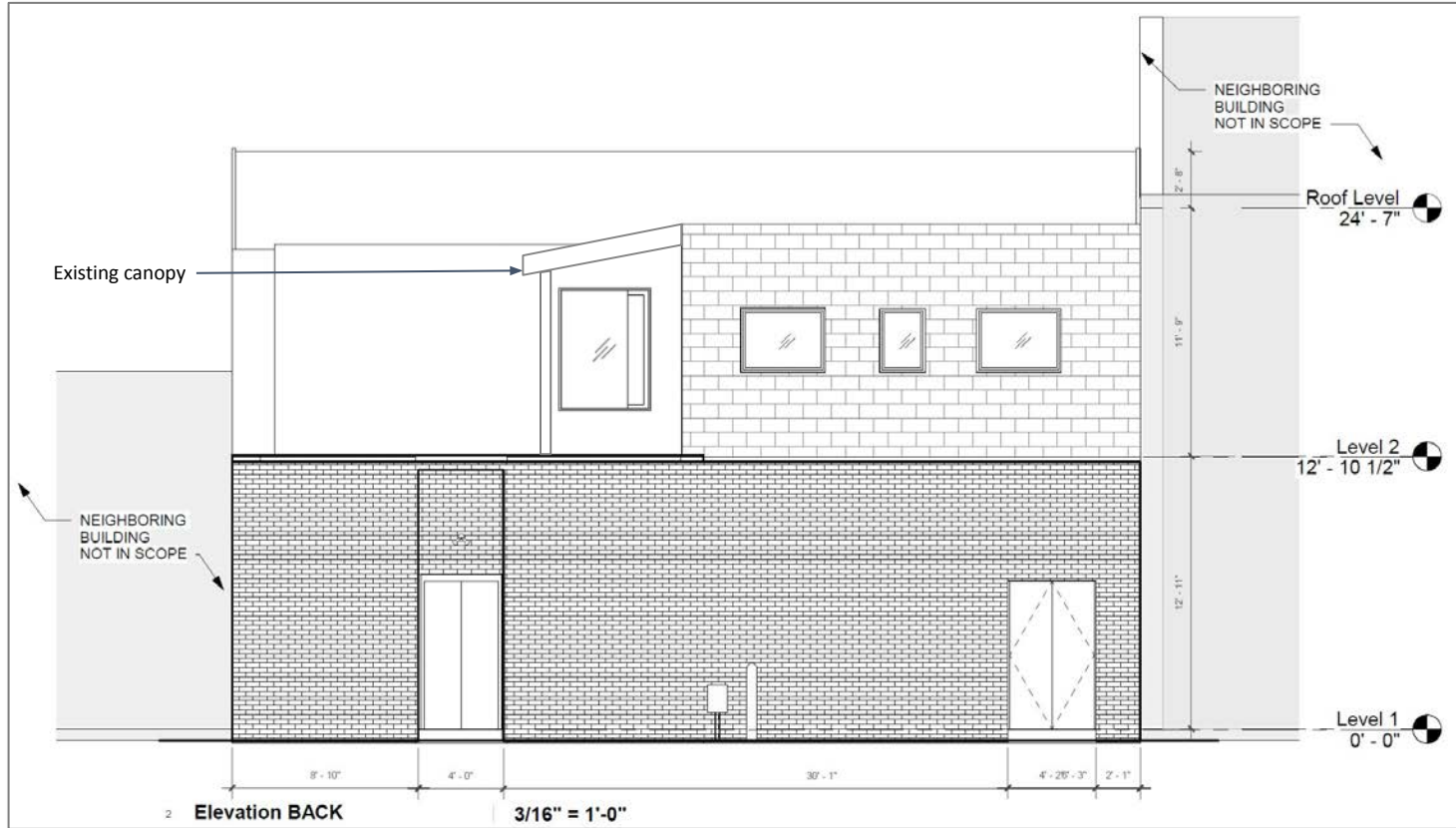
# 1721 Wisconsin Ave NW

*Front Elevation Existing  
(Facing West)*



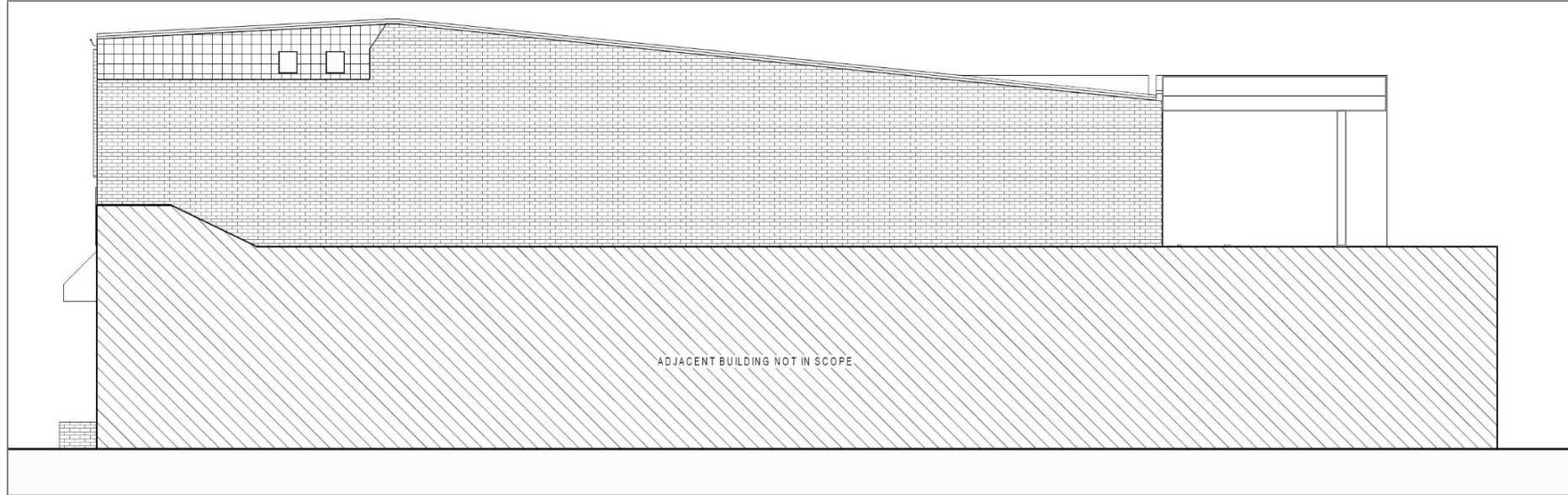
# 1721 Wisconsin Ave NW

## Rear Elevation Existing (Facing East)



# 1721 Wisconsin Ave NW

*Side Elevation Existing  
(Facing North)*



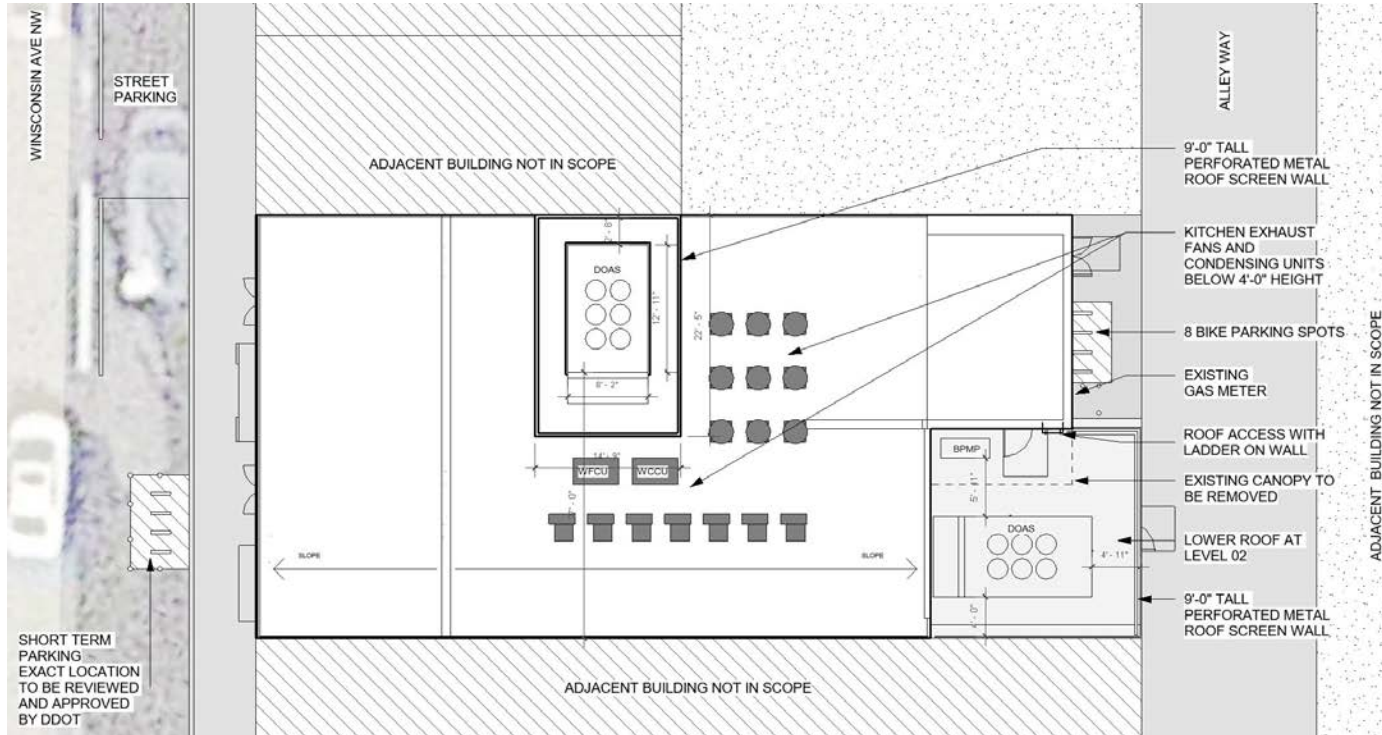
# **1721 Wisconsin Ave NW**

## **Option 1: Mechanical Units Screened**

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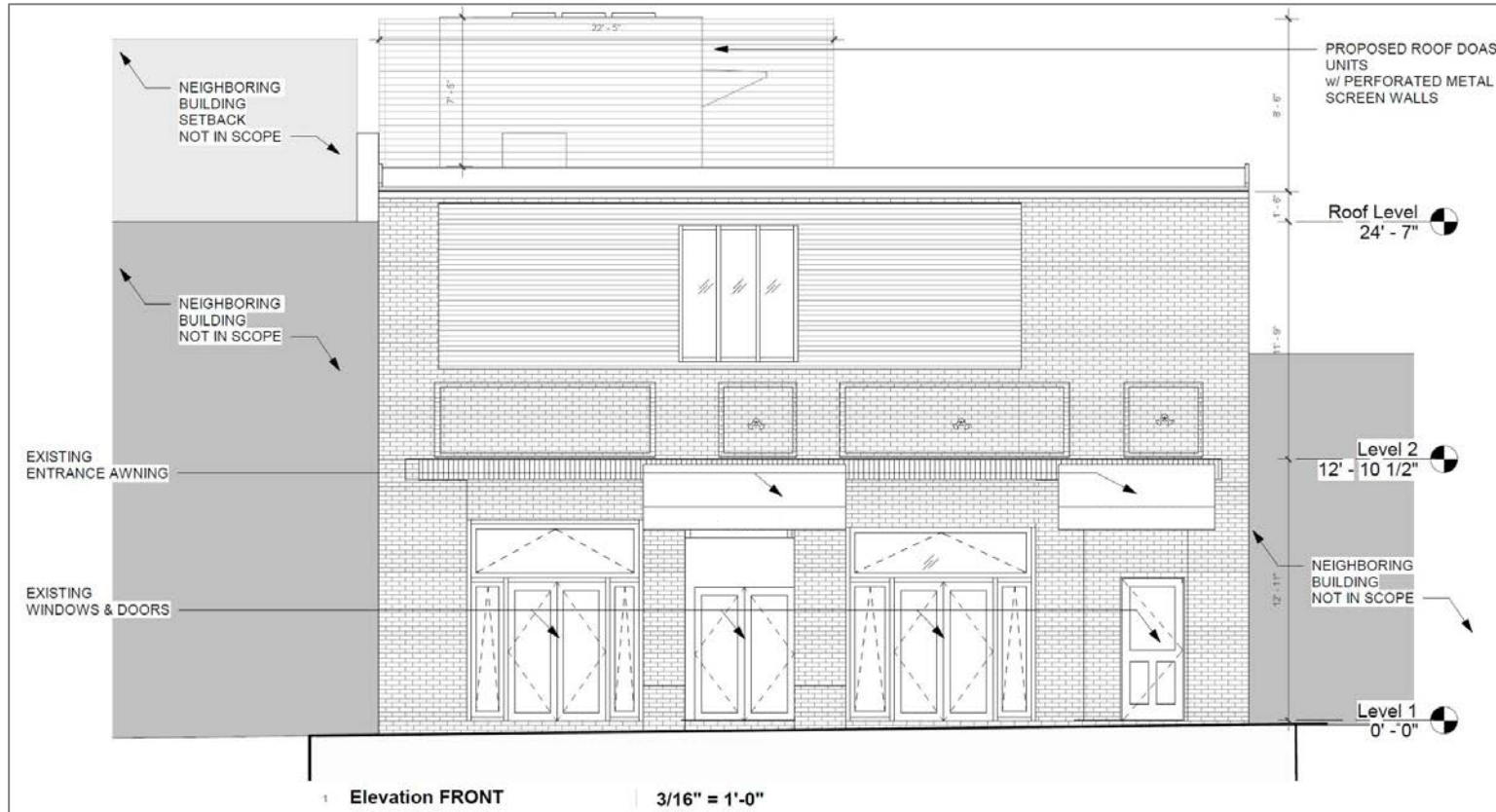
# 1721 Wisconsin Ave NW

## Proposed Roof Plan



# 1721 Wisconsin Ave NW

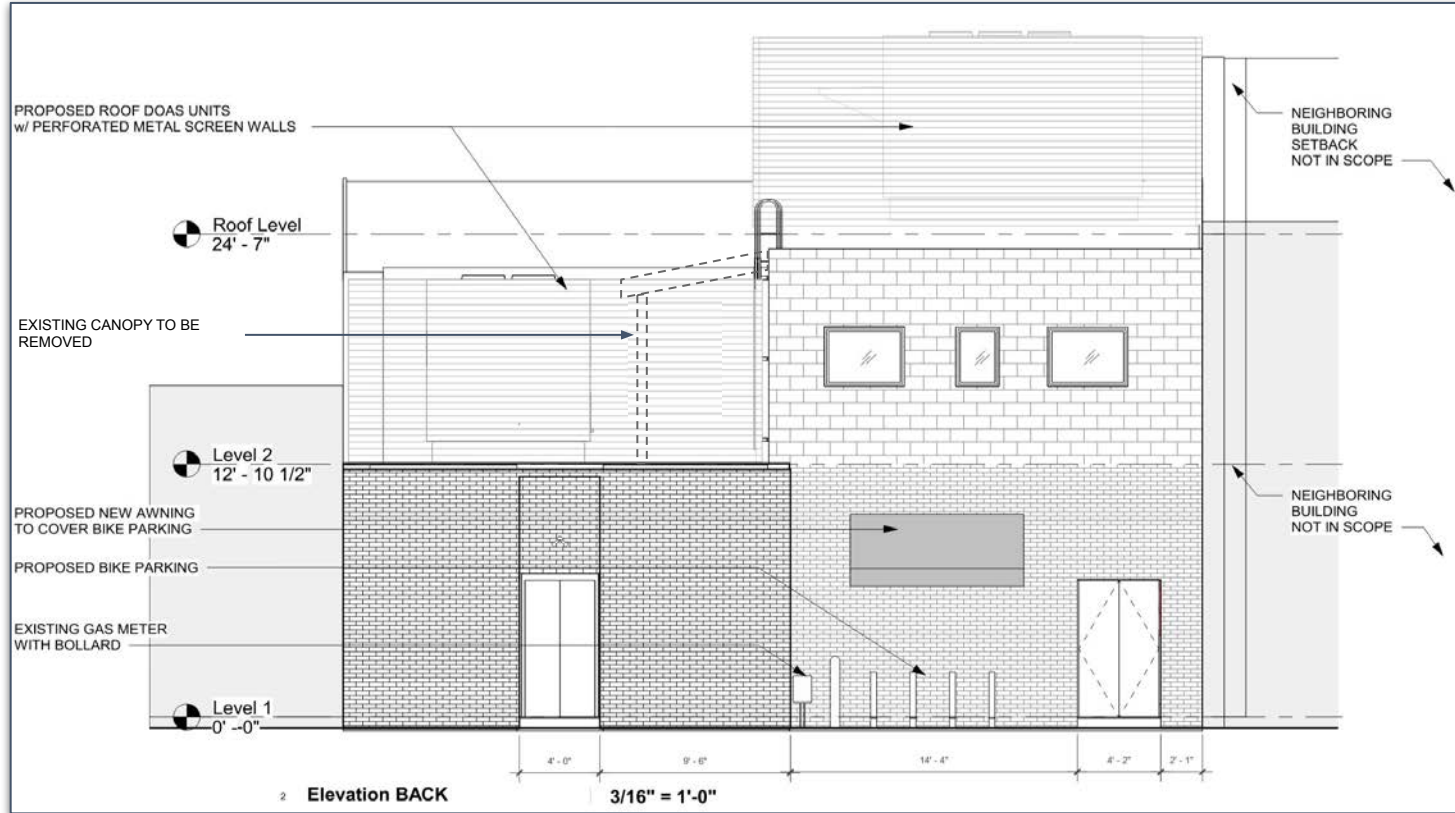
## Proposed Front Elevation (Facing West)





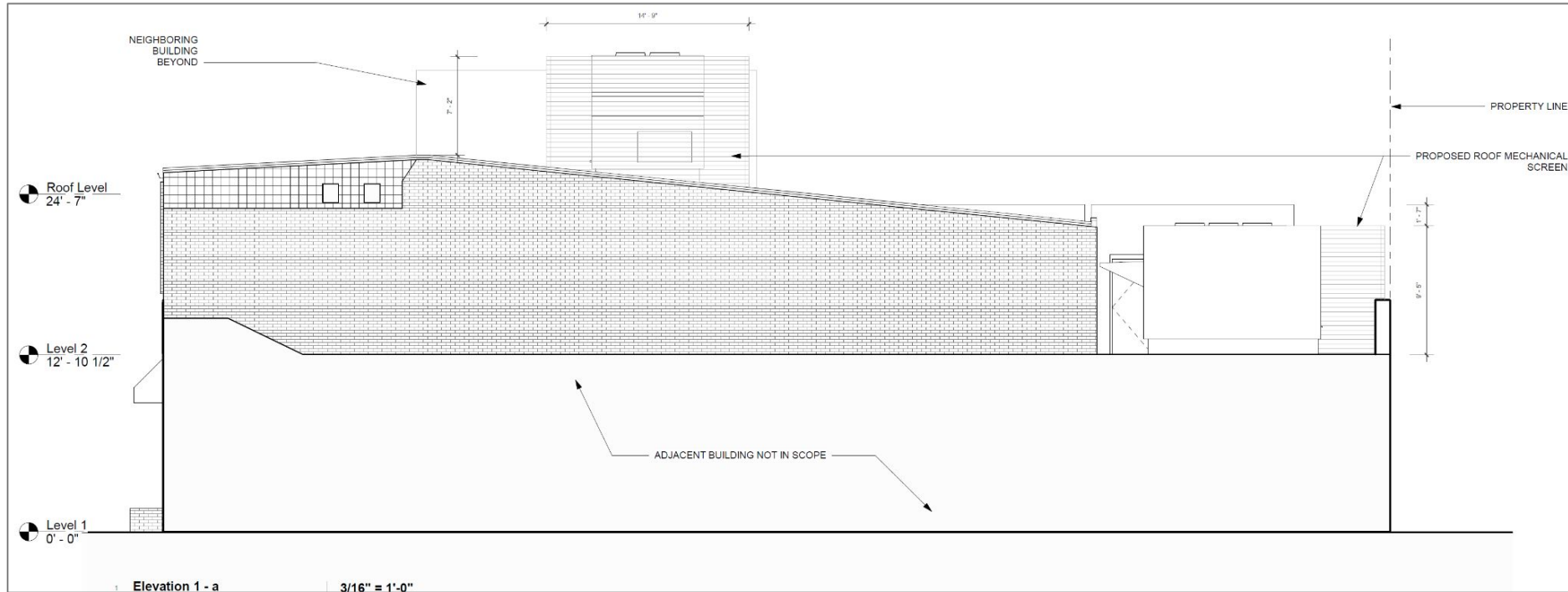
# 1721 Wisconsin Ave NW

## Proposed Rear Elevation (Facing East)



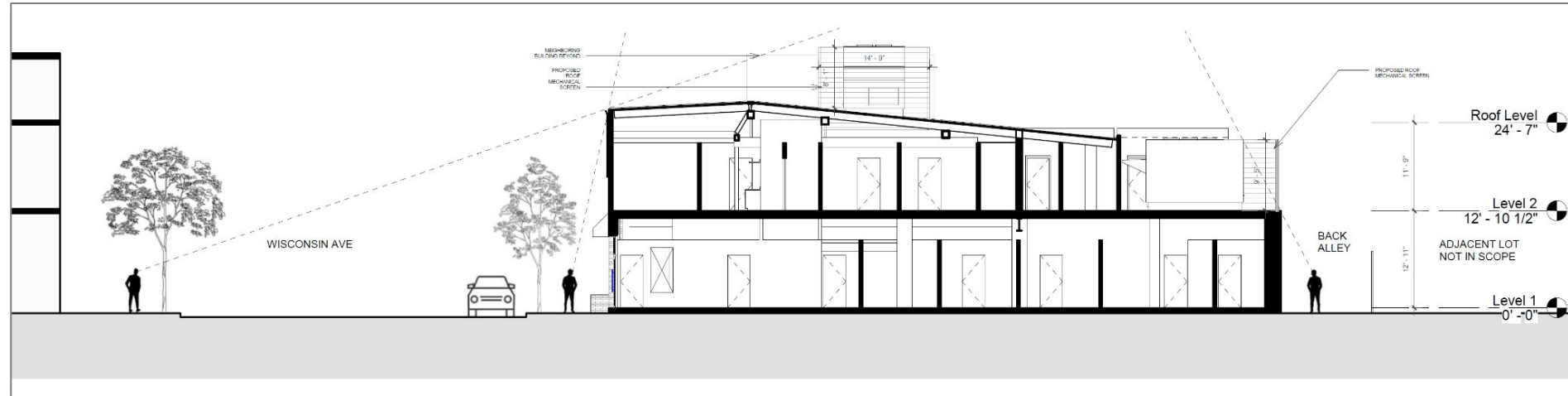
# 1721 Wisconsin Ave NW

## Proposed Side Elevation (Facing North)



# 1721 Wisconsin Ave NW

## Line of Sight Analysis (Facing North)



# 1721 Wisconsin Ave NW

*Roof View - Front*



Existing



Proposed

Front view facing East from West side of Wisconsin Avenue. No unit or screen visibility.

# 1721 Wisconsin Ave NW

*Roof View - Facing NE*



Existing



Proposed

Minimal visibility from West side of Wisconsin Avenue with upper mechanical unit screened. Image taken from entrance of 1700 Wisconsin Avenue NW.

# 1721 Wisconsin Ave NW

*Roof View - Facing SE*



Existing



Proposed

Upper mechanical unit screened. Fully blocked by buildings to the North. Image taken from West side of Wisconsin Avenue at intersection with S Street NW.

# 1721 Wisconsin Ave NW

*Rear View Facing South*



Existing



Proposed

Screened lower level unit and unscreened upper roof unit facing South from the North side of S Street.

# 1721 Wisconsin Ave NW

*Facing North*



Existing

Mechanical unit shown is existing unit on the roof of 1715 Wisconsin Avenue.



Proposed

Building to the south of 1721 Wisconsin Avenue blocking visibility from R Street NW. Image taken from R Street in front of the Georgetown Public Library facing North.



# 1721 Wisconsin Ave NW *Proposed Screening Material*



Material: Perforated Metal  
Height: 9'

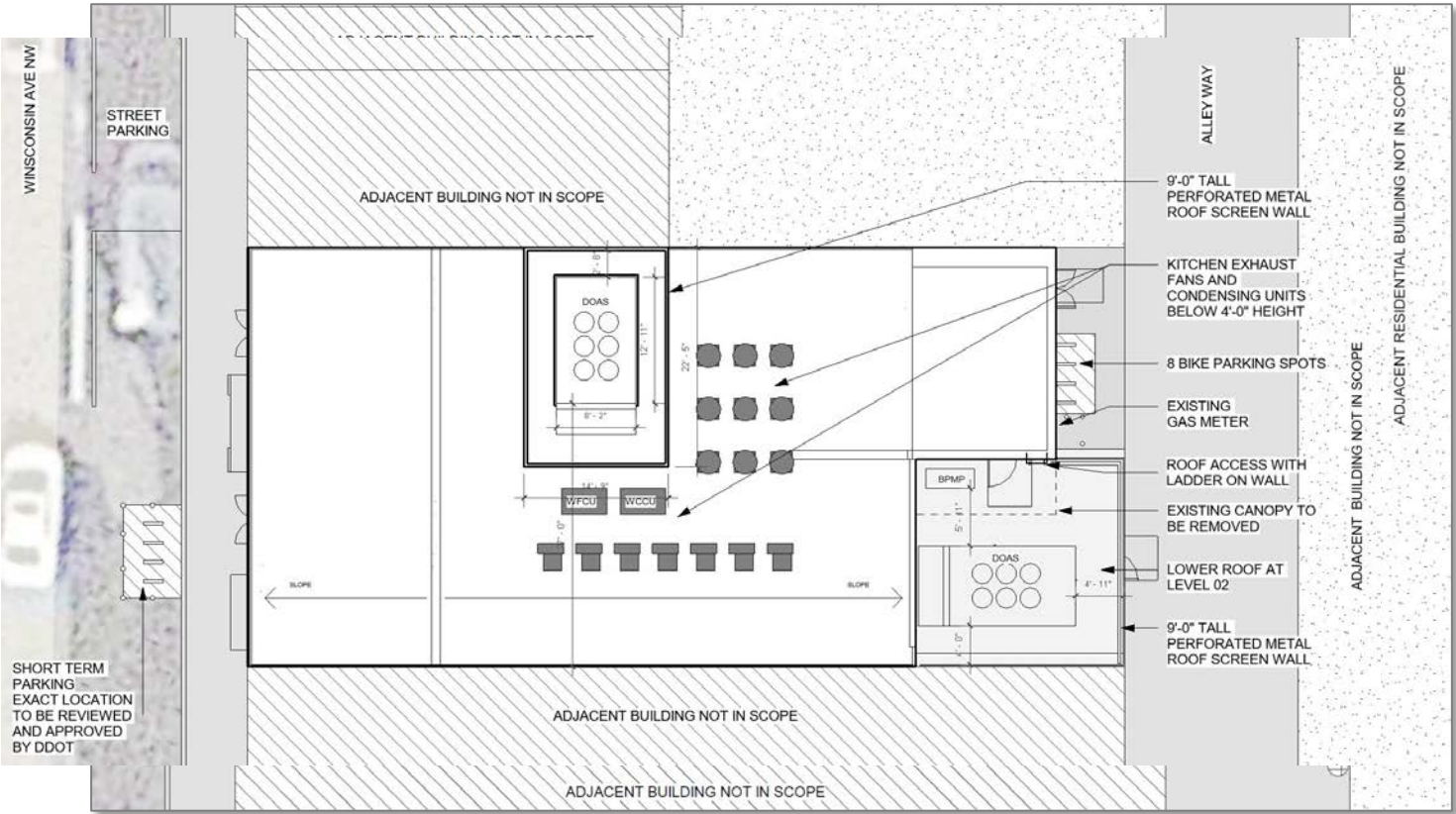
# 1721 Wisconsin Ave NW

## Option 2: Mechanical Units Only (No Screening)

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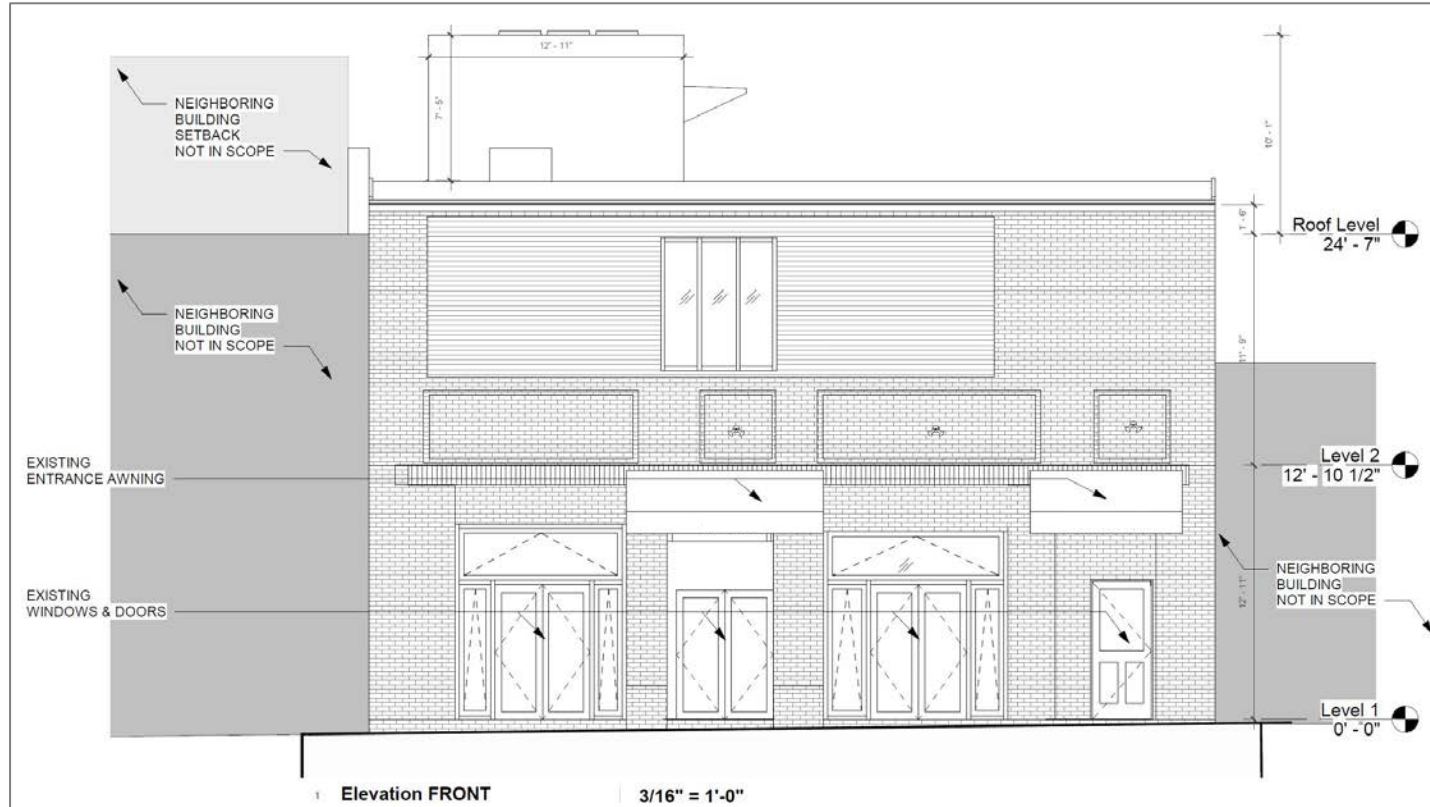
# 1721 Wisconsin Ave NW

## Proposed Roof Plan



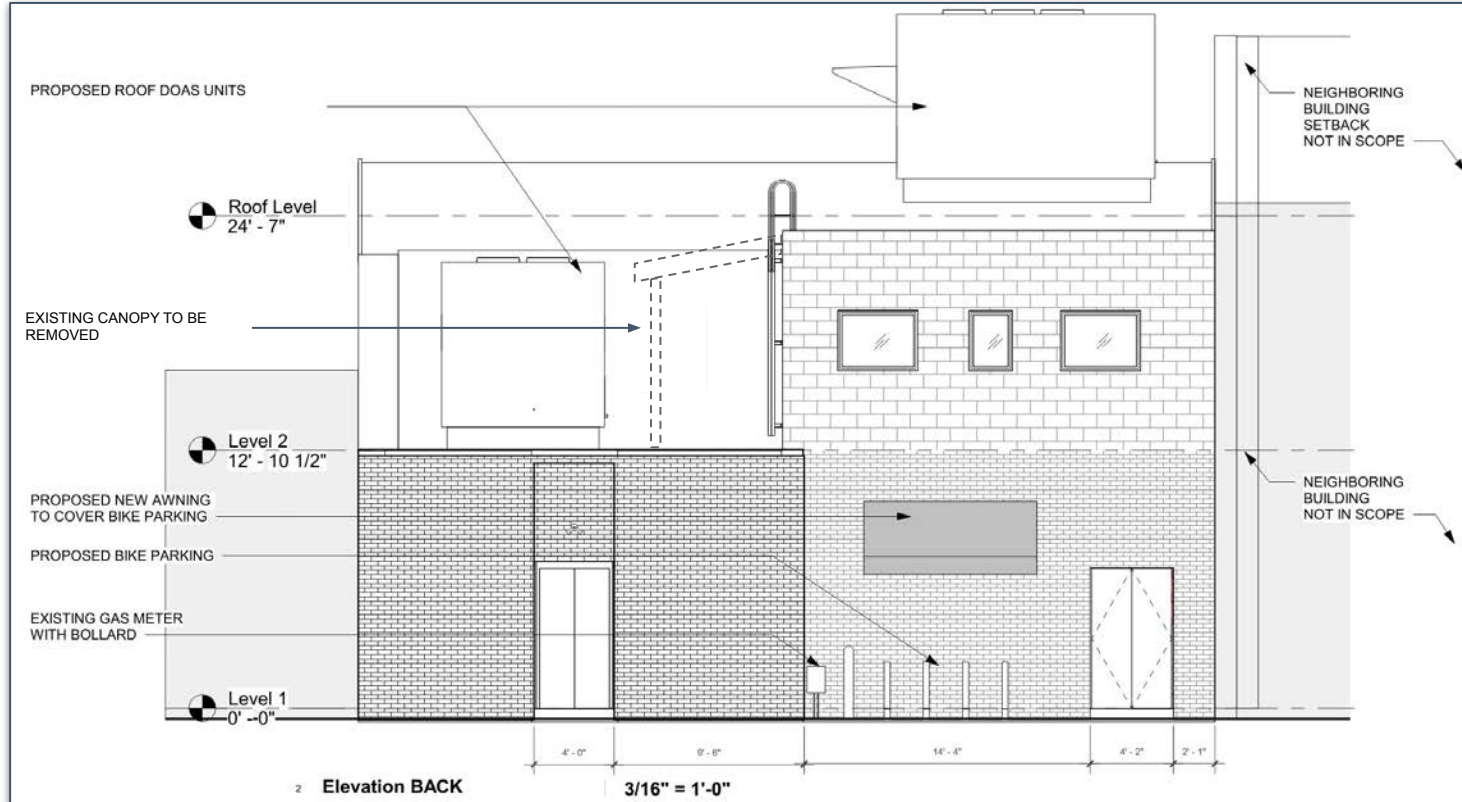
# 1721 Wisconsin Ave NW

## Proposed Front Elevation (Facing West)



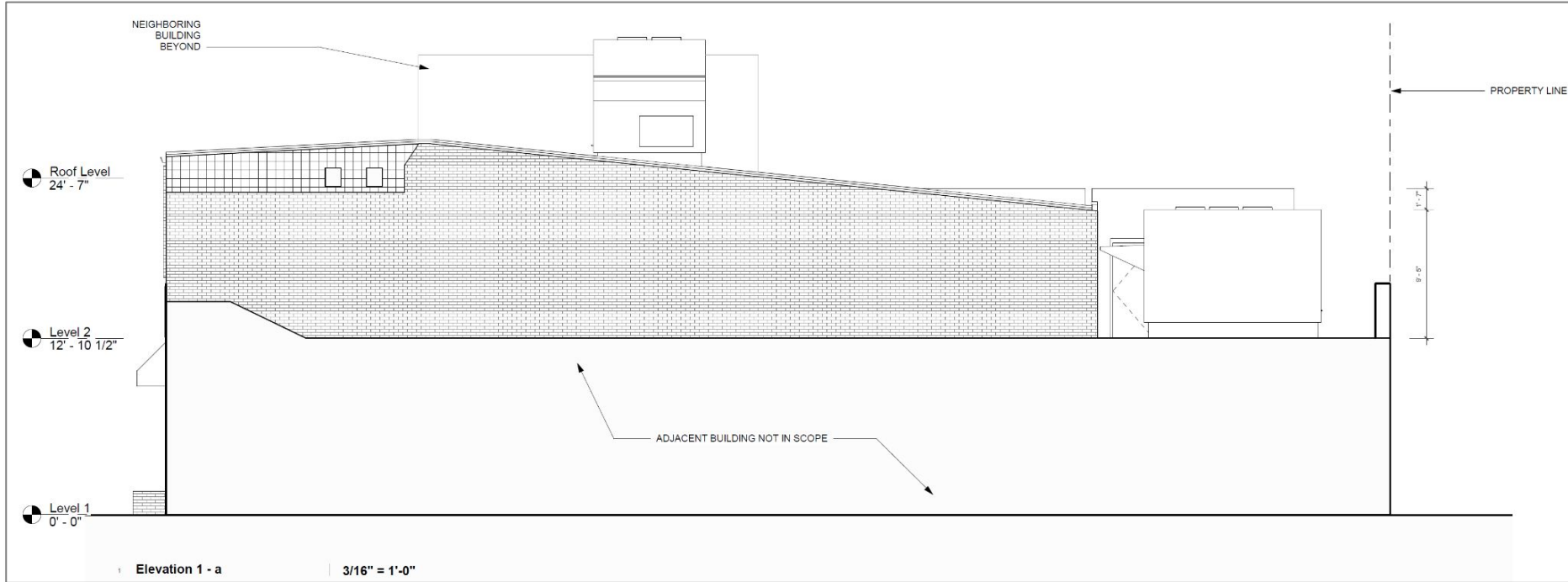
# 1721 Wisconsin Ave NW

## Proposed Rear Elevation (Facing East)



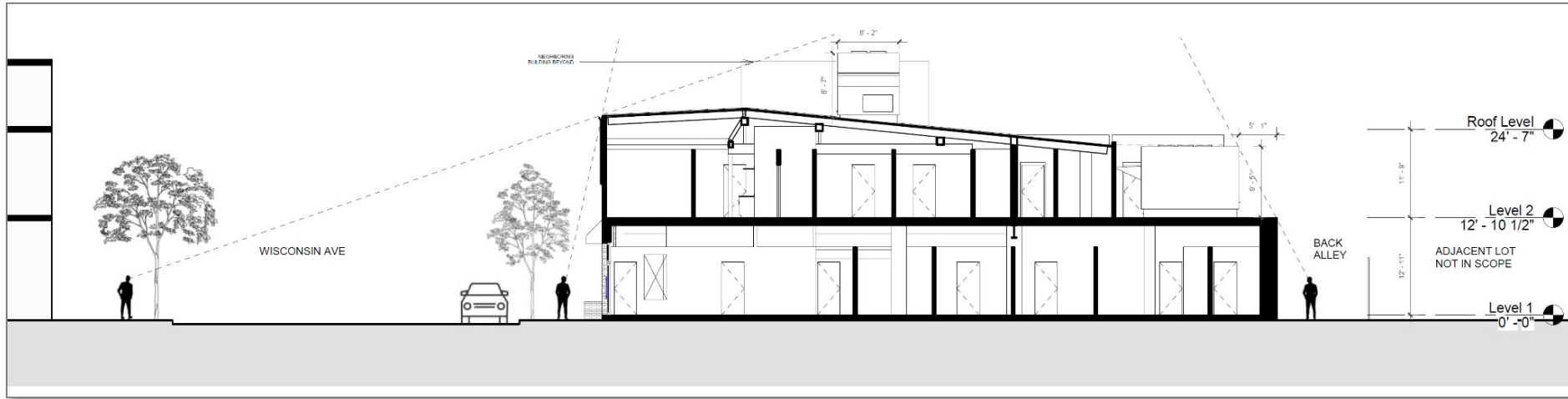
# 1721 Wisconsin Ave NW

*Proposed Side Elevation  
(Facing North)*



# 1721 Wisconsin Ave NW

## Line of Sight Analysis (Facing North)



# 1721 Wisconsin Ave NW

*Roof View - Front*



Existing



Proposed

Front view facing East from West side of Wisconsin Avenue. No unit visibility.



# 1721 Wisconsin Ave NW

*Roof View - Facing NE*



Existing



Proposed

Upper mechanical unit ONLY. Minimal visibility from West side of Wisconsin Avenue. Image taken from entrance of 1700 Wisconsin Avenue NW.

# 1721 Wisconsin Ave NW

*Roof View - Facing SE*



Existing



Proposed

Upper mechanical unit ONLY. Fully blocked by buildings to the North. Image taken from West side of Wisconsin Avenue at intersection with S Street NW.

# 1721 Wisconsin Ave NW

*Rear View Facing SE*



Existing



Facing South from North Side of S Street. Unscreened lower level unit and unscreened upper roof unit.

# 1721 Wisconsin Ave NW

*Facing North*



Existing

Mechanical unit shown is existing unit on the roof of 1715 Wisconsin Avenue.



Proposed

Building to the south of 1721 Wisconsin Avenue blocking visibility from R Street NW. Image taken from R Street in front of the Georgetown Public Library facing North.

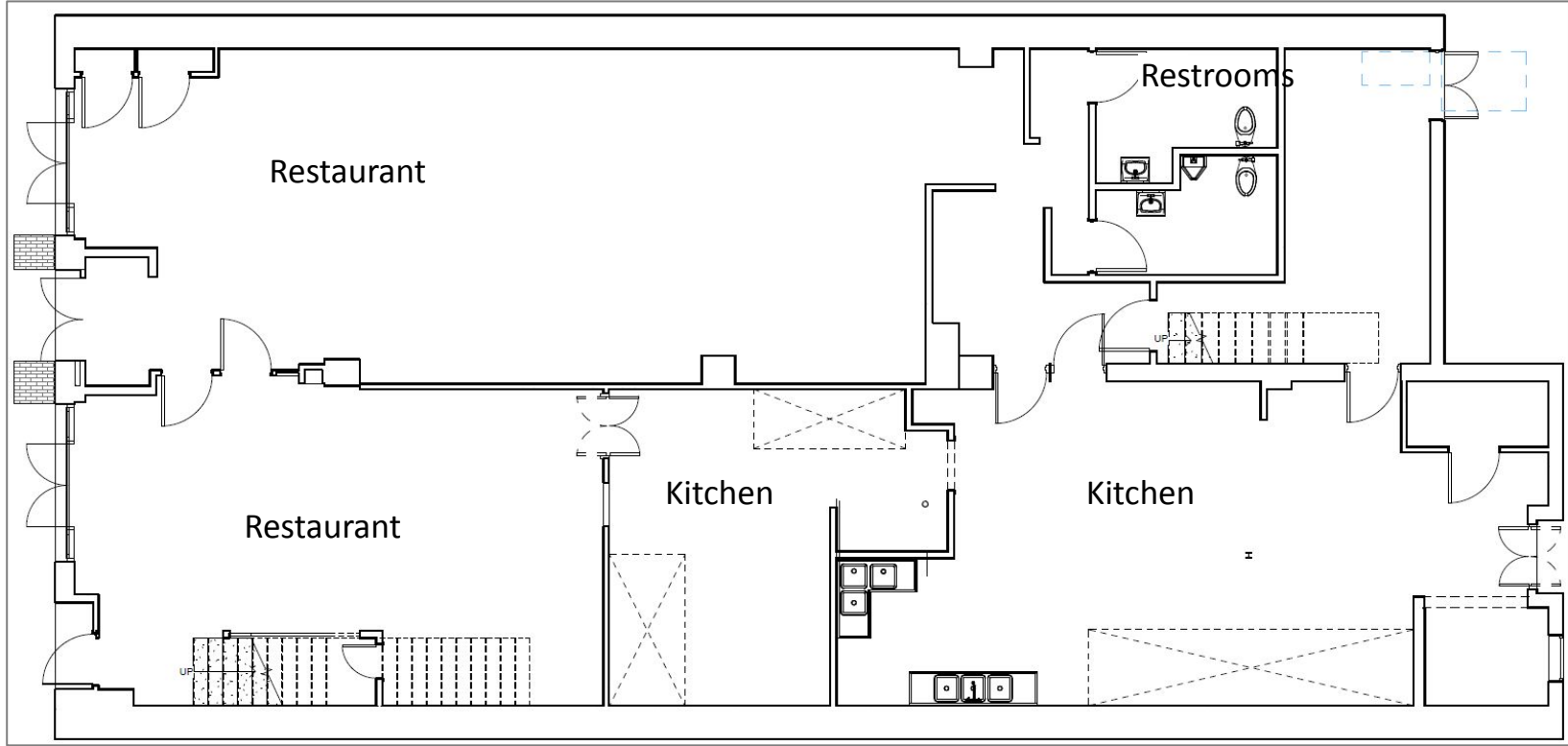
# **1721 Wisconsin Ave NW**

## **Appendix A - Existing Floor Plans**

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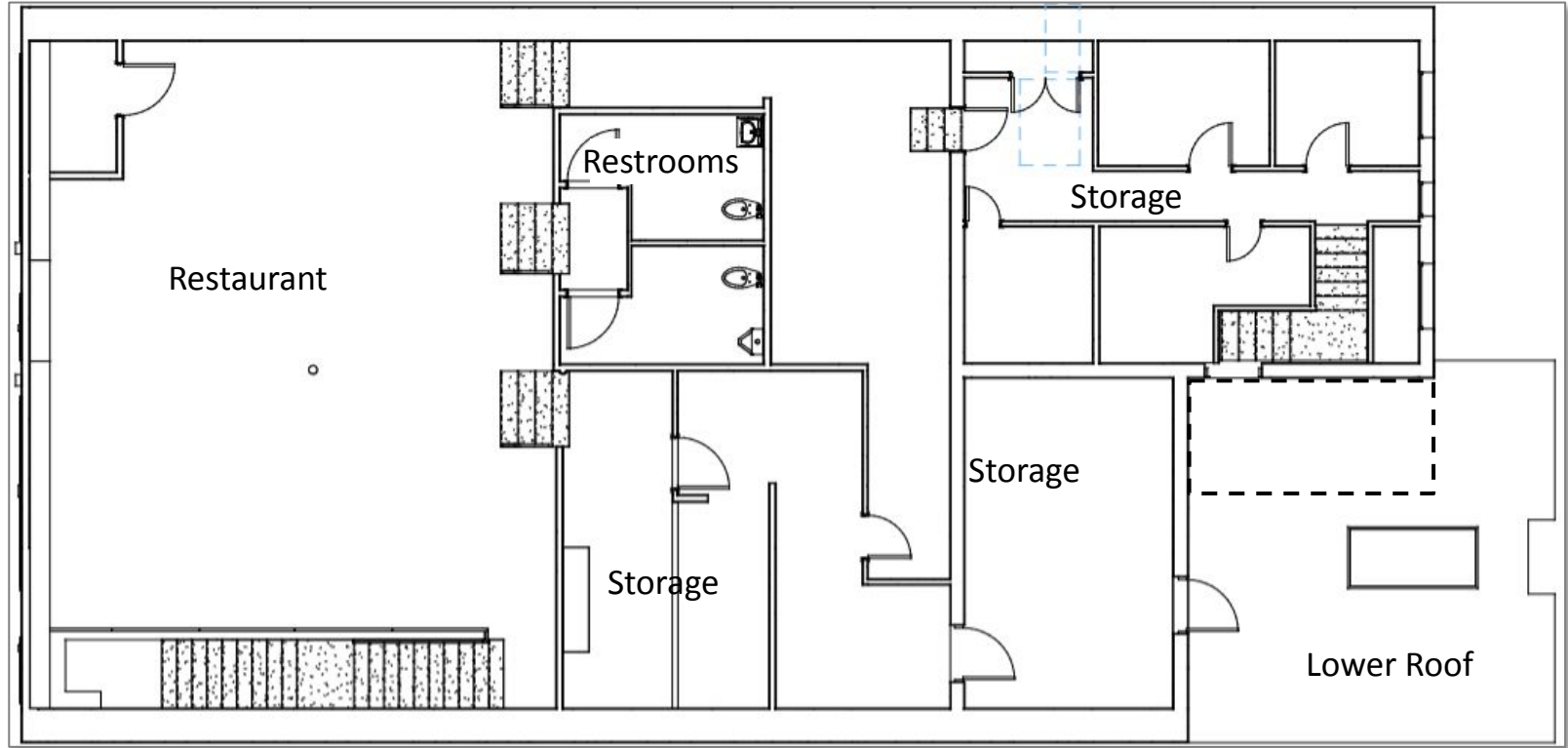
# 1721 Wisconsin Ave NW

## Existing Floor Plan (F1)



# 1721 Wisconsin Ave NW

## Existing Floor Plan (Fl2)



# 1721 Wisconsin Ave NW

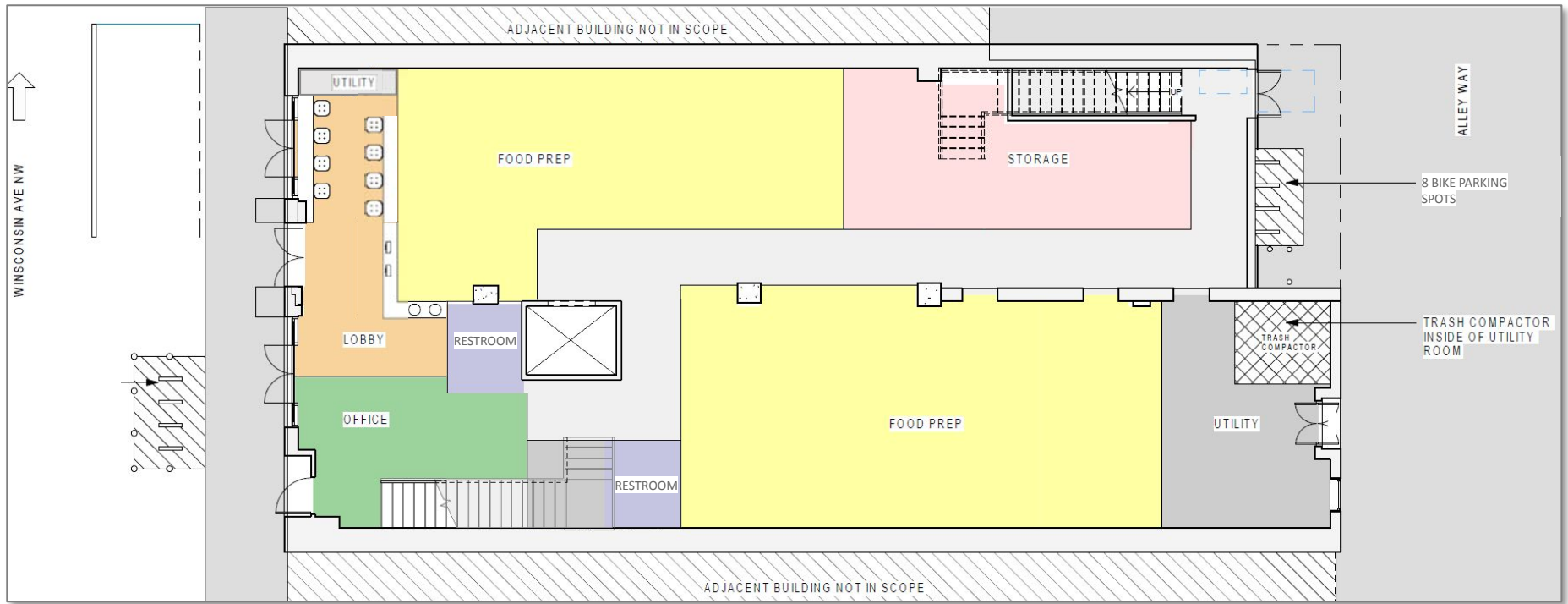
## Appendix B - Proposed Floor Plans

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# 1721 Wisconsin Ave NW

## Proposed Floor Plan (F1)

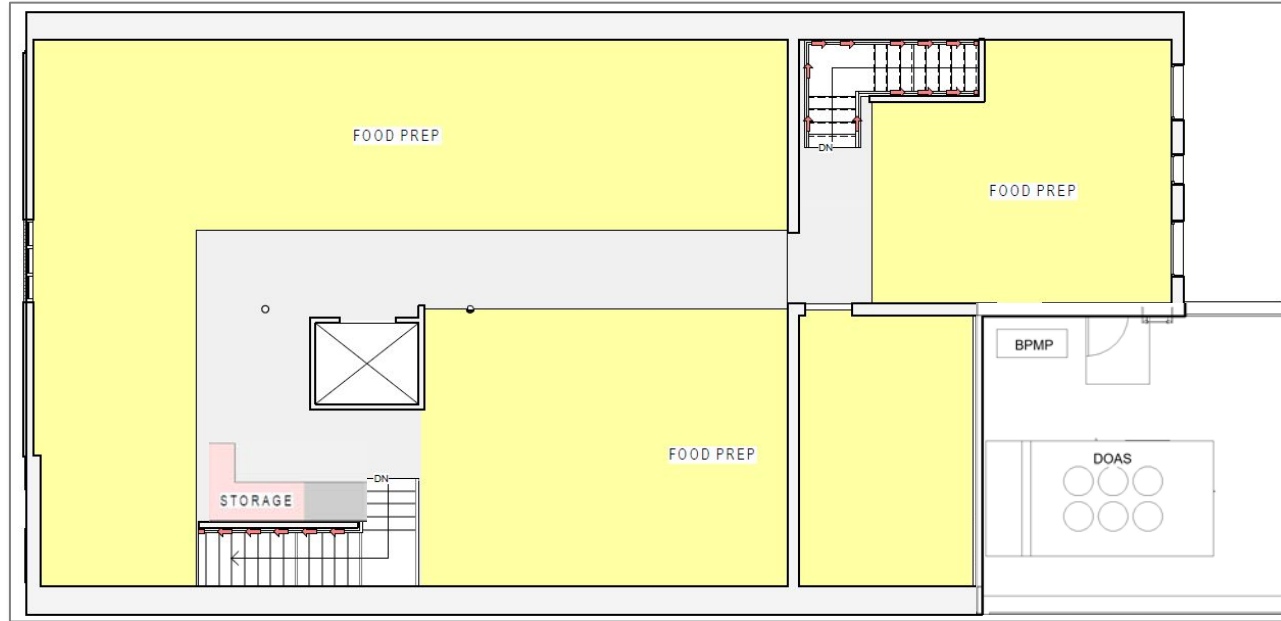


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# 1721 Wisconsin Ave NW

## Proposed Floor Plan (Fl2)



# 1721 Wisconsin Ave NW

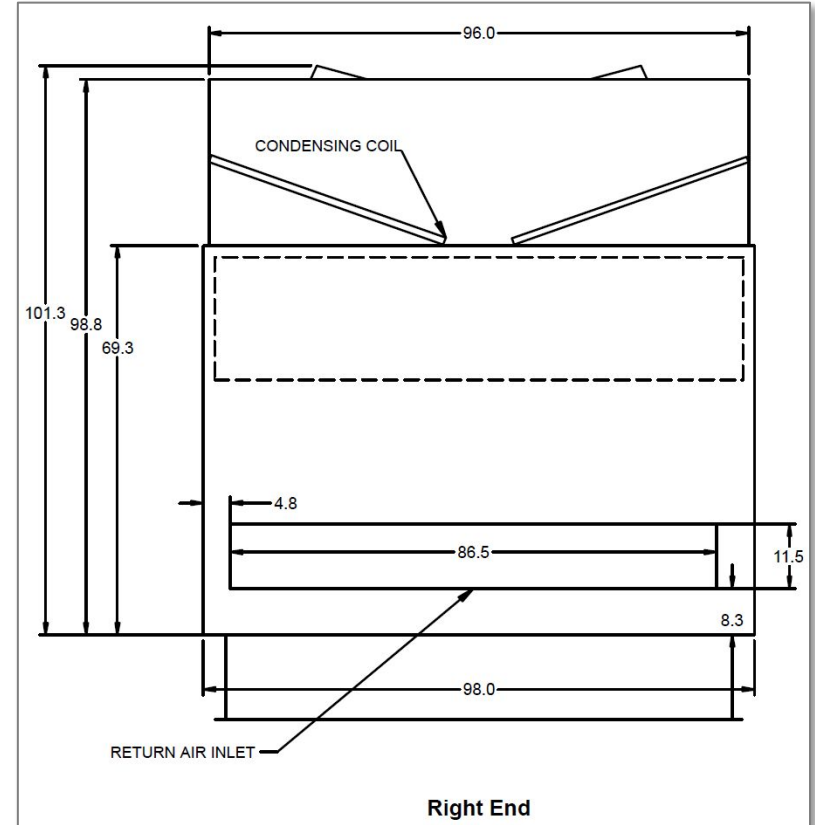
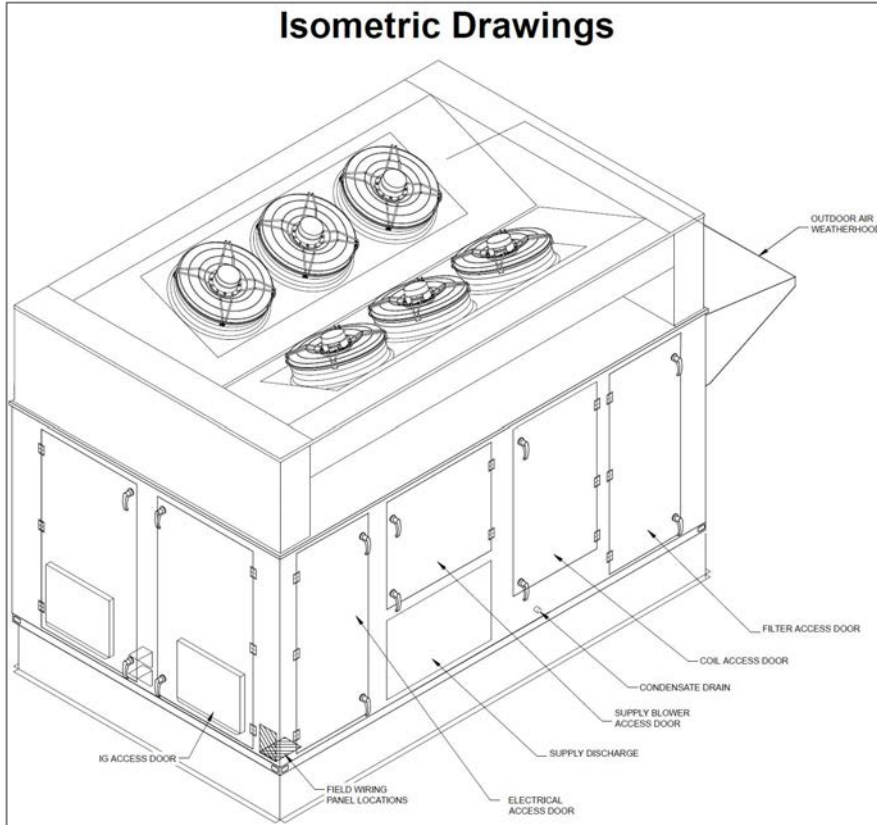
## **Appendix C - Proposed Mechanical Unit Specifications** *(subject to final design)*

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# 1721 Wisconsin Ave NW

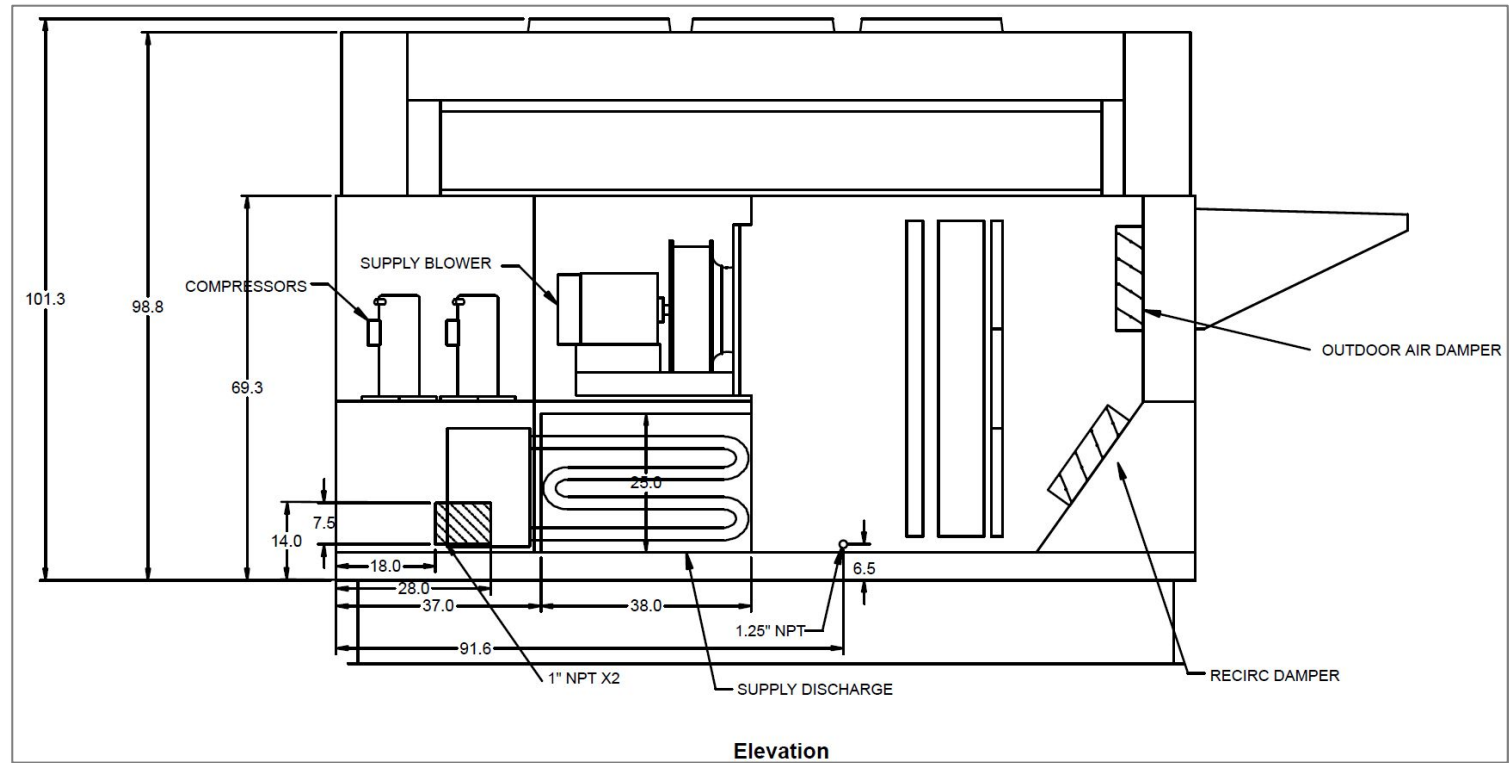
## DOAS Unit - Overview

### Isometric Drawings



# 1721 Wisconsin Ave NW

## DOAS Unit - Side Elevation



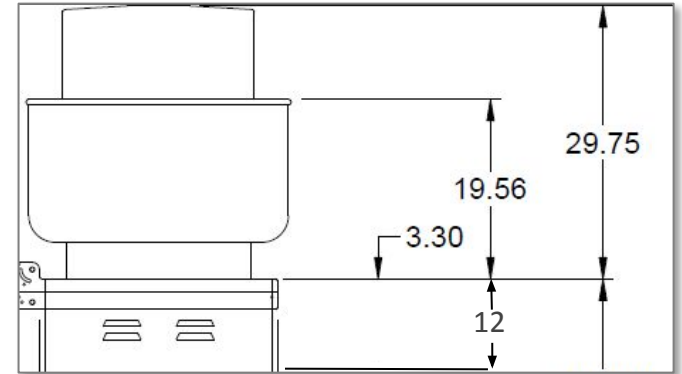
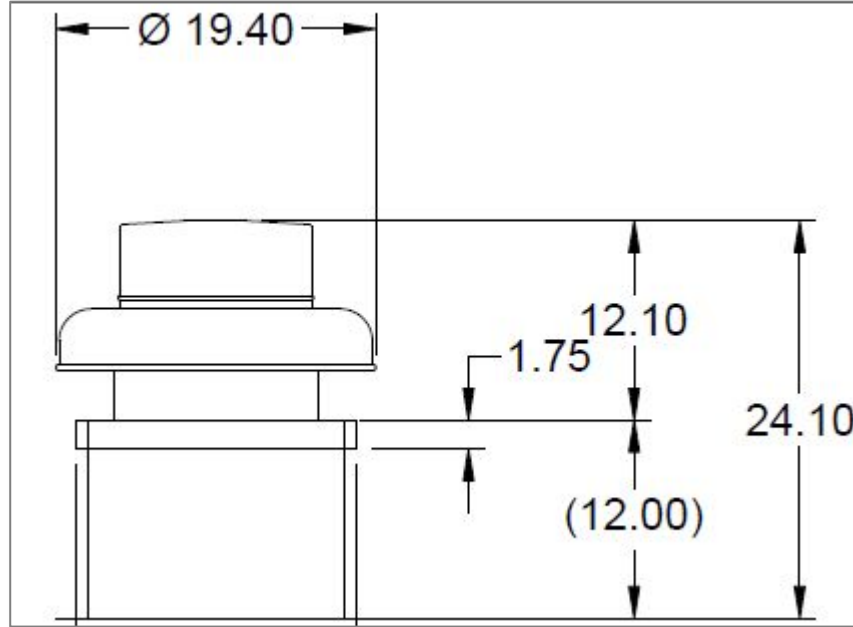
# 1721 Wisconsin Ave NW

## DOAS Unit - Photos



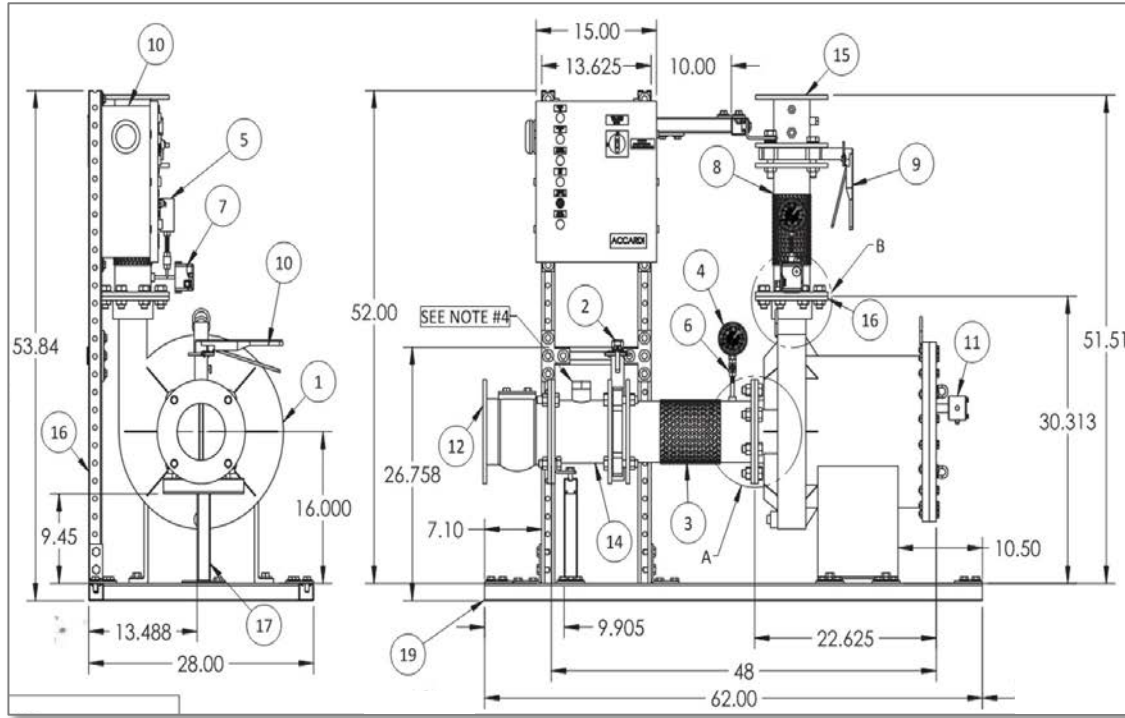
# 1721 Wisconsin Ave NW

## Exhaust Fans



# 1721 Wisconsin Ave NW

## Gas Booster Pump (BPMP)





# 1721 Wisconsin Ave NW

## Appendix D - Mock-ups

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# 1721 Wisconsin Ave NW

*Built Mock-Ups*



Upper Roof Unit



Lower Roof Unit



Upper Roof Unit

**Note:** All proposed pictures taken with mechanical units/screens in place

# **1721 Wisconsin Ave NW**

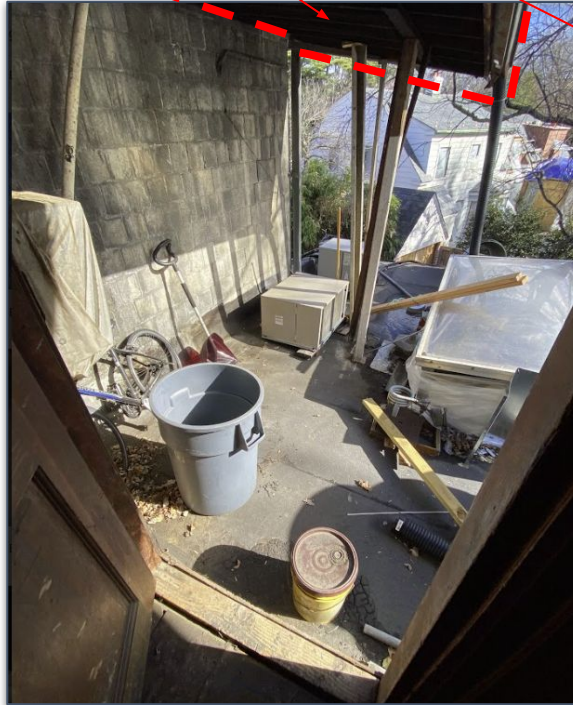
## **Appendix E - Rear Canopy to be Removed**

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# 1721 Wisconsin Ave NW

*Rear Canopy to be Removed*

Rear canopy to be removed



# 1721 Wisconsin Ave NW

*Rear Canopy to be Removed*

Rear canopy to be removed

