Our view of the historic perspective of 3139 M St in Georgetown is a best perplexing. It appears defined less by an original typology, but more so by dramatic and playful changes. It’s a clear example of no façade history other than simple brick, one strip of a roof top edge dental decor, and less windows. At the earliest point in time it was plain simplicity. Over the years, it has an extensive history of radically different changes based on different times. History is often defined less by restoration and more so by changes. Unfortunately we do not have a picture of the storefront from other 1930’s when it was an A&P grocery store.

**Image 1:** Before the demolition next door the façade had only 3 higher windows and a wildly fun dip into imported Art Deco including a central entry flanked by 2 curved glass show windows with corrugated metal siding. A pullout cloth summer shade was in place. As well it seems that all the brick was painted. The sidewalk appears to be only concrete.

**Image 2:** Post-demolition of the next door building, we see 3 new windows added with flat concrete lintels. Added at the street level is a major shift using a new simple left sided door and show window with neon signage. The painted bricks are now exposed.

**Image 3:** Yet another radical change occurs of faux colonial decoration. Never used sun shade shutters are added. A faux colonial dental is added at the lower level, new wood glass bays are flanked by faux Greco columns and a central entry.

In summary the true front façade history of 3139 M St is change itself. Its strongest early element was simplicity.

The current design proposal is back to elegant simplicity with modern materials and environmental care.

- The original brick will all be kept as is.
- The opening between the brick side walls at the street level will remain the same.
- The side windows in the parking lot will remain the same as well as the mural.
- The top dental at the roof will remain the same.
- At ground level, All of the faux Greco decoration and bay windows will be removed.
- The new retail windows will have less glare with a recessed entry and fixed summer shade above. Simple glass and industrial metal framing will be tucked back under a metal awning for rain and passive solar cooling.
- The downstairs tenant will mount a simple sign at the top outer edge of the overhang.
- The second floor tenant will have a metal blade sign at the left side in keeping with the buildings new aesthetic.
- The windows above are all to be upgraded and are also shaded with top and side metal COWL s. (See the summer shade study images where above and sideways summer solar gain is blocked whereas winter passive solar heating is welcomed.)
LEVY GROUP

CONCEPTUAL DESIGN

EXISTING STAIR PHOTOS

STAIR - LEVEL 1

STAIR - LEVEL 2

STAIR RAILING - LEVEL 2

STAIR RAILING - LEVEL 2

STAIR - LEVEL 2
LEVEL 1 - EXISTING

LEVEL 1 - EXISTING

EXISTING OR REMAIN
DEMOLITION

UTILITY SINK

FIRE ACCESS BOX

ELECTRICAL PANEL

STAIR 1

STAIR 2

BATHROOM 1

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LEVEL 1 - EXISTING

# DESCRIPTION DATE

3/16" 1'-0" 1 LEVEL 1 - EXISTING

REV

A100

THE LEVY GROUP
3139 M STREET NW. WASHINGTON DC 20007

DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION. WINDOW OPENING SIZES AND LOCATIONS TO REMAIN AS-IS.
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GENERAL NOTES - FLOOR PLAN

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2. Do not scale drawings. If dimensional information is required and not found, notify architect immediately for clarification.

3. Window opening sizes and locations to remain as-is.

LEGEND
- EXISTING OR REMAIN
- DEMOLISH
- DEMO FACADE, STRUCTURAL ELEMENTS TO REMAIN
- DEMO INTERIOR PARTITION WALLS, TYP
- DEMO UTILITY SINK
- GATEWAY
- DEMO BATHROOM FIXTURES
- ELECTRICAL PANEL TO REMAIN
- TRAVIS PRICE ARCHITECTS
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CONCEPTUAL DESIGN
09/22/2021
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LEVEL 1 - DEMO

# DESCRIPTION DATE

LEVEL 2 - DEMO

LEVEL 1 - DEMO
3139 M Street - Georgetown  FIRST FLOOR

3139 M STREET NW, WASHINGTON, D.C. 20007

LEVEL 1 - PROPOSED - CONCEPTUAL DESIGN

LEVEL 1 - PROPOSED - Callout 1

LEVEL 1 - PROPOSED

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LEGEND

EXISTING OR REMAIN
DEMOLITION

SCALE 1/8" = 1'

TRAVIS PRICE ARCHITECTS

A120

OPEN TO ABOVE

THE LEVY GROUP

REV 09/22/2021

A B C D E F G H I J K L M N O P
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3. WINDOW OPENING SIZES AND LOCATIONS TO REMAIN AS-IS.
LEGEND
EXISTING OR REMAIN
DEMOLITION

GENERAL NOTES
1. WINDOW OPENING SIZES AND LOCATION TO REMAIN AS-IS

CORNICE TO REMAIN
DEMO HEAD CASTING, TYP.
DEMO SHUTTERS, TYP.
DEMO WINDOWS, TYP.
DEMO FAUX COLUMNS, TYP.
DEMO WINDOWS, TYP.
DEMO DOORS, TYP.
DEMO FAUX CORNICE

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ELEVATIONS
# DESCRIPTION DATE
1/2" 1'-0" 1 FRONT ELEVATION - EXISTING
1/2" 1'-0" 2 FRONT ELEVATION - DEMO

A B C D E F G H I J K L M N O P
SEALANT AND BACKER ROD, BOTH SIDES AS REQUIRED.

EXISTING BRICK WALL
EXISTING STEEL LINTEL
EXISTING ROOFING
EXISTING CORNICE TO REMAIN
EXISTING STEEL SILL TO REMAIN
EXISTING BRICK SILL TO REMAIN

1/2" STEEL COWL PAINTED TO MATCH MULLIONS
STEEL BEAM
METAL PANEL PAINTED TO MATCH WINDOWS

INTERIOR FINISH AND DETAILING TBD
EXISTING TO REMAIN

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WALL SECTIONS
# DESCRIPTION DATE
EXISTING FACADE - M STREET
PROPOSED FACADE - M STREET

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CONCEPTUAL DESIGN

1519 M STREET NW WASHINGTON
DC 20005

09/22/2021
M STREET VIEW - SIGNAGE

INTERIOR VIEW - FACING M STREET