



Concrete Protection & Restoration Georgetown Car Barn—Facade and Terrace Restoration

Project Information

Location

Washington, D.C.

Project Size

\$1,700,000.00

Owner

Douglas Development

Engineer & GC

Engineer: Construction Insight, Inc.
GC: James G. Davis Construction

The Car Barn, built in 1895, is considered a historic landmark building, being originally home to the city’s horse-drawn trolley cars. The property is located at 3600 “M” Street NW in Washington DC. The majority of the building is currently leased by the Georgetown University. All of the work, that affected the historic portions of the building, had to be approved and monitored by a historic review board. The Car Barn Facade Rehabilitation scope of work consisted of the following:

- Multiple methods of access were used to perform the work on the building facade, sunken courtyards, clock tower and restrictive space between the building wall and the adjacent flight of stair made famous in a classic horror movie.
- Replacing spalled brick and repairing broken terracotta blocks
- Repairing cracked concrete lintels and replacing corroded steel lintels
- Replacing delaminated and failed mortar joints in the brick masonry, granite base, and terracotta water tables
- Removal of vegetation and atmospheric staining on brick, stone, and terracotta
- Cleaning and Installing clear water repellent on brick and stone masonry
- Re-finishing of the surface of the terra cotta trim

CP&R also fully restored the historic Prospect Street masonry wall and replaced all of slab edge flashings where the wall rests on the 4th floor terrace waterproofing. The entire brick wall and granite coping had to be deconstructed and re-built. Wrought iron fences and gates were preserved and incorporated back into the reconstructed wall. The building below the wall extended under the public sidewalk and this area also needed to be reconstructed with new waterproofing to protect the interior space.

Terrace Rehabilitation was conducted on the 2nd, 3rd, and 4th Floor Courtyard areas. CP&R removed wood deck, planters, brick pavers, setting bed and waterproofing, inspected and repaired the structural deck, installed a new hot rubberized asphalt waterproofing, flashings, drains, and floating architectural concrete paver system, and, on the 4th floor terrace, completed roof insulation and overburden.



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