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
Project Overview
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.
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
1721 Wisconsin Ave NW

Front View
1721 Wisconsin Ave NW

Existing Roof Condition
1721 Wisconsin Ave NW

Site Plan Existing

Restaurant Service Facility

Site Plan Proposed

Food Delivery Service Facility

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Existing Building Elevations
1721 Wisconsin Ave NW

Rear Elevation Existing (Facing East)

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Option 1: Mechanical Units Screened
1721 Wisconsin Ave NW

Proposed Front Elevation (Facing West)

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1721 Wisconsin Ave NW

Proposed Rear Elevation (Facing East)

EXISTING CANOPY TO BE REMOVED

PROPOSED ROOF DGAS UNITS w/ PERFORATED METAL SCREEN WALLS

Level 1
0' - 0"

Level 2
12' - 10 1/2"

PROPOSED NEW AWNING TO COVER BIKE PARKING

PROPOSED BIKE PARKING

EXISTING GAS METER WITH BOLLARD

Roof Level 24' - 7"

NEIGHBORING BUILDING SETBACK NOT IN SCOPE

NEIGHBORING BUILDING NOT IN SCOPE

Elevation BACK
3/16" = 1'-0"
Proposed Side Elevation (Facing North)

1721 Wisconsin Ave NW

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1721 Wisconsin Ave NW

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

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**

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

Existing

Rear View Facing South

Proposed
Screened lower level unit and unscreened upper roof unit facing South from the North side of S Street.
1721 Wisconsin Ave NW

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’
Option 2: Mechanical Units Only
(No Screening)
1721 Wisconsin Ave NW

Proposed Front Elevation (Facing West)

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1721 Wisconsin Ave NW

Proposed Rear Elevation
(Facing East)

EXISTING CANOPY TO BE REMOVED

PROPOSED ROOF DOAS UNITS

Level 2
12’ - 10 1/2”

PROPOSED NEW AWNING TO COVER BIKE PARKING

PROPOSED BIKE PARKING

EXISTING GAS METER WITH BOLLARD

Roof Level
24’ - 7”

Elevation BACK
3/16” = 1'-0”

Level 1
6’-0”

NEIGHBORING BUILDING SETBACK NOT IN SCOPE

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1721 Wisconsin Ave NW

Proposed Side Elevation
(Facing North)
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

Existing

Image taken from West side of Wisconsin Avenue at intersection with S Street NW.

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

Existing

Facing South from North Side of S Street. Unscreened lower level unit and unscreened upper roof unit.
1721 Wisconsin Ave NW

**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.
Appendix A - Existing Floor Plans
1721 Wisconsin Ave NW

Restaurant

Restaurant

Kitchen

Kitchen

Restrooms

Existing Floor Plan (Fl1)
Appendix B - Proposed Floor Plans
1721 Wisconsin Ave NW

Proposed Floor Plan (Fl1)

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Appendix C - Proposed Mechanical Unit Specifications *(subject to final design)*
1721 Wisconsin Ave NW

DOAS Unit - Overview

Isometric Drawings

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DOAS Unit - Photos

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Exhaust Fans
1721 Wisconsin Ave NW

Gas Booster Pump (BPMP)
Appendix D - Mock-ups
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

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Appendix E - Rear Canopy to be Removed
1721 Wisconsin Ave NW

Rear Canopy to be Removed

Rear canopy to be removed
Rear canopy to be removed