



FRANCK & LOHSEN ARCHITECTS

EXPANSION OF THE INN AT LITTLE WASHINGTON

May 1, 2023

THE EXPANSION PLAN

For the past 50 years, Chef Patrick has worked closely with the Town of Washington, Virginia to enhance the beauty and viability of this unique area. The Inn at Little Washington and the Town of Washington share a goal to enhance the historic character, scale, architectural detailing and the small town feel.

Visitors to Washington are enthralled by the beauty and charm that has led to the success of both The Inn and The Town. As this mutual success continues, The Inn is now looking at an expansion that would add to the function of The Inn as well as to the historic fabric of Washington.

Over the past few years, Chef Patrick has been working with Franck & Lohsen Architects (F&L) who are known for their skill in creating neo-traditional and contextual architectural. Recent work at The Inn by F&L includes the Conservatory and the new façade on The Inn.

Chef Patrick has been working with F&L on the proposed addition to The Inn to ensure there is a seamless addition to The Inn and to The Town that is in keeping with the scale and historic detailing while also being built to the required standards.

The goals of the proposed expansion include:

- An enhancement of the street frontage on Middle and Gay Streets.
- A new reception building to receive Inn guests.
- Renovations and additions to the Blue House and White House.
- Eight new guest suites distributed across two new buildings – the Courtyard House and the Carriage House.
- Improved connections and flow to the back-of-house and kitchen.
- New courtyard unifying all buildings; existing and proposed.

This document provides an overview of these proposed additions.

CONCEPTUAL EXPANSION PLAN

- 1 Existing Inn
- 2 Existing Kitchen
- 3 Existing Conservatory
- 4 Reception Building
- 5 Renovated Blue House
- 6 Courtyard House
- 7 Carriage House with Stable Suites & Wine Cellar
- 8 Link Building
- 9 Courtyard with Colonnaded Walkways
- 10 Renovated White House with New Spa



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Expansion of The Inn

BIRD'S EYE VIEW FROM MIDDLE STREET



The Inn at Little Washington Expansion ~ May 1, 2023

BIRD'S EYE VIEW FROM ABOVE THE INN



FRANCK & LOHSEN ARCHITECTS
Expansion of The Inn

VIEW FROM CORNER OF MIDDLE & GAY STREETS



VIEW FROM MAIN & MIDDLE STREETS



VIEW OF CARRIAGE HOUSE, COURTYARD HOUSE & BLUE HOUSE



VIEW OF COURTYARD FROM CONSERVATORY



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Expansion of The Inn

MIDDLE STREET ELEVATION



FRANCK & LOHSEN ARCHITECTS

Expansion of The Inn

GAY STREET ELEVATION



MAIN STREET ELEVATION



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RECEPTION BUILDING

The Inn at Little Washington

May 1, 2023



CHARACTER SKETCHES



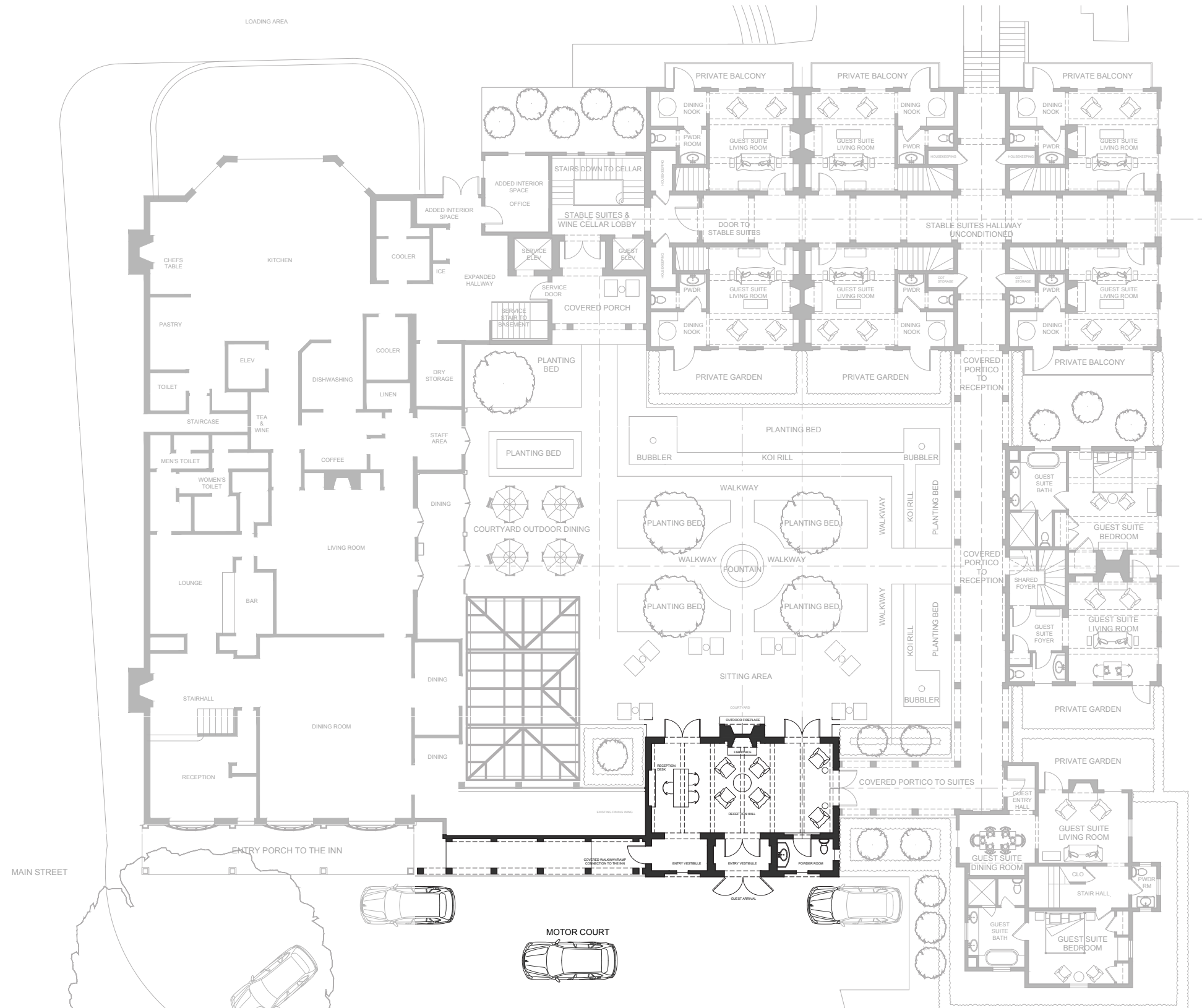
THE SITE PLAN

Located on Middle Street between The Inn and the Blue House, the Reception Building anchors the South side of the new courtyard.

A new motor court will allow for guest arrival and departure. Landscaping will enhance the spaces flanking the Reception Building.

A colonnaded walkway connects the Reception Building to all buildings – The Inn on the left, and to the right the Blue House, Courtyard House and the Carriage House.

The door to the right of the fireplace inside the Reception Hall is axially aligned with the Courtyard fountain and with the clock/chimneys on the Carriage House.



PLAN

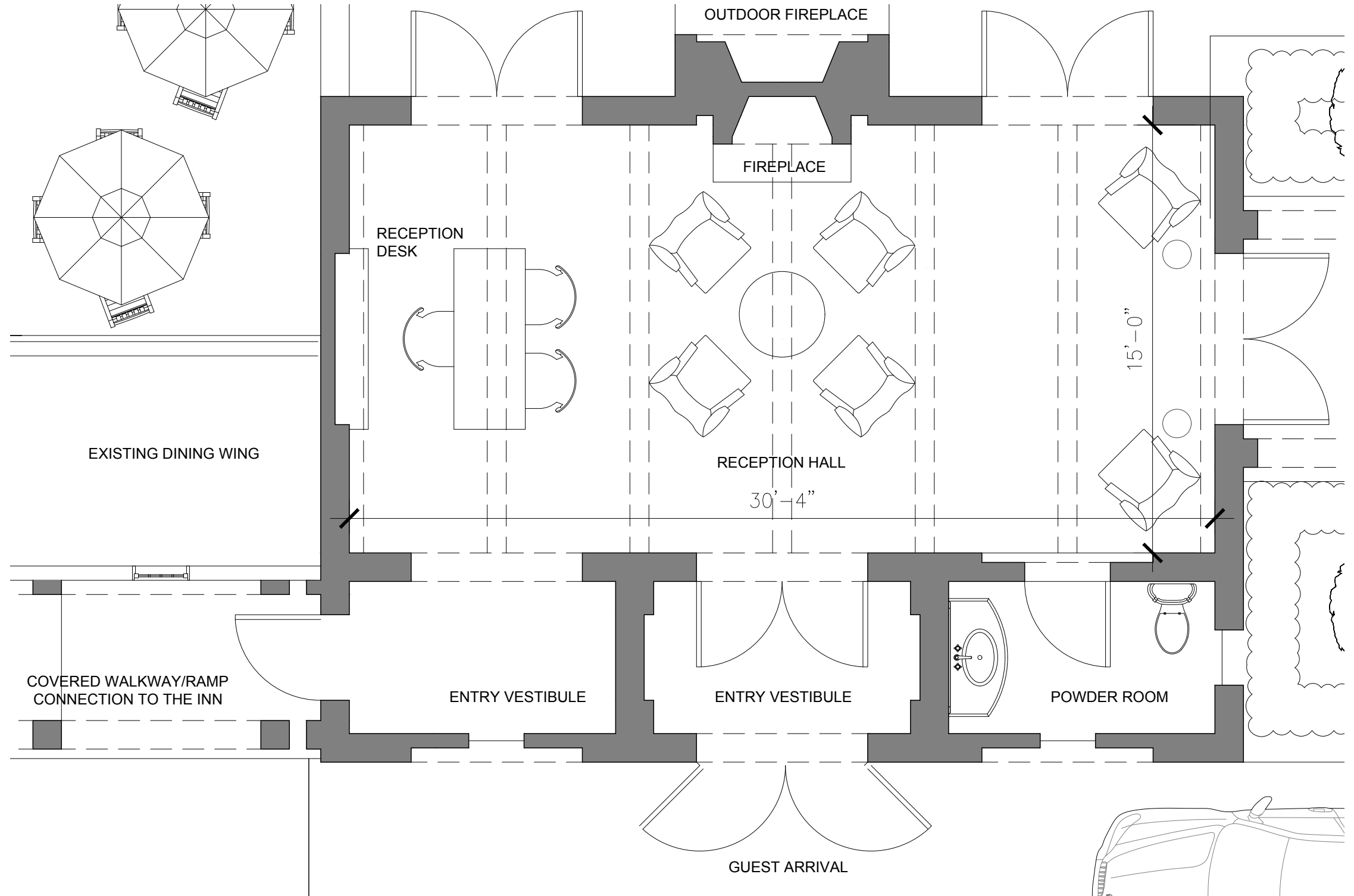
Intimate in size, the Reception Building is scaled to allow The Inn to still hold center stage.

Arrival to the Reception Building is from the new motor court, to a covered entry vestibule and into the grand Reception Hall. This room is almost a double cube with the ceiling height being 16 feet.

The Reception Hall is centered around a stone fireplace which is flanked by pairs of large glass French doors with fanlight transoms. The walls are stucco to match the exterior and the ceilings have wood beams. Stone floors carry through the space and into the colonnade walkways.

The connection on the right side leads to the Blue House, Courtyard House and the Carriage House via a covered walkway.

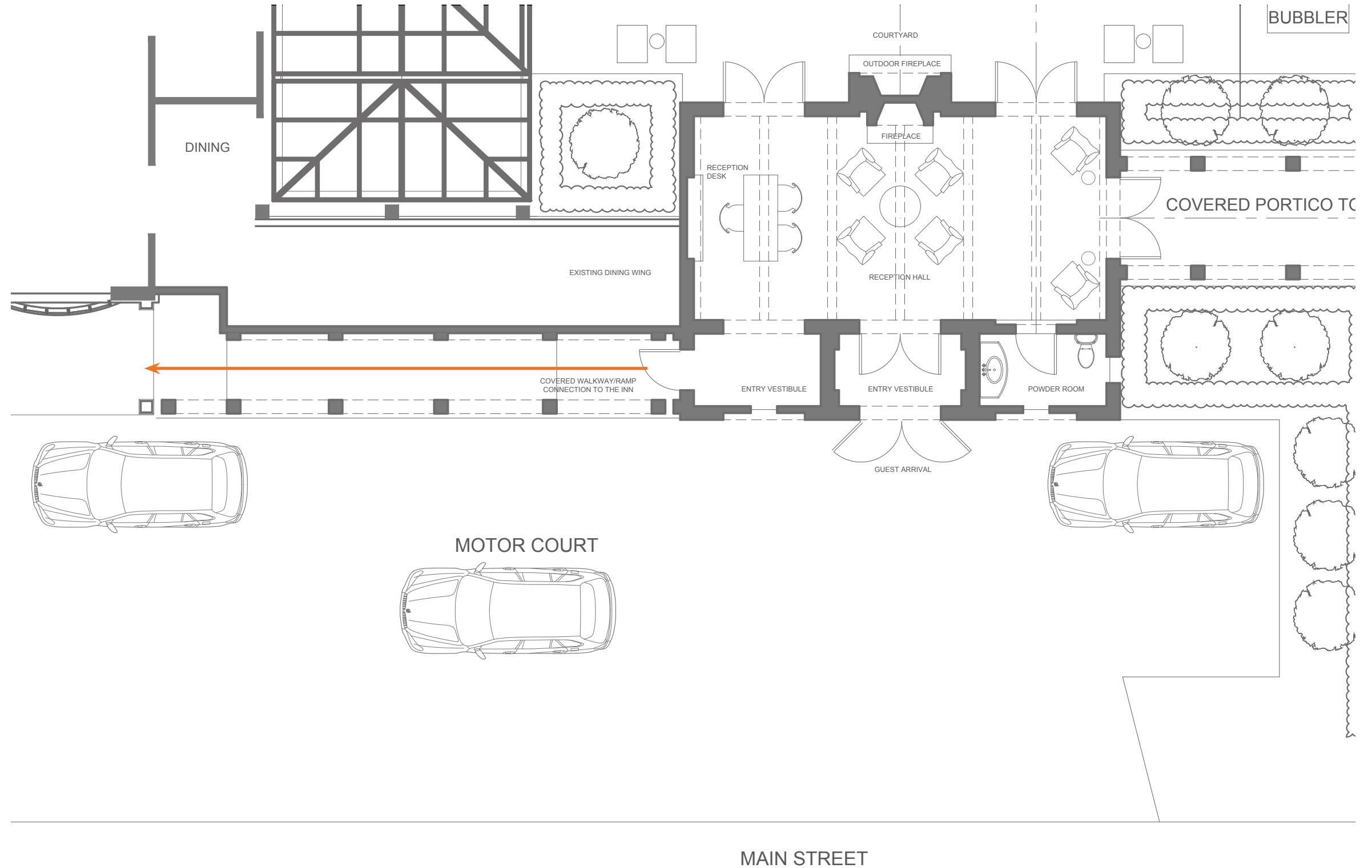
A reception desk is centrally located within the Reception Hall.



THE CONNECTION TO THE INN

The connection on the left leading to The Inn is through a vestibule that can serve as a place for doormen to be under cover yet with visibility to the entire arrival motor court for the Inn.

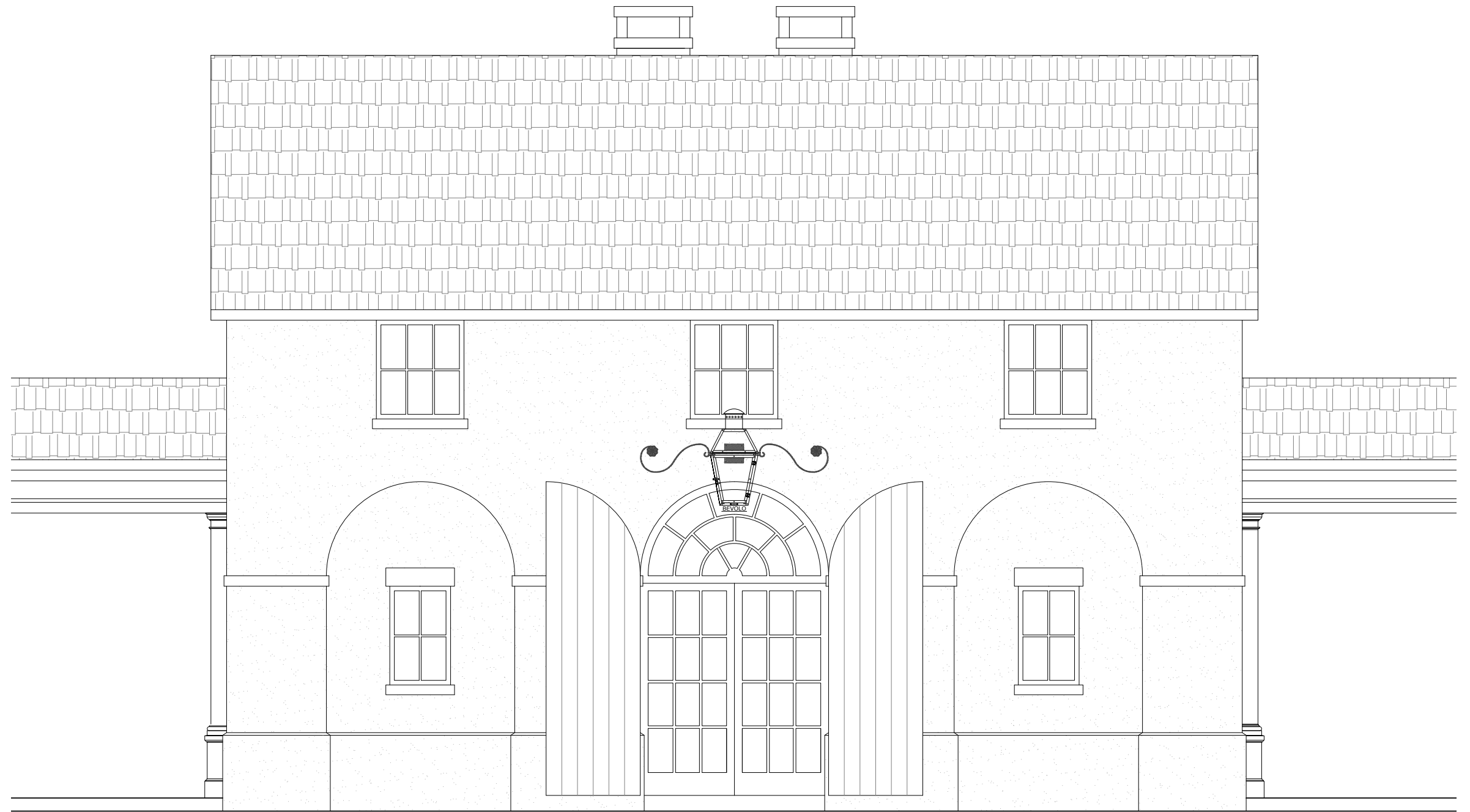
This vestibule opens to an exterior covered walkway leading to the portico of The Inn.



MIDDLE STREET ELEVATION

Modest in scale, this new building maintains the visual importance of The Inn. Nestled into the streetscape and pulled close to Middle Street, the placement enhances the oblique view of The Inn from the intersection of Middle & Gay Streets.

Arches on the façade give a foretaste to the Carriage House beyond. The central arch boasts a pair of large wood doors connecting the entry drive to a covered entry porch before reaching glass doors opening to the Reception Hall.

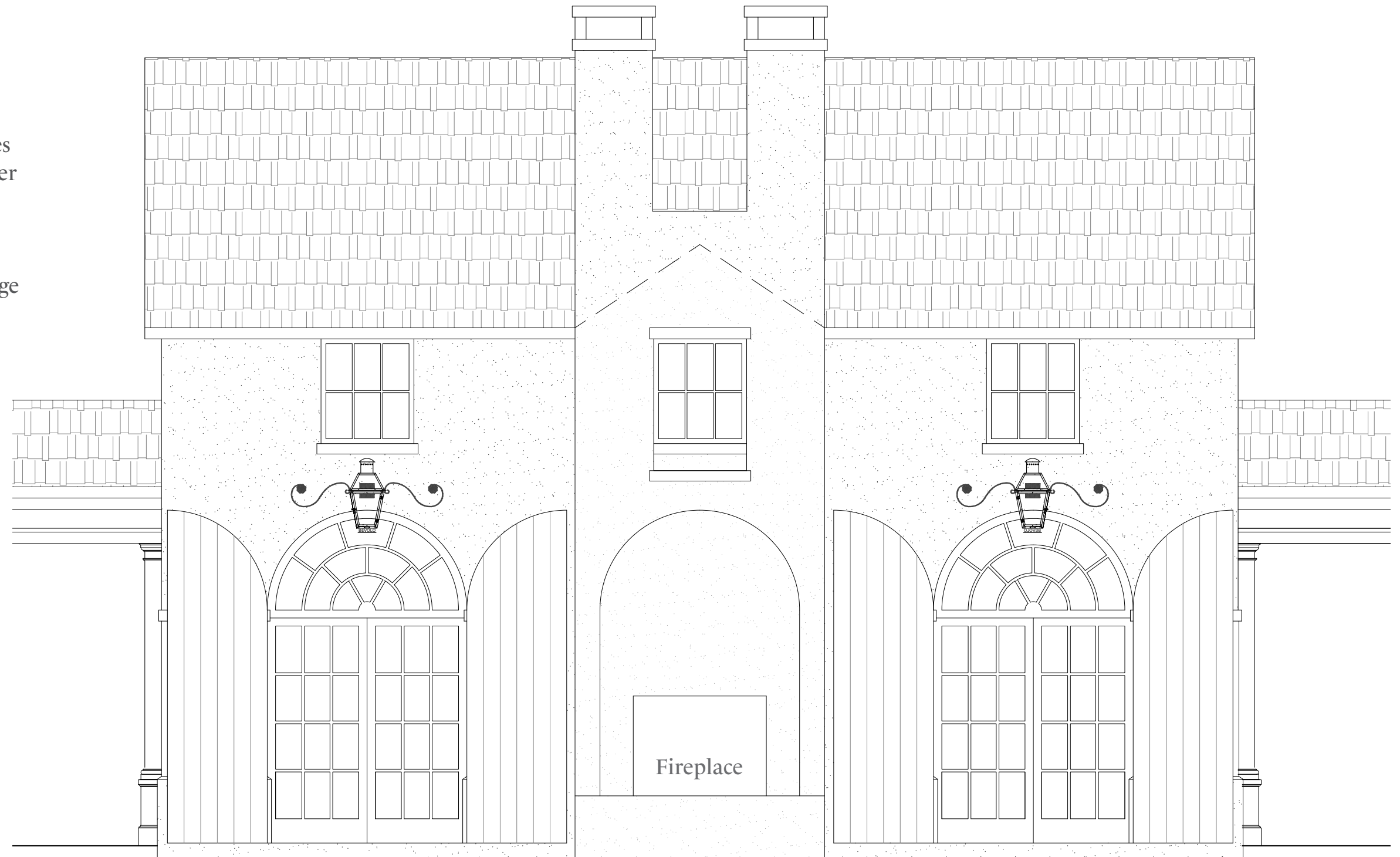


COURTYARD ELEVATION

The courtyard-facing elevation of the Reception Building features an impressive chimney serving the interior and the exterior fireplaces.

A window to the Reception Hall punctures the large chimney, adding historic character and proper massing to the façade.

Arches on this façade echo those on the front façade as well as those on the Carriage House opposite the courtyard.



ELEVATION FACING BLUE HOUSE

This side elevation of the Reception Building shows the connection of the colonnade porch to the arch top French doors leading into the Reception Hall.

An intimately scaled window to the left is for the powder room while the window at the gable top of the roof is in the attic space.

Like the front and rear facades, the Reception Building is stucco and has a stucco water table to add a base and a bit of detail. The roof is cedar shingles.



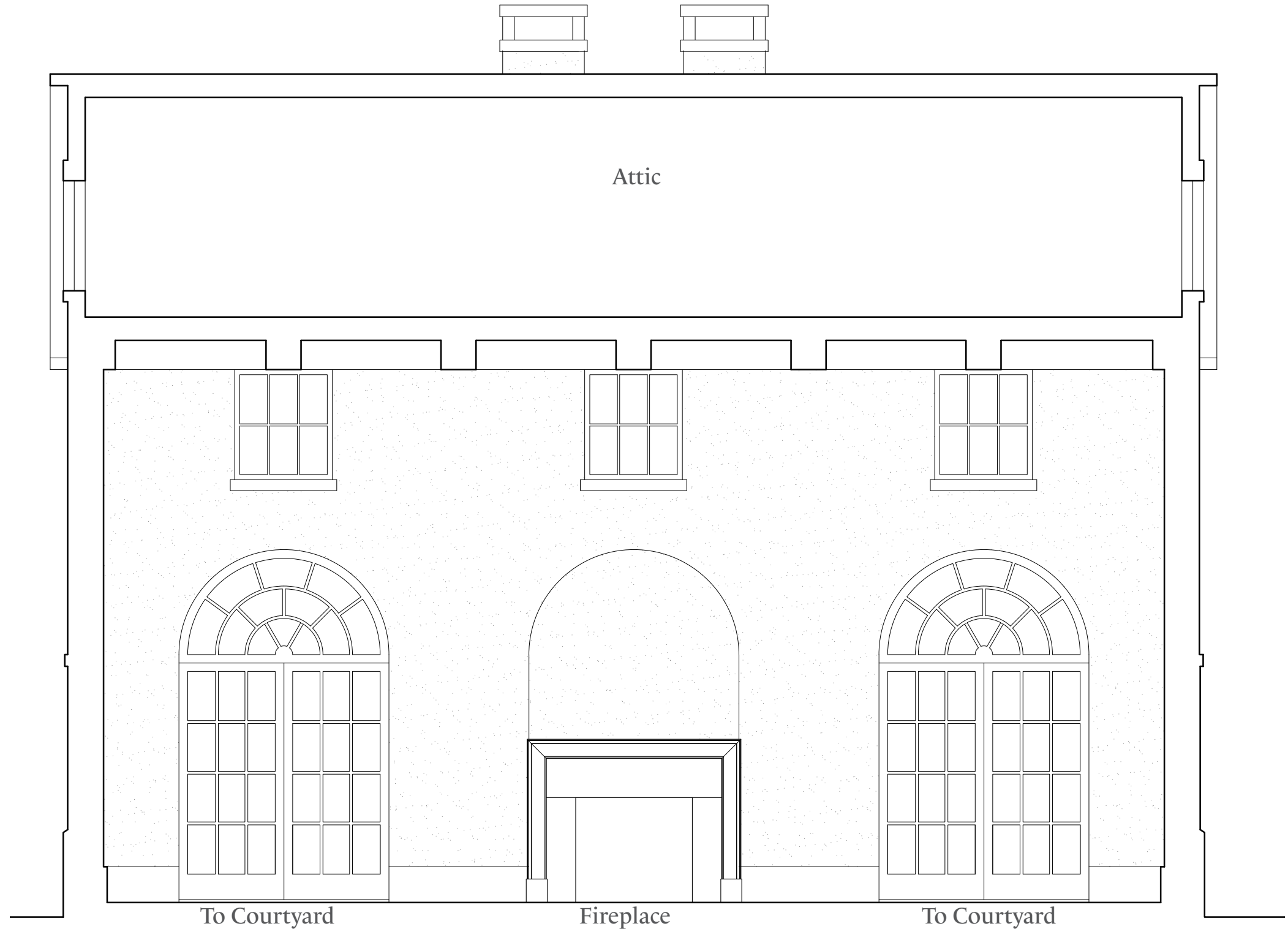
INTERIOR ELEVATION FACING COURTYARD

This intimate yet grand room takes its inspiration from historic tack rooms and elegant sitting rooms in traditional hunting lodges.

Commensurate with the exterior, the interior walls are rendered in stucco to continue the illusion this was originally an exterior space. Dark beams and a wood ceiling evoke a rustic yet refined feel, while stone floors flow between the interior and exterior.

A double-sided fireplace is flanked by a pair of large glass doors and transom filling the arch.

Doors off to both sides of the room connect the restaurant/Inn and the Carriage House Suites to this Reception Hall.



MODEL VIEW FROM COURTYARD



FRANCK & LOHSEN ARCHITECTS
THE COURTYARD

The Inn at Little Washington
May 1, 2023



THE SITE PLAN

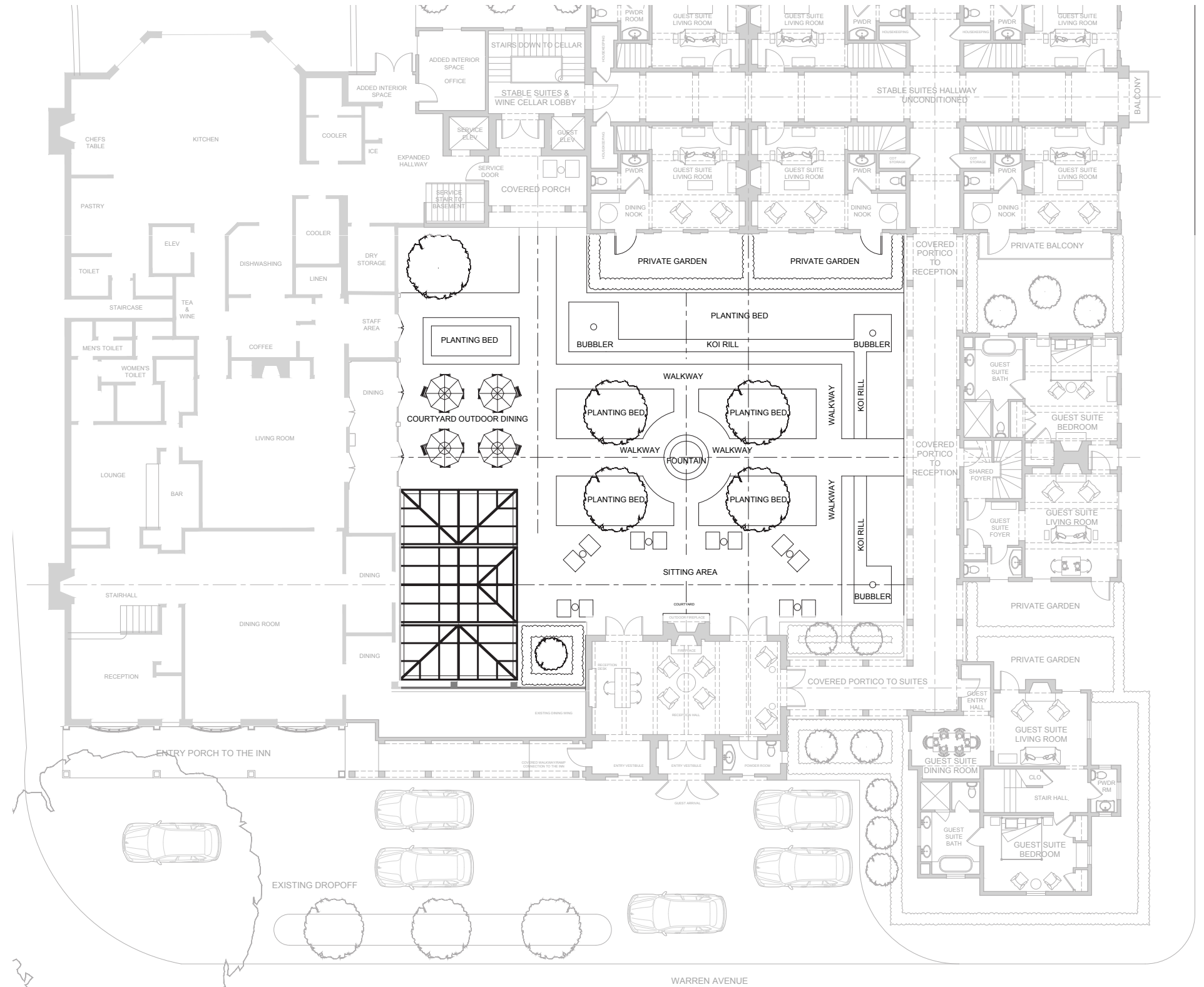
A new courtyard will serve as an organizing device for The Inn, the existing buildings, and the new buildings. Free from earlier property line constraints, The Inn, Koi Pond (in a reconfigured shape) and The Conservatory will now be integral parts of this new courtyard.

Central to the courtyard is a fountain axially aligned with the new Reception Building and the Courtyard House. Flanking the fountain are four parterres for plantings and with four specimen trees. Bisecting these four parterres and surrounding them are walkways that connect all buildings.

An extended seating area is located off the Conservatory and the Reception Building allowing for dining, casual seating, a large event or a variety of other functions. This sitting area boasts an outdoor fireplace.

Buffering the edges of these more public areas are deep planting beds, a Koi Rill and Ponds with bubblers to create a quiet background noise. The deep planting areas abut the private gardens in the Carriage House ensuring privacy from the more public nature of the courtyard.

Between the Living Room and the fountain area is a paved area for outdoor dining with additional planting beds to provide a lush backdrop.



FRANCK & LOHSEN ARCHITECTS

BLUE HOUSE

The Inn at Little Washington

May 1, 2023

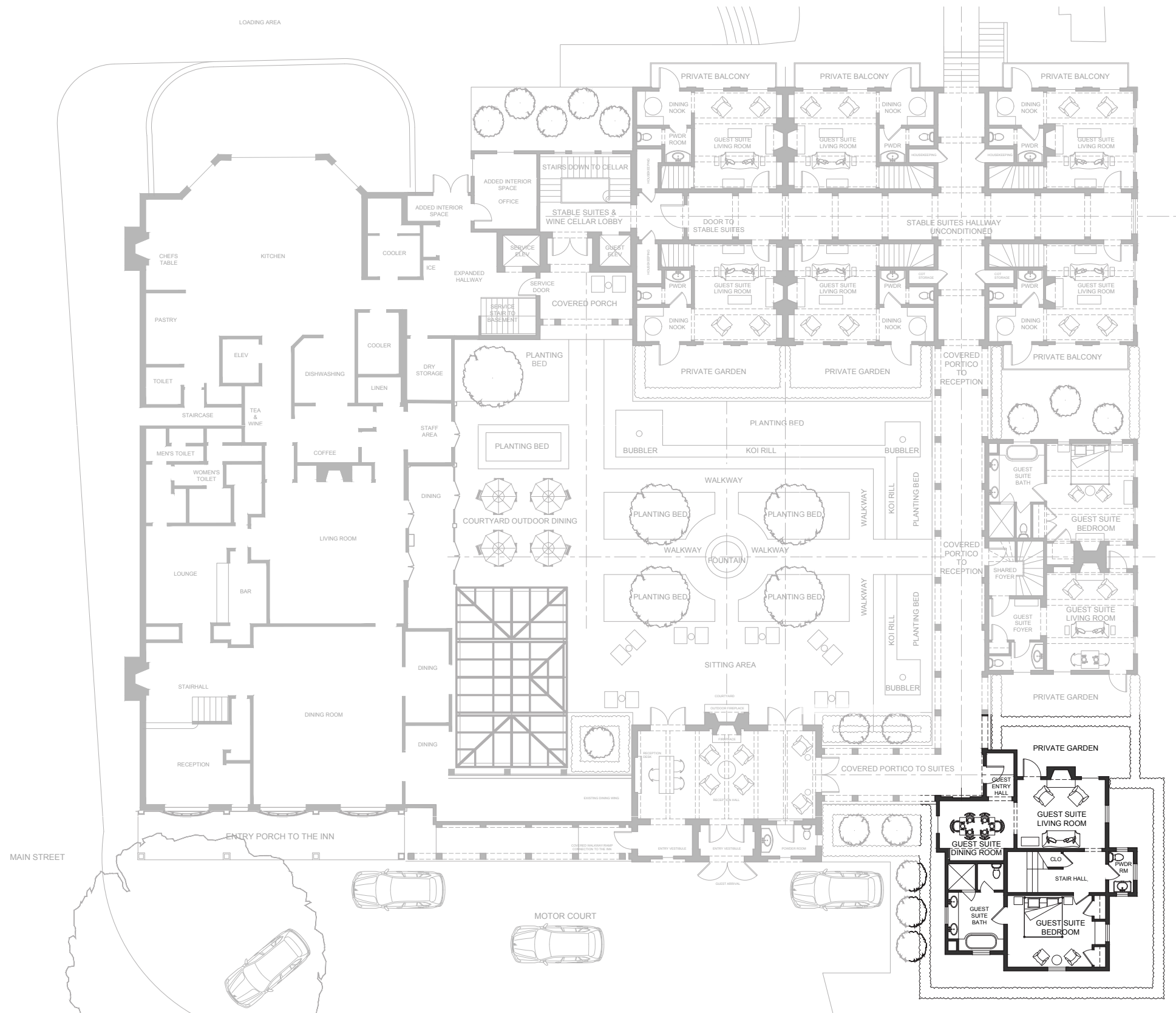


THE SITE PLAN

Located at the intersection of Middle and Gay Streets, this house is vital to the arrival experience into Little Washington and to The Inn.

Now, the Blue House will also serve the important role of helping “hold” the corner of the Courtyard. Therefore, internal adjustments will need to be made to connect with the covered colonnade.

Exterior additions will include making the one-story bay facing Gay Street into a two-story bay, and changing the one-story porch off the side into a two-story enclosed “porch” which will serve as the bathrooms for this 3 bedroom, 2 and a half bathroom house.



FIRST FLOOR PLAN

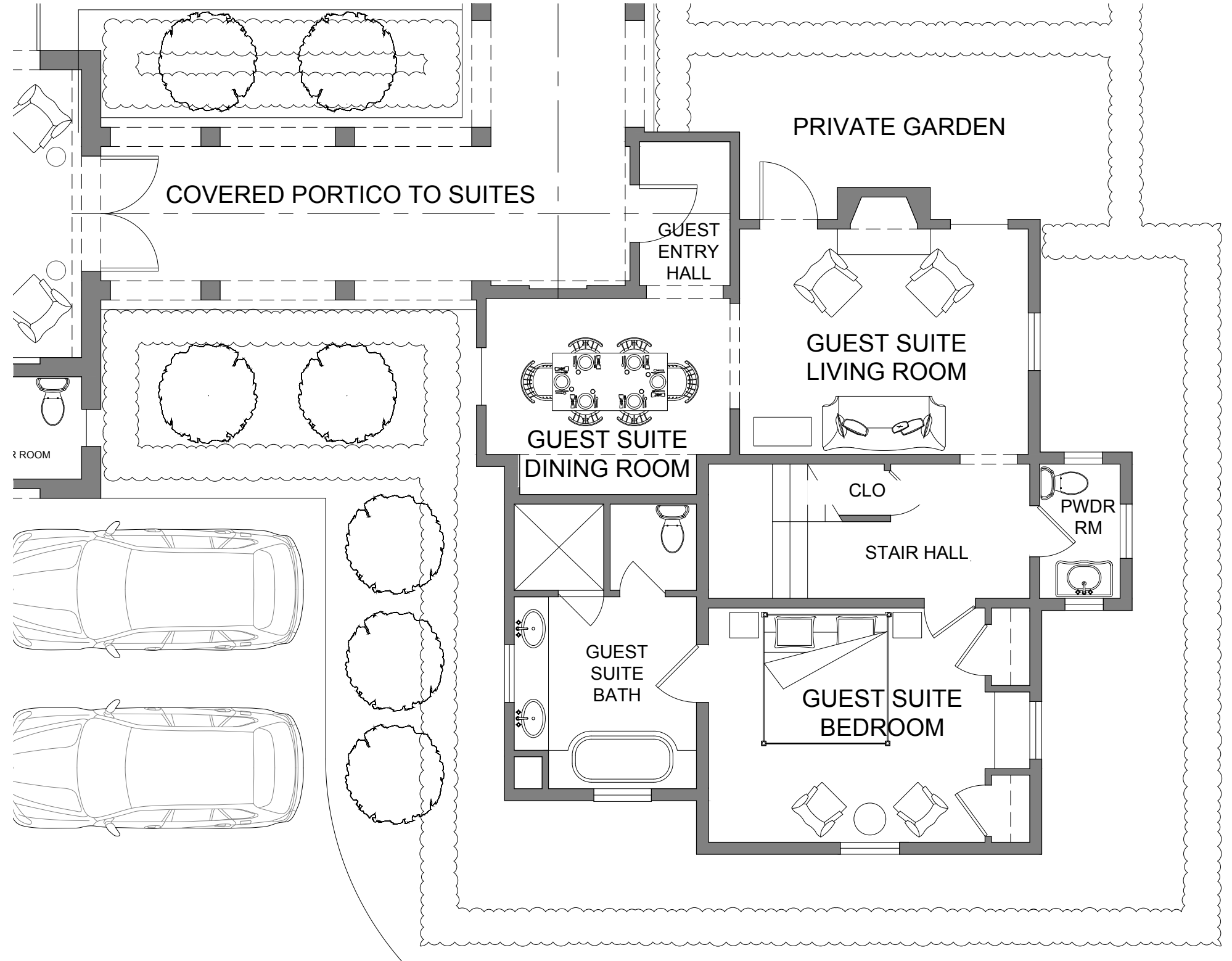
To connect the Blue House to the Reception Building and Courtyard, a new entry to the house has been added to ensure a proper and intentional connection.

This new entry has a hall leading to a dining room with a recess for a banquette or furniture. The dining room leads into a comfortable size living room with a fireplace and door to a private exterior terrace.

The staircase to the second floor has been adjusted to provide more space at the landing. The existing bathroom off the entry hall is now a generous powder room.

A ground floor master suite with a large master bathroom faces Middle Street. The bathroom takes over the space originally used as the entry porch.

The original kitchen/laundry wing of the house is removed.

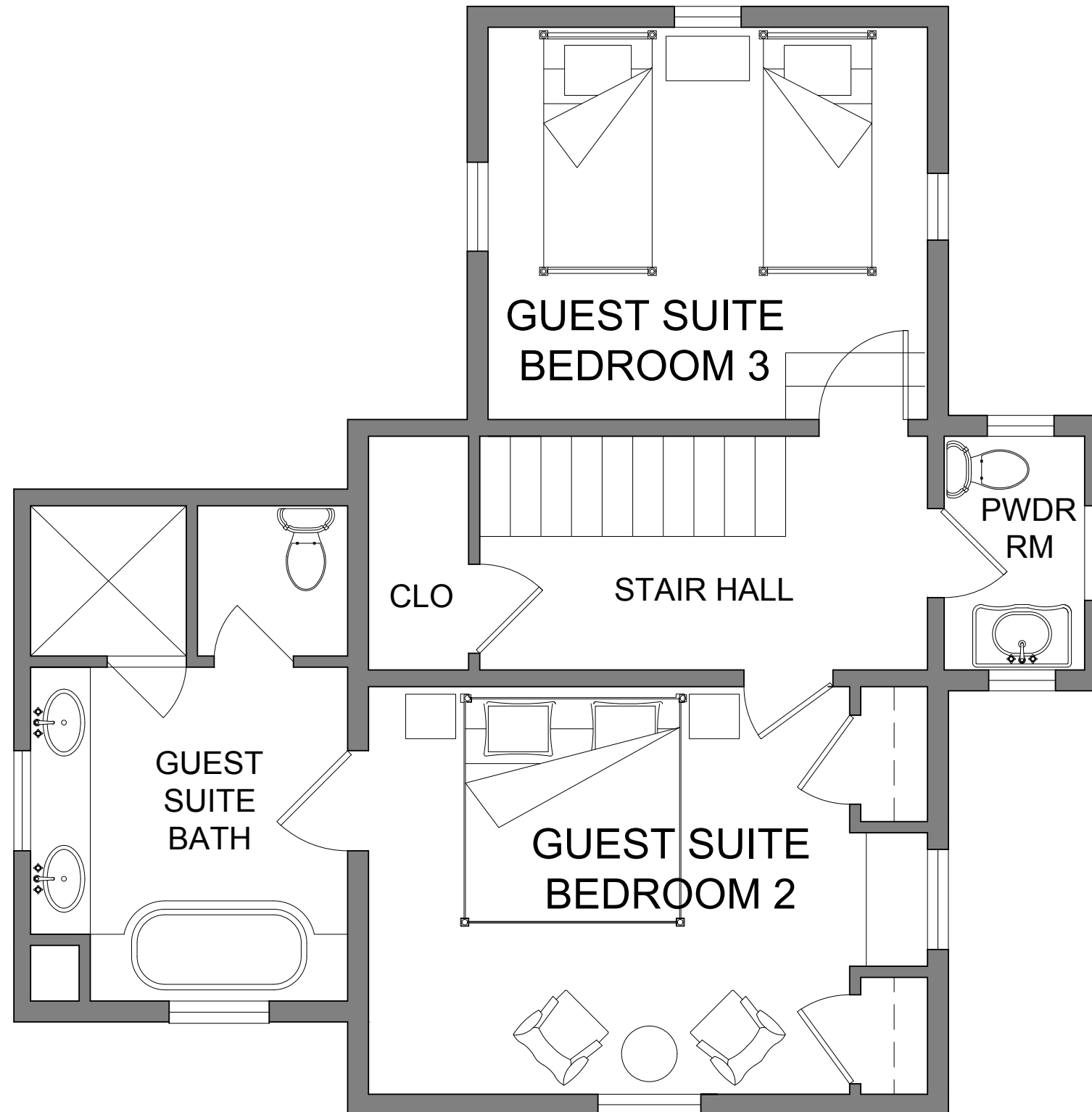


SECOND FLOOR PLAN

On the second floor, a generous stair hall leads to what could be a small bathroom or a powder room as currently shown.

A large secondary master suite and bathroom, exactly the size as the lower master suite, faces Middle Street.

A second bedroom on the north side could serve as a bedroom for children who would use their parents' shower, or could be used as a 3rd bedroom with the upper powder room becoming a full bathroom.



GAY STREET ELEVATION

Serving as one of the anchors to the intersection of Middle & Gay Streets, as well as the unofficial node of arrival to The Inn, the enhanced Blue House builds upon the established detailing by adding a second story to the existing bay window. The bay provides necessary space upstairs while enhancing the street presence of this unique house.

Detailed to look like a double-story porch that was closed in over time, there are a series of pilasters that extend this allusion and provide a level of needed detail on what is currently a simple house.



MIDDLE STREET ELEVATION

Having originally served as the entry elevation to the house, this façade has been reworked to shift the guest entrance to the side of the Courtyard and the covered colonnade. The original entry porch has been enhanced and a story added to provide the needed space to accommodate Inn guests.

Like the new double-story bay window facing Gay Street, this Middle Street elevation features an enhanced wing detailed as a double-story sleeping porch that was closed in over time.

It likewise features pilasters and detailing in keeping with the house, as well as with the covered colonnade.



MODEL VIEW FROM MIDDLE STREET



FRANCK & LOHSEN ARCHITECTS

COURTYARD HOUSE

The Inn at Little Washington

May 1, 2023

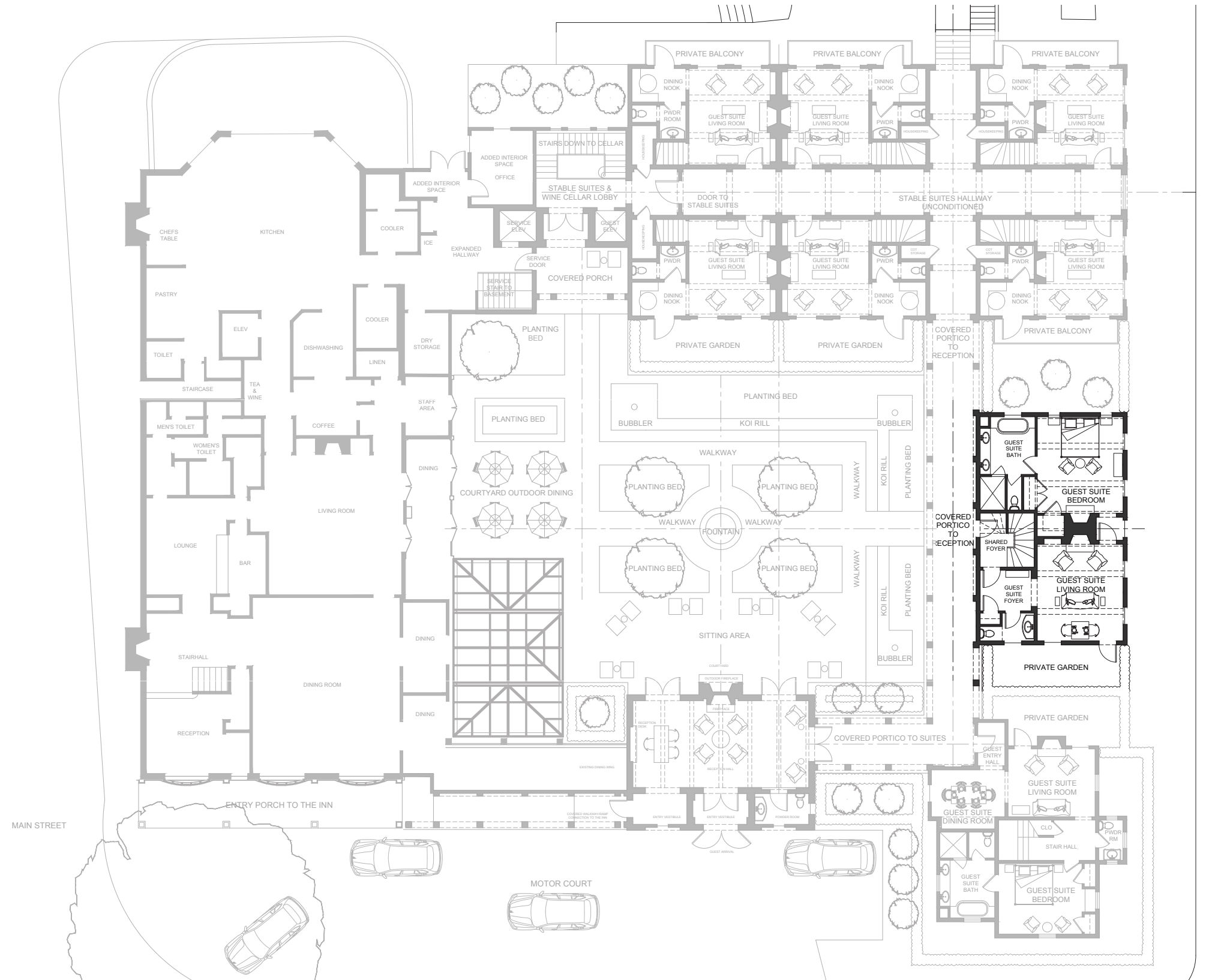


THE SITE PLAN

Located on Gay Street between the Blue House and the new Carriage House, Courtyard House anchors the East side of the new courtyard. The front door to the house is on axis with the courtyard fountain.

A colonnaded walkway connects Courtyard House to the Reception Building and to the Carriage House. This walkway serves as a porch to Courtyard House and is architecturally engaged with the building and serves double duty as a porch that overlooks the gardens with the front door on axis with the fountain in the courtyard.

Intimate private gardens and green space provide a buffer between the buildings.



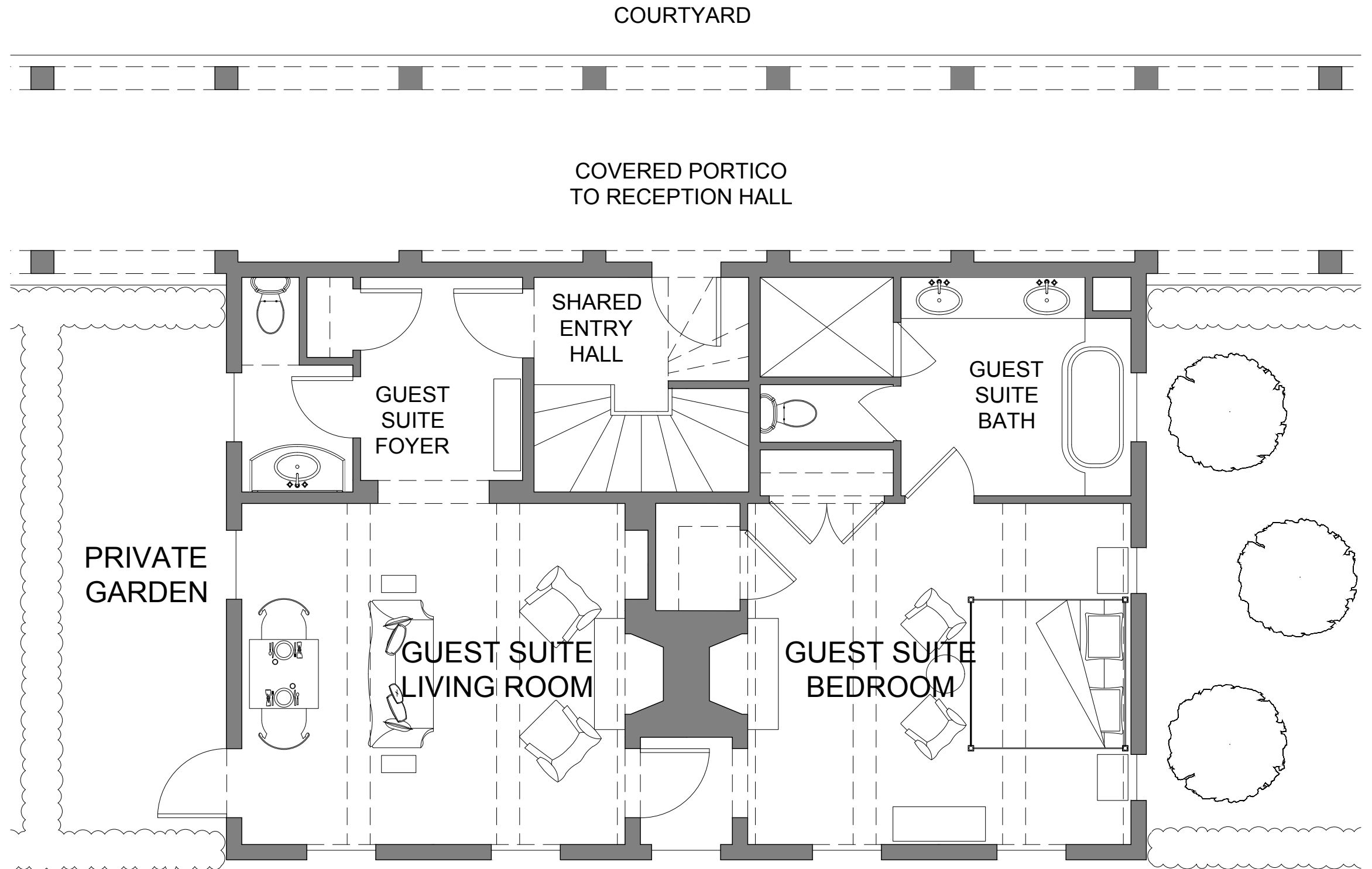
1ST FLOOR PLAN

Courtyard House boasts 2 units—each on one level. The first floor is a single suite as is the second floor. Additionally, we may need an ADA (Americans with Disabilities Act) or Accessible Unit. The ground floor would meet such a requirement. There is a single entry hall for both suites, allowing a single individual/family to rent the entire house (both floors) and have free run of the entire house.

A shared entry hall has a door leading to the ground level suite while the stair continues up for the 2nd level suite.

The entry to the suite has a foyer, a coat closet and a powder room. A generous living room features a fireplace, beamed ceilings, 2 large windows facing Gay Street, and 2 large doors opening on to a private garden. There is enough space in the living room for an intimate dining table.

A vestibule connects the living room to the bedroom suite. Of a comparable size to the living room, the bedroom also features a fireplace, large windows on Gay Street and small windows flanking the bed. A generous bathroom boasts a built in tub with a large window looking onto a green space.



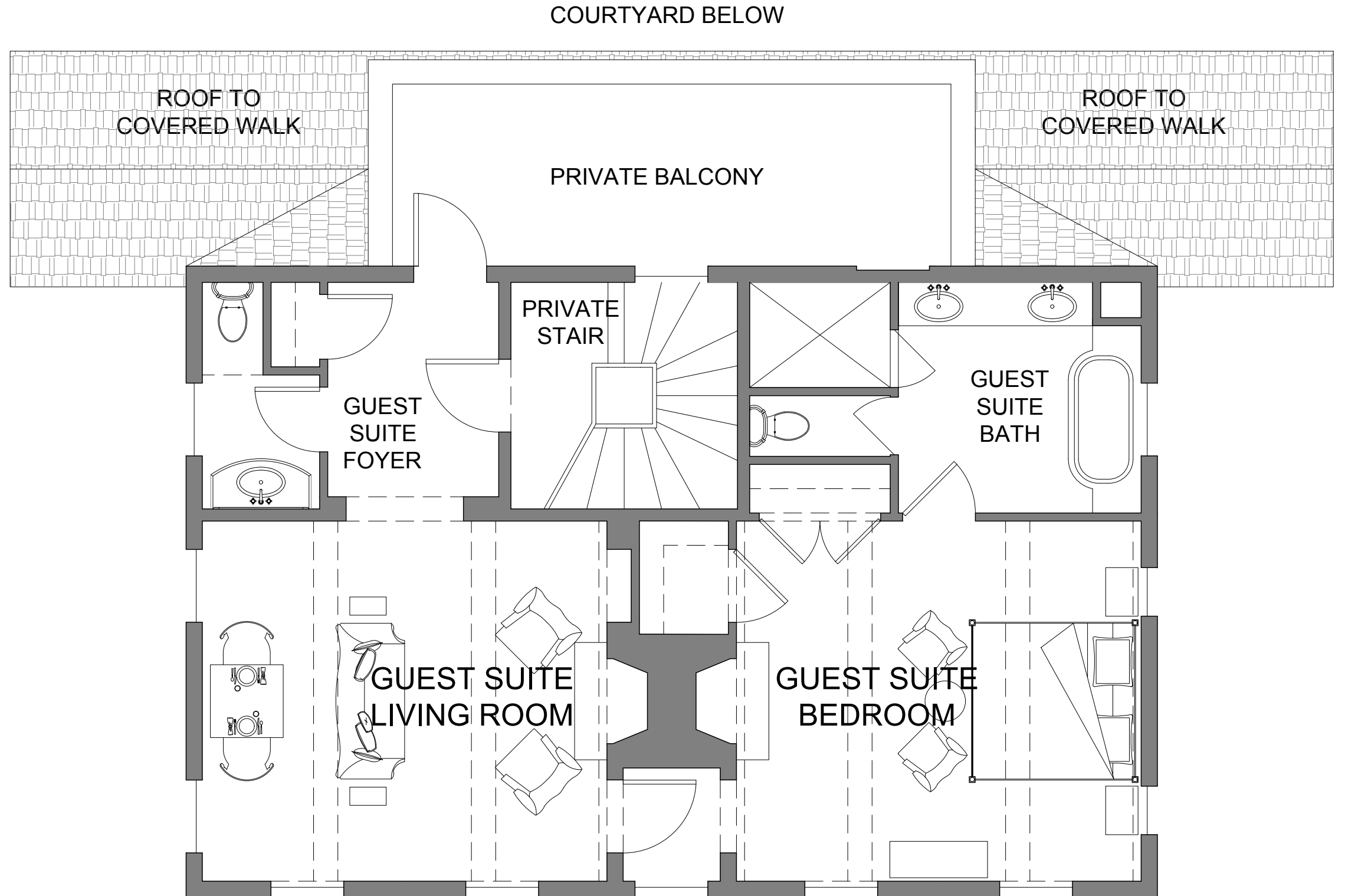
2ND FLOOR PLAN

A private staircase leads to the upper level suite.

The entry to the suite has a foyer, a coat closet, a powder room and a French door opening on to a private covered porch overlooking the courtyard garden below.

A generous living room features a fireplace, beamed ceilings, 2 windows facing Gay Street, and 2 windows facing a garden below. There is enough space in the living room for an intimate dining table.

A vestibule connects the living room to the bedroom suite. Of a comparable size to the living room, the bedroom also features a fireplace, large windows on Gay Street and small windows flanking the bed. A generous bathroom boasts a built in tub with a large window.



GAY STREET ELEVATION

Facing Gay Street, this building appears as a single, historic house. The building features corner pilasters, wood siding, large windows with shutters, small dormers for detail, and a large central chimney.

The roof is shown as metal and the base of the building is stucco with niches for visual interest.



COURTYARD ELEVATION

This elevation is similar to the Gay Street elevation, however, the colonnaded walkway abuts the elevation and acts as a porch to the house.

The lower level has a single entry with side-lights and there are two pairs of shutters in a closed position on each side of the entry door to provide visual interest.

The central portion of the upper level has a private covered porch with a balustrade that looks onto the courtyard below.



ELEVATION FACING BLUE HOUSE

The side elevation of Courtyard House echoes the architectural detailing of the primary facades with corner pilasters and wood siding.

The colonnaded walkway that links all the new buildings is on the left of the elevation.

A privet hedge provides privacy to the garden that is located off the living room. There is a railing on the Gay Street side to allow for a garden along this side of the house.



ELEVATION FACING THE CARRIAGE HOUSE

Modest-scaled windows from the bedrooms and bathrooms look onto an intimate landscaped space and bring in light on this side of the house.

The topography on this side slopes from the courtyard to Gay Street and would be landscaped for privacy between Courtyard House and the Carriage House guest suites that open onto this elevation.



FRANCK & LOHSEN ARCHITECTS
CARRIAGE HOUSE

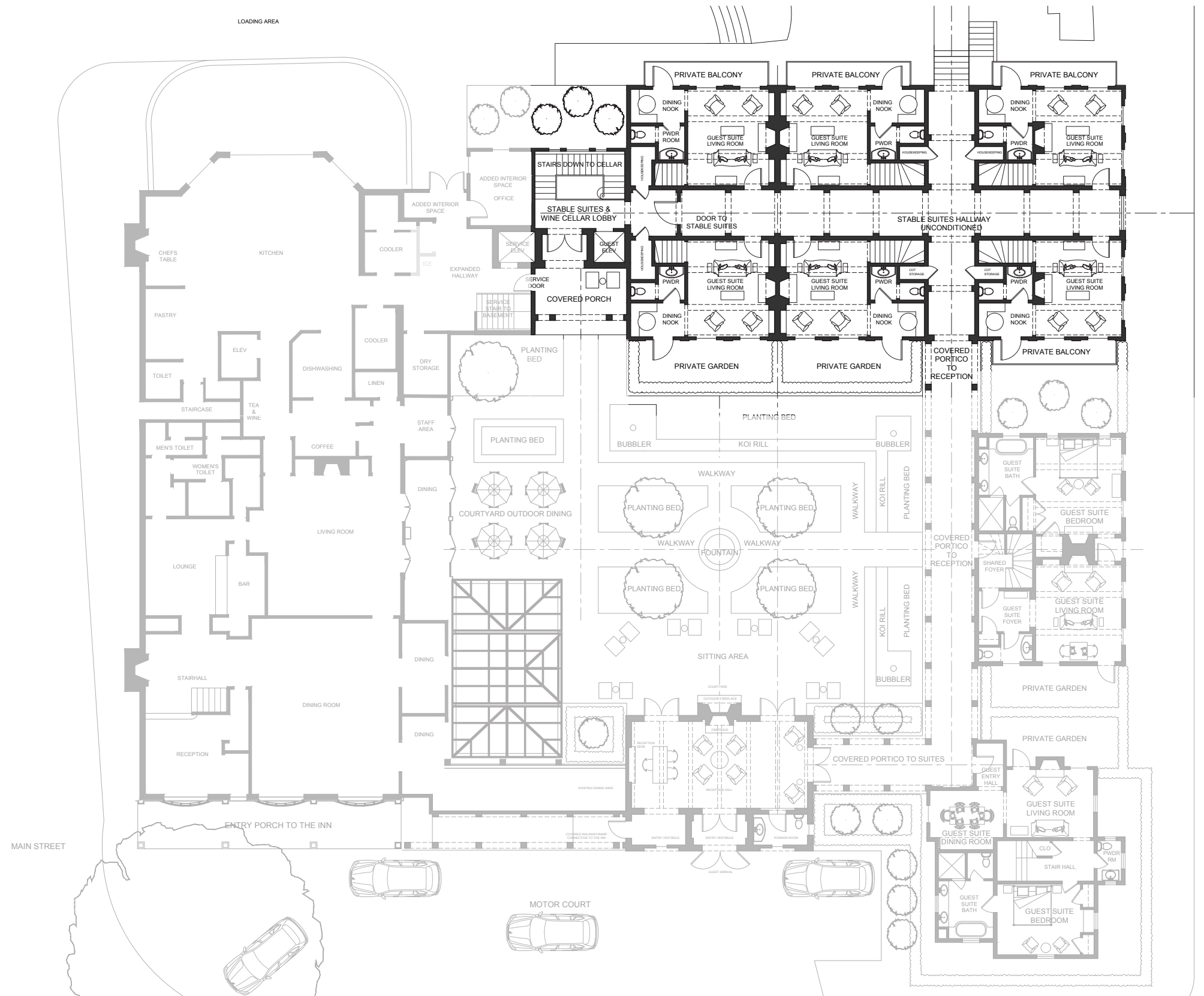
The Inn at Little Washington
May 1, 2023



THE SITE PLAN

As the largest and most prominent of the proposed new buildings, the Carriage House bridges the parterre garden and the courtyard with a covered walkway.

The Carriage House takes second chair to The Inn, which will continue to be the largest building.

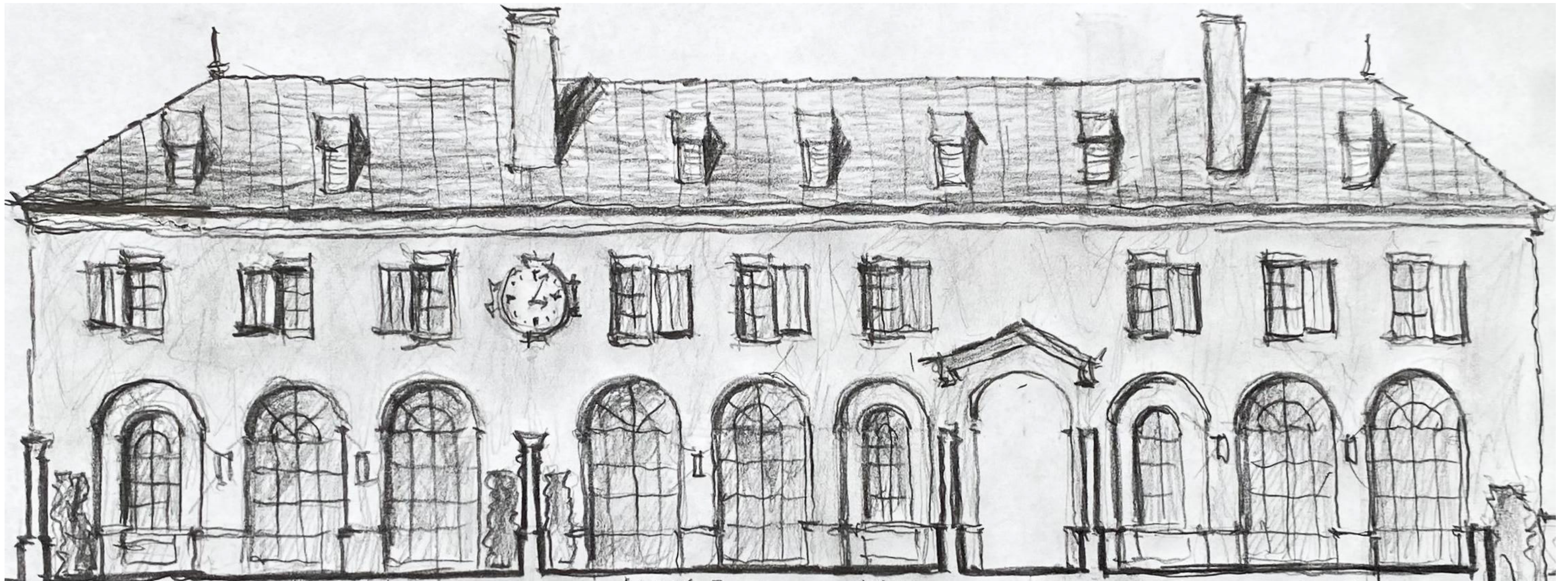


THE CARRIAGE HOUSE SKETCH

This is the original sketch of the Carriage House from which we developed the designs seen on the pages that follow.

On the left side of the building are two 2-story suites with private gardens facing, yet separated from, the courtyard.

The right side has suites with private balconies as their outdoor spaces.



COURTYARD ELEVATION NOTES

This developed elevation is a more accurate representation that corresponds to the plan drawings.

The drawing shows a section through the covered walkway that links to the Reception Building. To the right of that is a long balcony that serves as the exterior space for the suite at that end of the building.

A series of tall arches set the tone for this long elevation and evoke the spirit of a stable building. In keeping with The Inn, exterior materials are stucco walls with cast stone accents, cedar shake roofing, steel and glass windows, robust chimneys, and a custom clock that can be seen from the Reception Building.

The roof has dormer vents for air flow and to add visual interest to the long roof. This is actually a four-sided faux roof that cleverly screens all the mechanical units that will be on the roof.

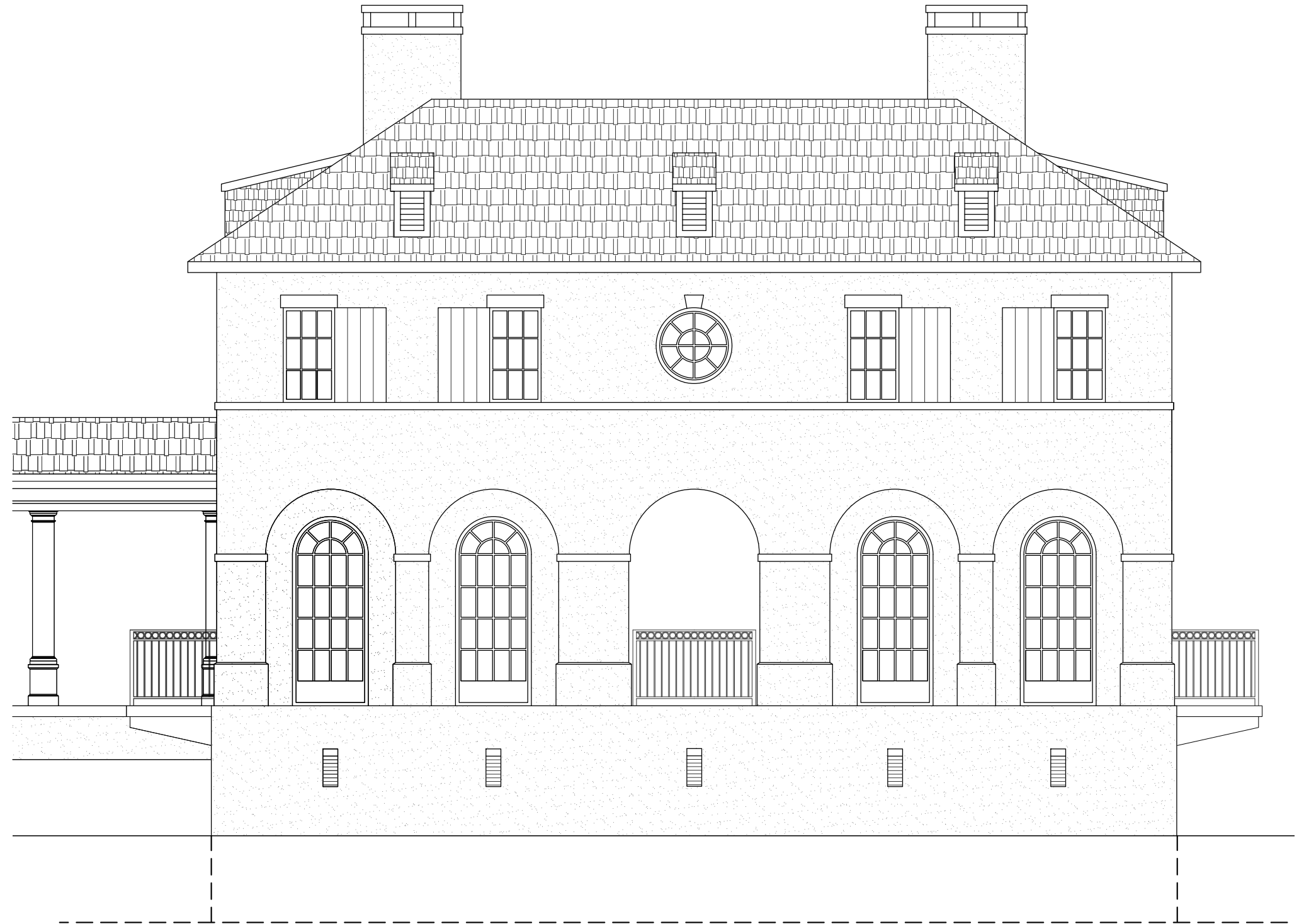
COURTYARD ELEVATION



GAY STREET ELEVATION

The arches on the main floor continue onto this side. The arch in the center is open through the building to provide air flow and to reinforce the stable aesthetic.

A Juliet balcony in the center is the terminus to this open hallway.



FRANCK & LOHSEN ARCHITECTS

Carriage House

GROUND FLOOR PLAN & WINE CELLAR NOTES

The ground floor of the Carriage House provides a Wine Cellar and a Wine Tasting/Dining Room.

Guest arrive by a stairway or dedicated guest elevator into a guest lobby (which can be staffed), leading through to a round, vaulted vestibule and then into the tasting/dining room.

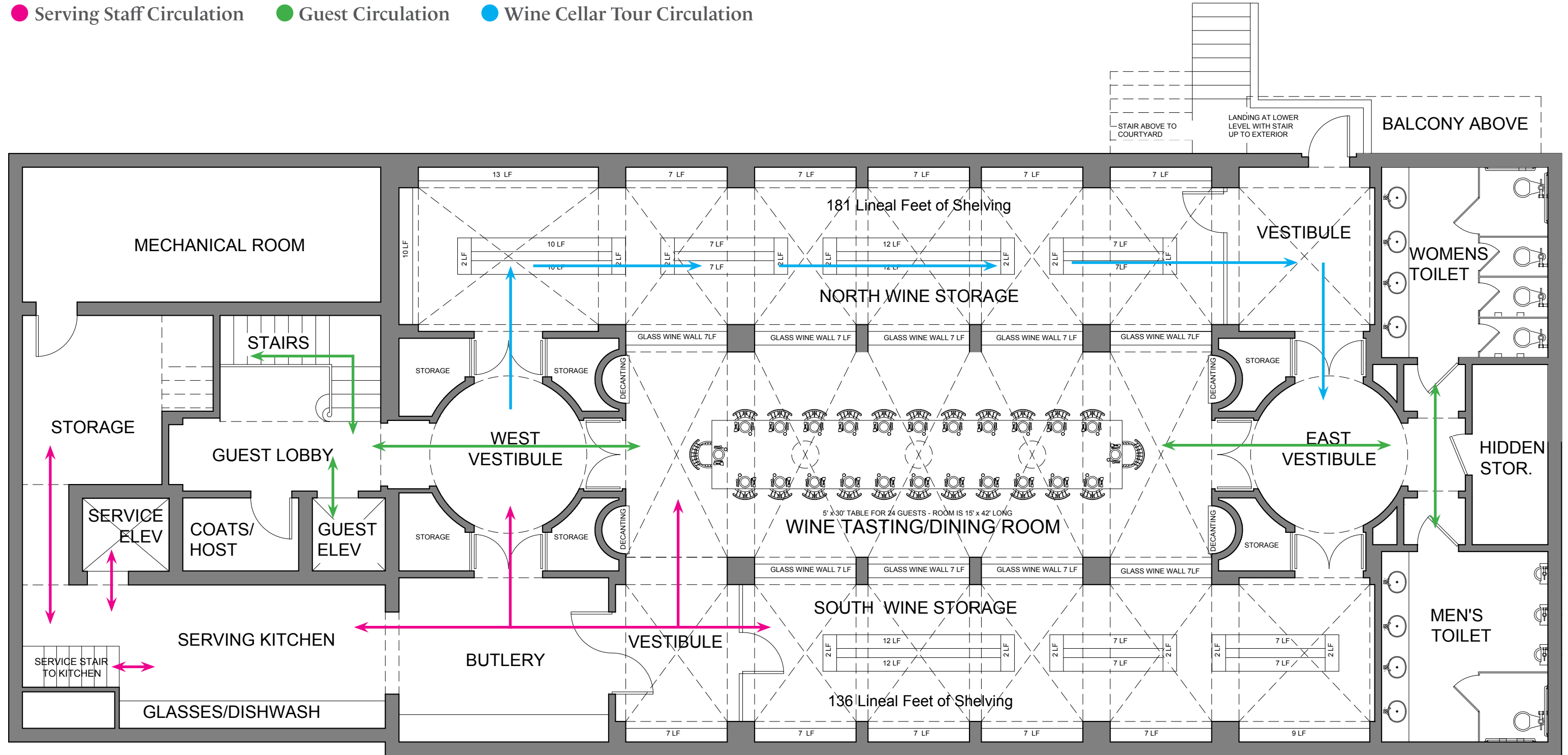
Most importantly, this plan provides serving staff a separate entry to the Wine Cellar tasting/dining room via a service kitchen and vestibule hall and door to the north of the tasting/dining room.

Touring of the Wine Cellar while an event is going on, or access to the wine cellars by staff, is possible without interrupting the tasting/dining guests.

To ease congestion with guest arrival and staff service, the toilets are placed on the right of the plan. This also provides privacy.

GROUND FLOOR PLAN & WINE CELLAR

● Serving Staff Circulation ● Guest Circulation ● Wine Cellar Tour Circulation



FIRST FLOOR PLAN NOTES

Guests going to the Wine Cellar enter the Link Building via a covered porch.

A guest lobby has a stair and a guest elevator leading to the Wine Cellar. This lobby also has a door to the Carriage House suites for those staying in those rooms.

A back of house hallway connects the kitchen, service elevator and service yard.

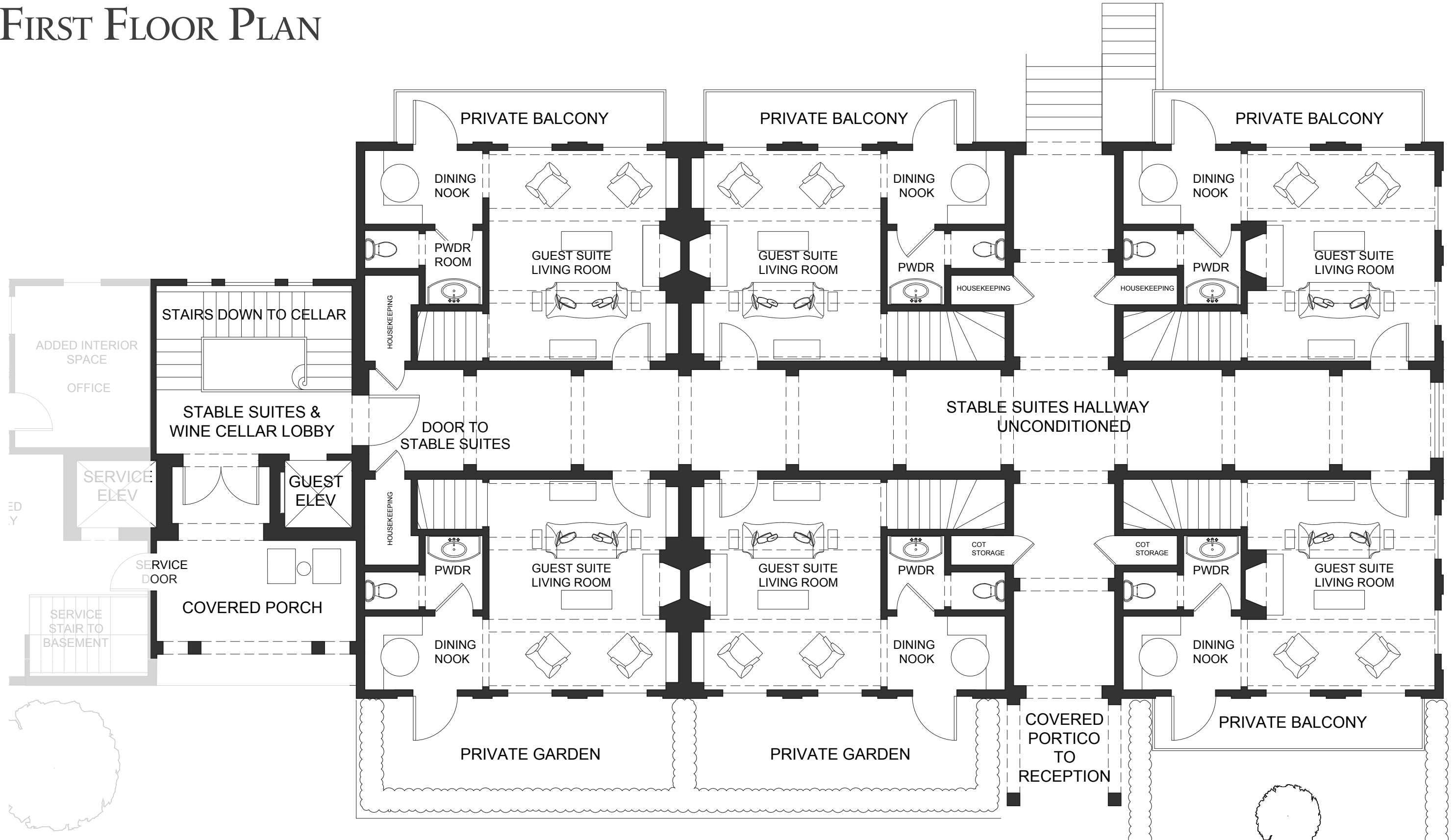
Six guest suites are accessed from the exterior hallways.

Housekeeping closets are tucked under stairways and accessed from the hallway providing six areas for cots and housekeeping supplies for the Carriage House suites.

Generally, all the suites have a similar program with a large living area, staircase, powder room/dining area. All living rooms have beamed ceilings and a fireplace.

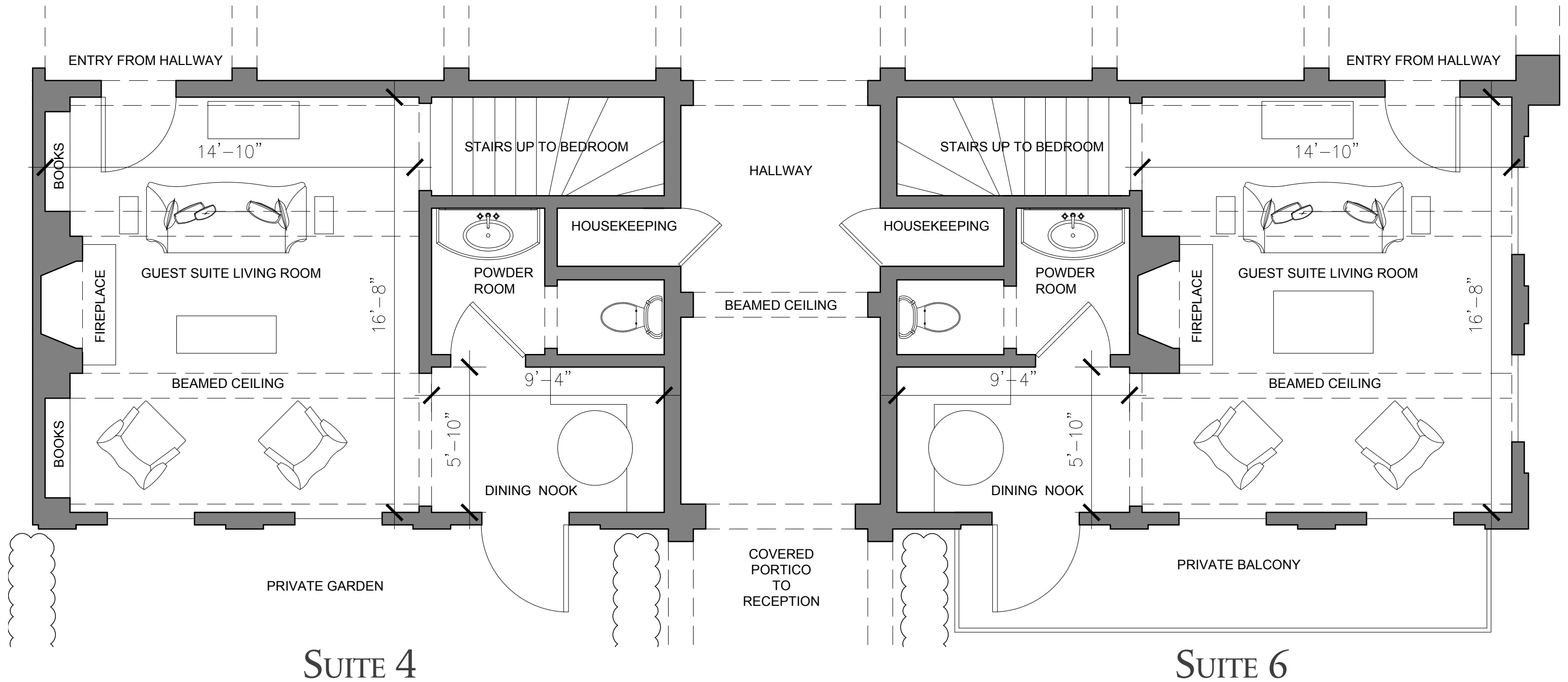
All suites have an exterior space (suites 2 & 4 with a terrace, and the rest with balconies).

FIRST FLOOR PLAN



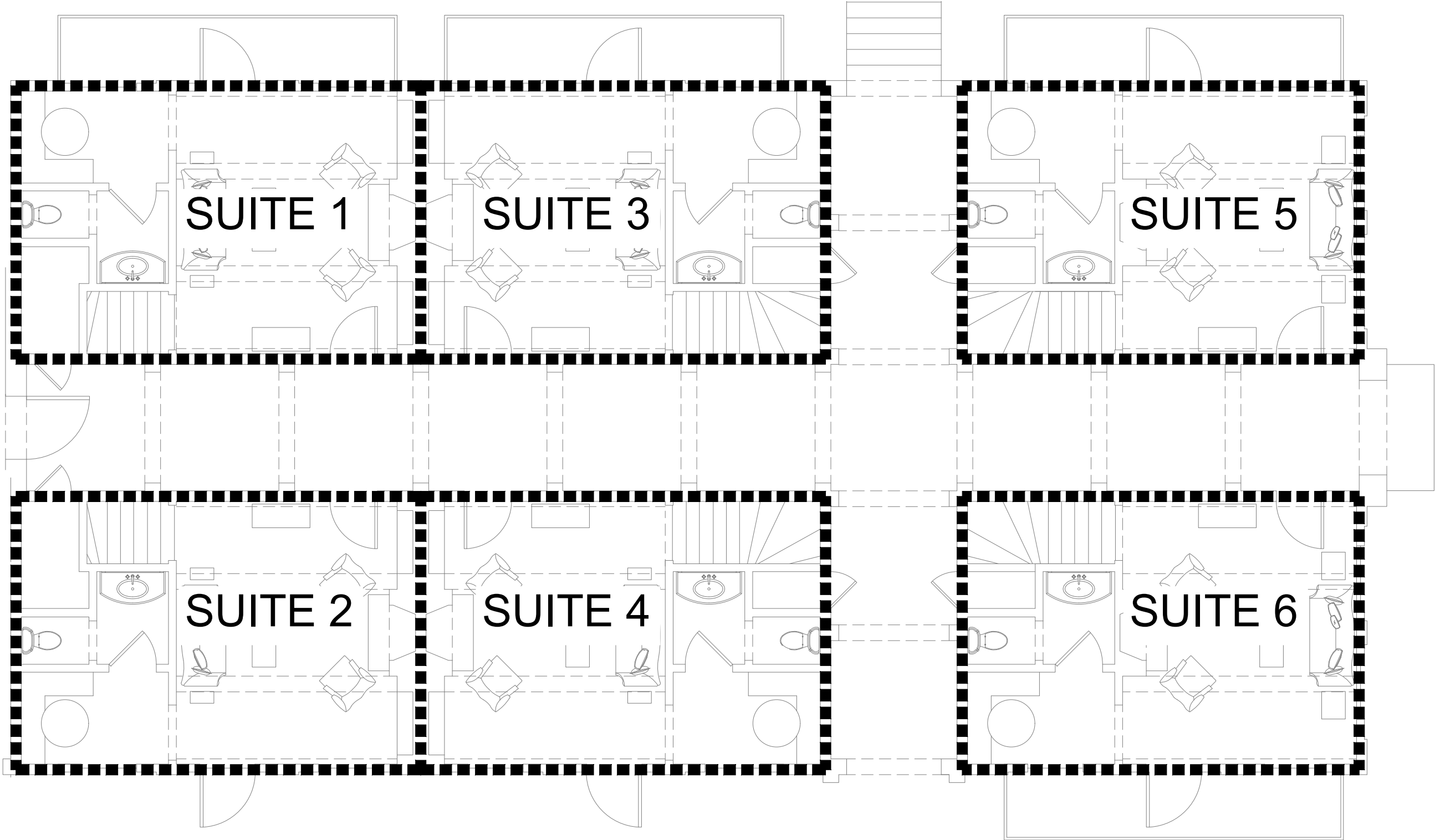
FIRST FLOOR PLAN DETAILS

These detailed plans for Suite 4 and Suite 6, show a half bath and dining nook and generous living room on the first floor.



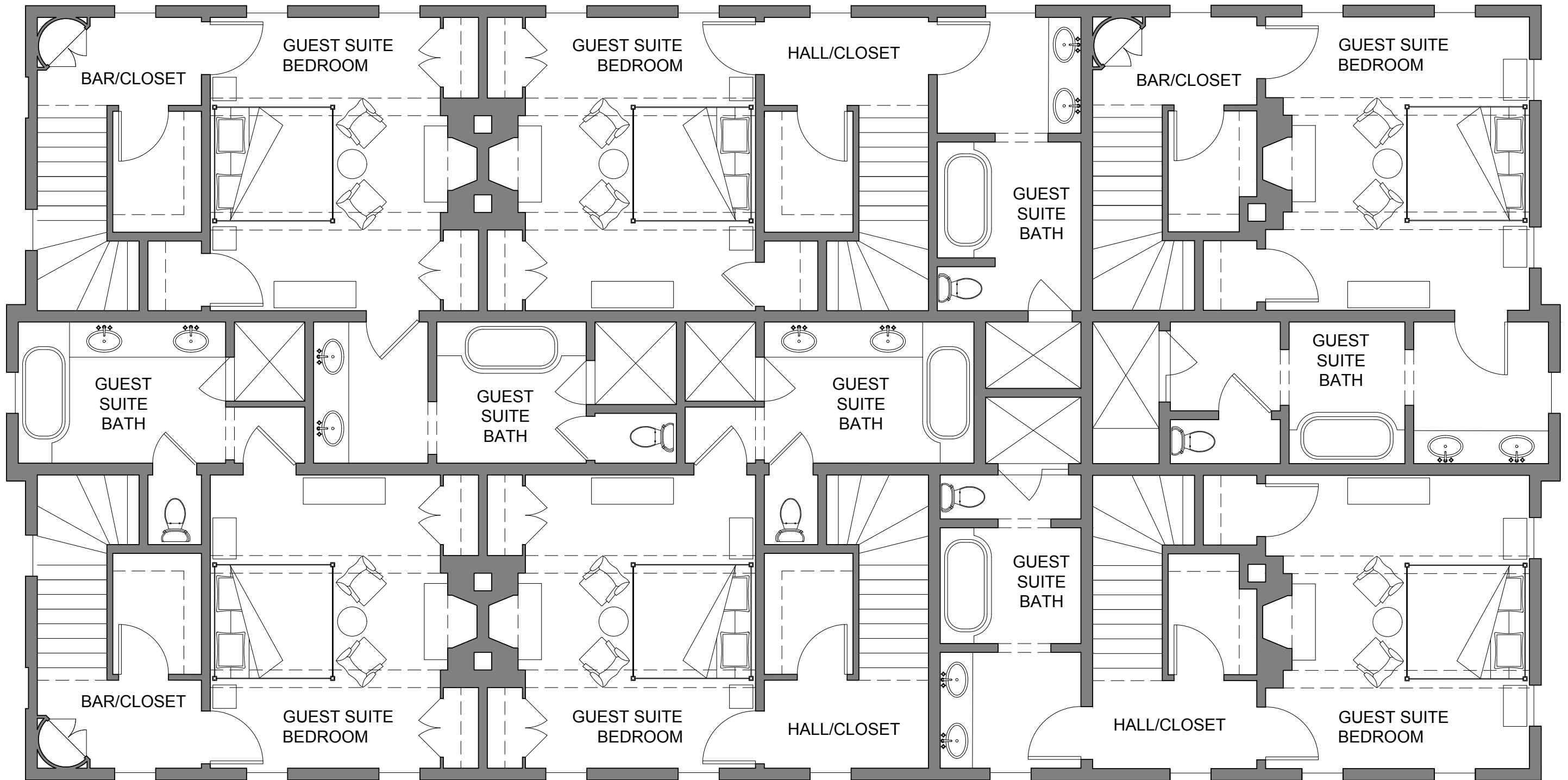
FIRST FLOOR PLAN SUITE CONFIGURATIONS

This diagram identifies the location of the six suites on the first level.



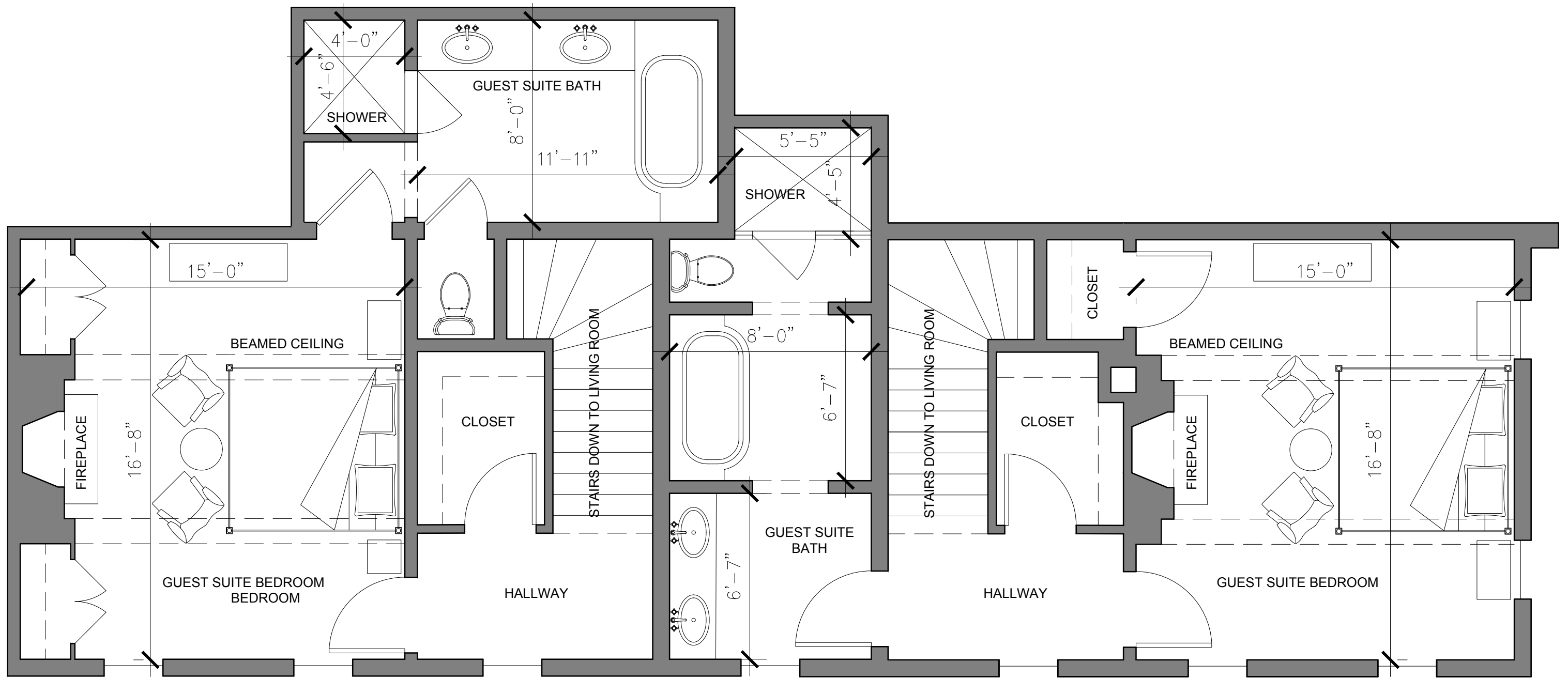
SECOND FLOOR PLAN

All the suites share a similar program with a large bedroom, stairway, closet and oversized bathroom. All bedrooms have beamed ceilings and a fireplace.



SECOND FLOOR PLAN DETAILS

These detailed plans for Suite 4 and Suite 6 show the bathrooms with a built-in bath tub, shower and double vanities.

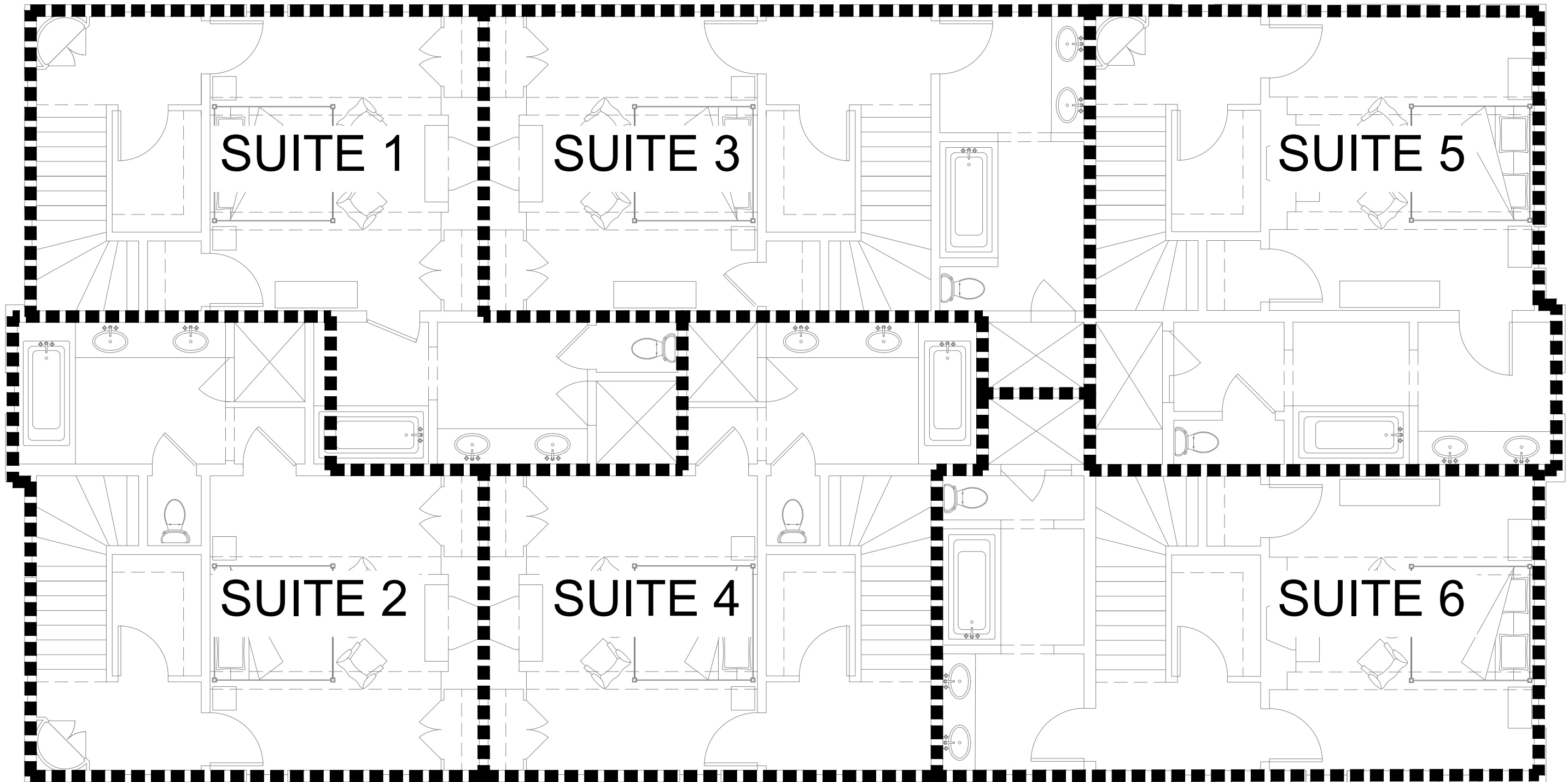


SUITE 4

SUITE 6

SECOND FLOOR SUITE CONFIGURATIONS

This diagram identifies the six suite locations on the second level. The complexity is due to the program needed for the bathrooms which occupies space above the 1st floor hallways.



FRANCK & LOHSEN ARCHITECTS

LINK BUILDING

The Inn at Little Washington

May 1, 2023

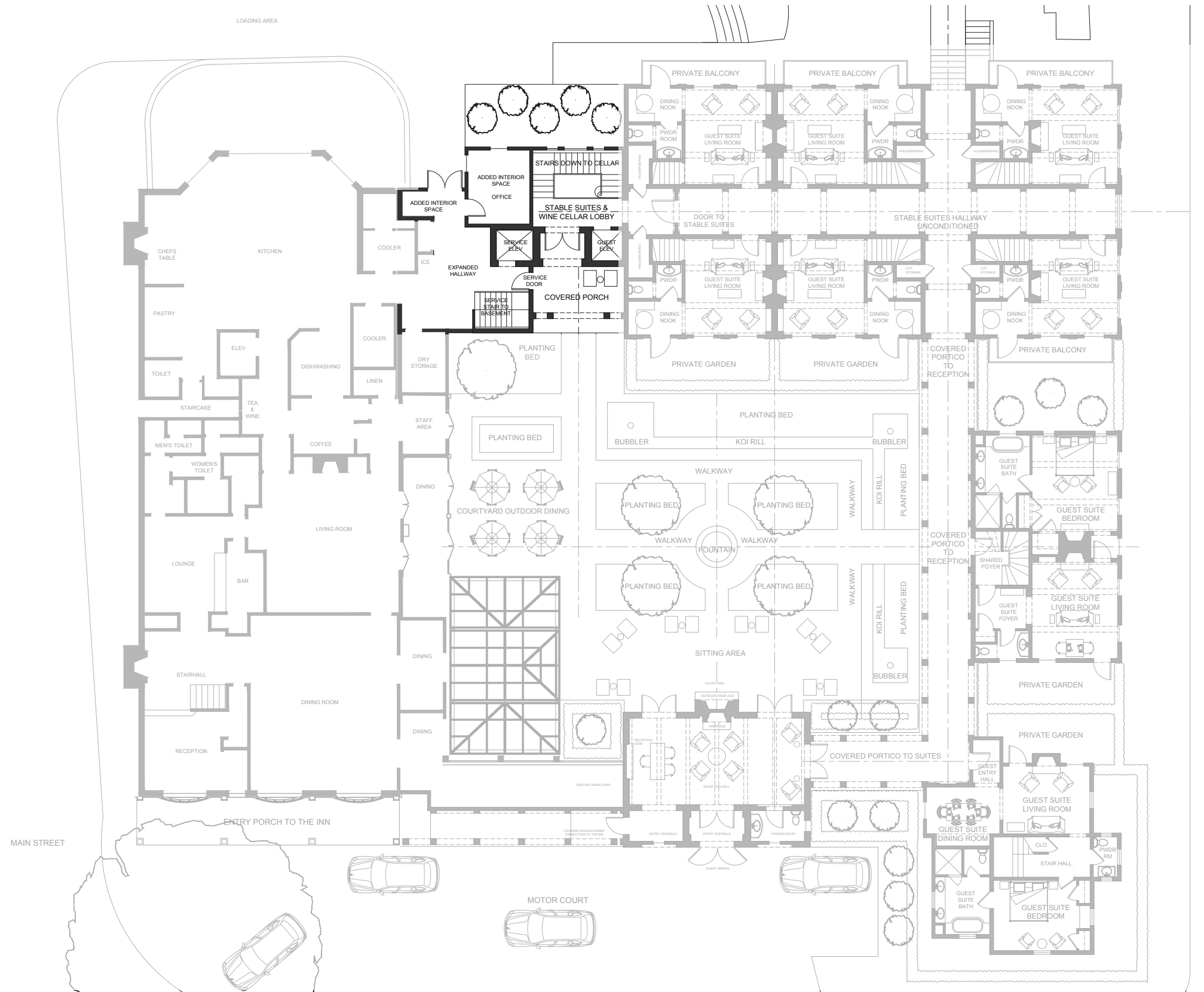
THE SITE PLAN

The Link Building will be located between the existing kitchen/Inn and the Carriage House. This vital location discretely links back-of-house services with guest areas such as the Courtyard and the Carriage House.

Additionally, this building will link the ground level spaces (kitchen & courtyard) to the Wine Cellar on the lower level of the Carriage House.

Guests will use the Link Building to access the Wine Cellar and the Stable Suites in the Carriage House.

The existing loading area will be enhanced for delivery visibility and access. Guests will be directed away from this back-of-house space and will instead use the covered colonnade to access the parterre gardens.

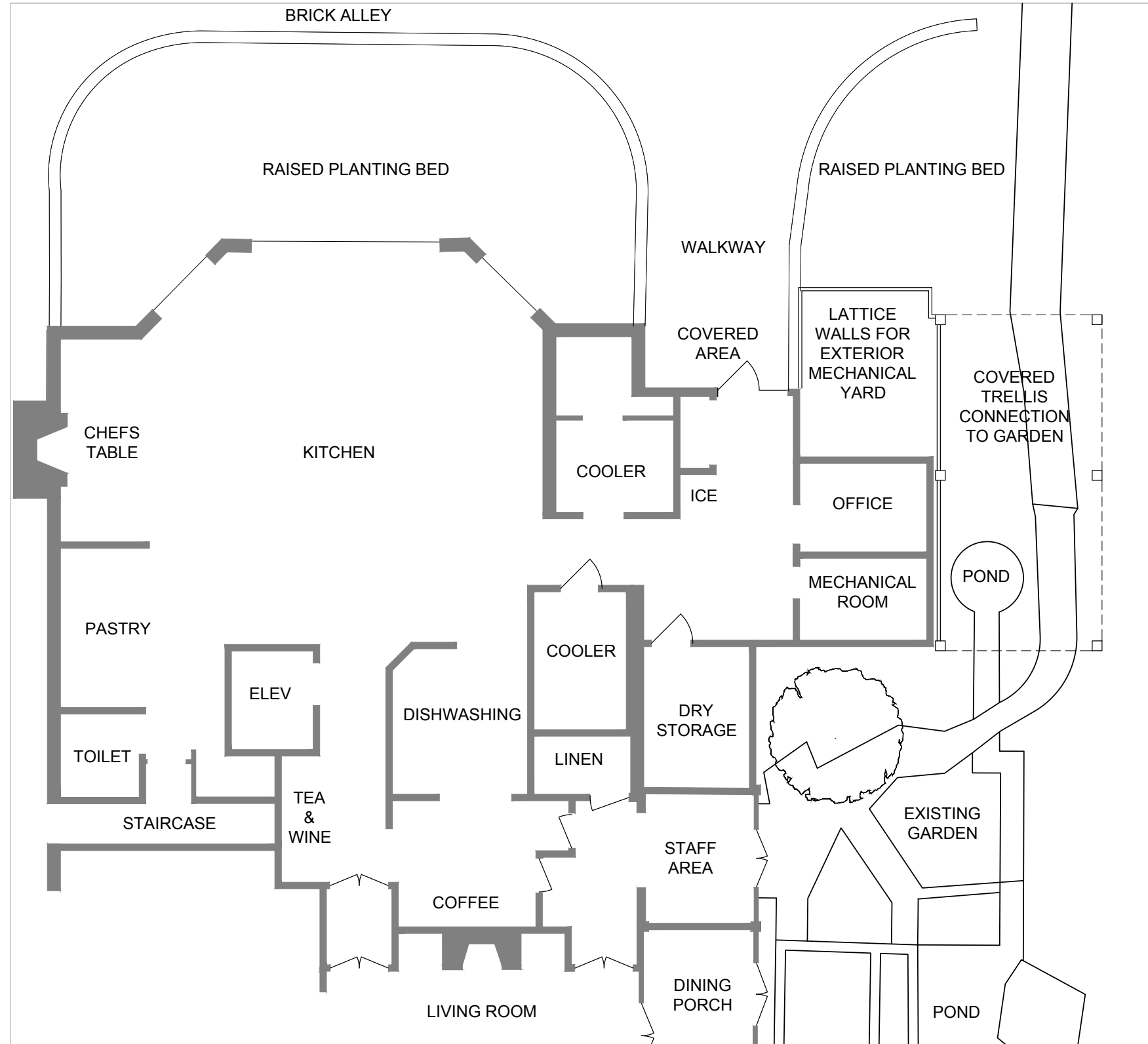


EXISTING KITCHEN PLAN

This floor plan shows the existing layout of the kitchen and back-of-house. This is a highly functioning area where space is at a premium.

Also shown is the existing garden, the pathway under the covered trellis, and the raised planting beds.

The existing covered trellis is the vicinity of where the Carriage House will connect to the new Link Building that will connect to the Kitchen and the Courtyard.



GROUND FLOOR PLAN

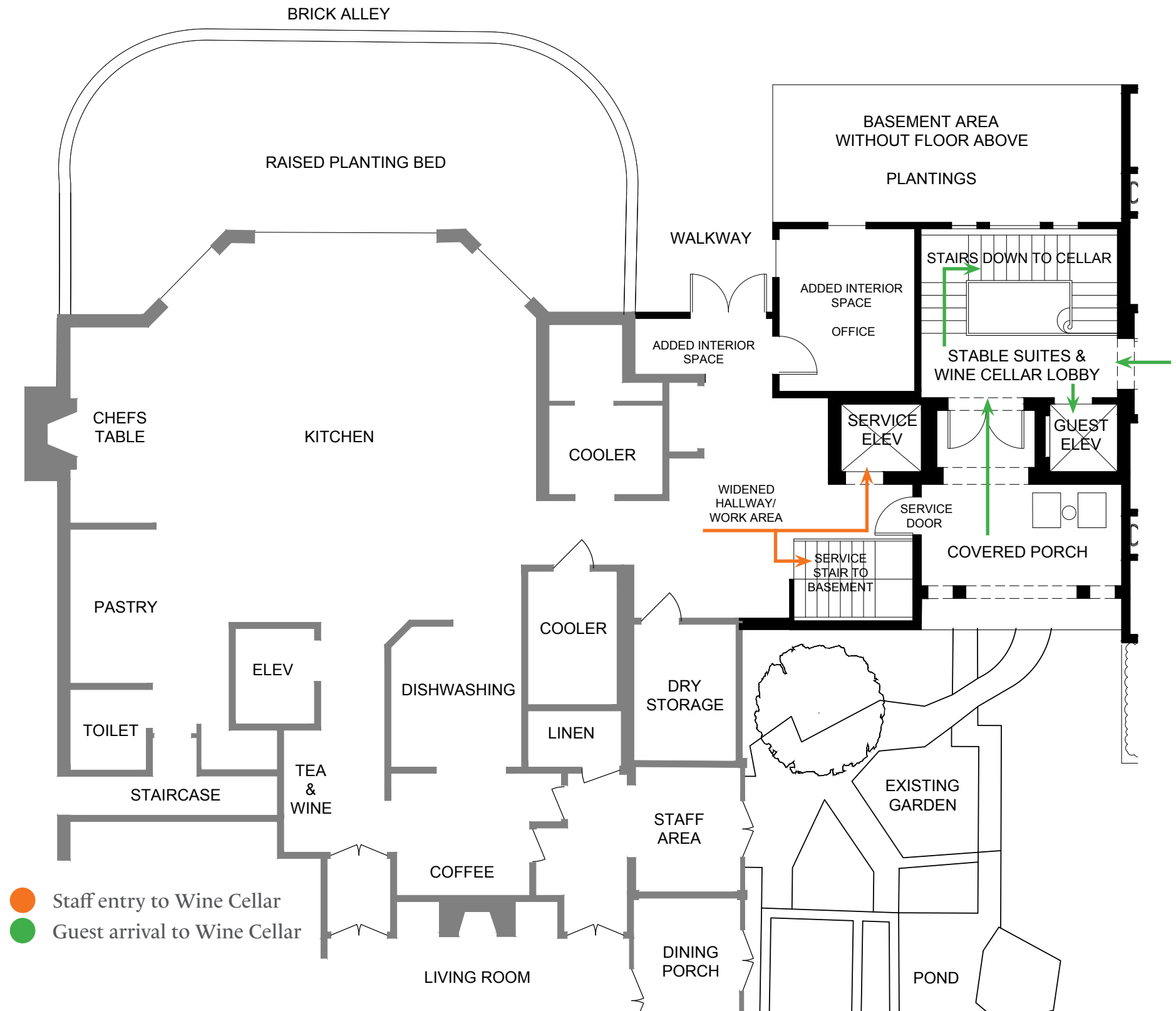
This drawing shows the new walls of the first floor plan of the Link Building in a darker tone than existing walls. Careful consideration has been given to maintaining back-of-house and guest spaces.

The existing office and mechanical space is removed to allow for a direct flow from the kitchen to a service door to a covered porch for serving guests in the Carriage House as well as in the courtyard. A service elevator and service stair makes a direct connection from the kitchen to the Wine Cellar below.

Additional interior space is seen in a widened hallway/work area, enclosing the currently covered exterior space at the door to the alley, and a new office with windows for observing the flow of work and loading area.

The public spaces boast a covered porch overlooking the courtyard, a hallway connecting to the Carriage House Suites, and a guest elevator and stairway connecting to the Wine Cellar below.

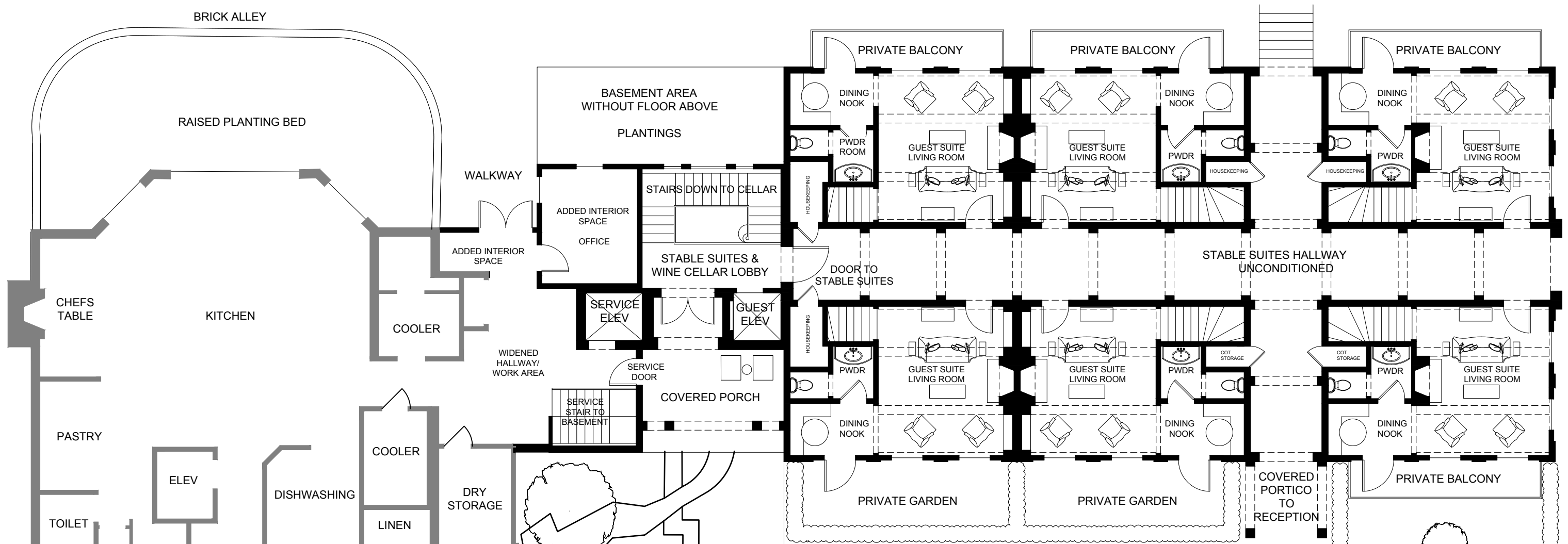
The intent is to turn the alley area into back-of-house and to have guests flow from the parterre gardens through the Carriage House and into the new Courtyard anchored by the Reception Building.



OVERALL MAIN LEVEL FLOOR PLAN

To help with the overall understanding of the connectivity and relationship of spaces, this plan shows the entire first floor of the Carriage House, the Link Building and the existing Kitchen.

New construction is shown in a darker tone; whereas the existing Kitchen and back of house is shaded lighter.



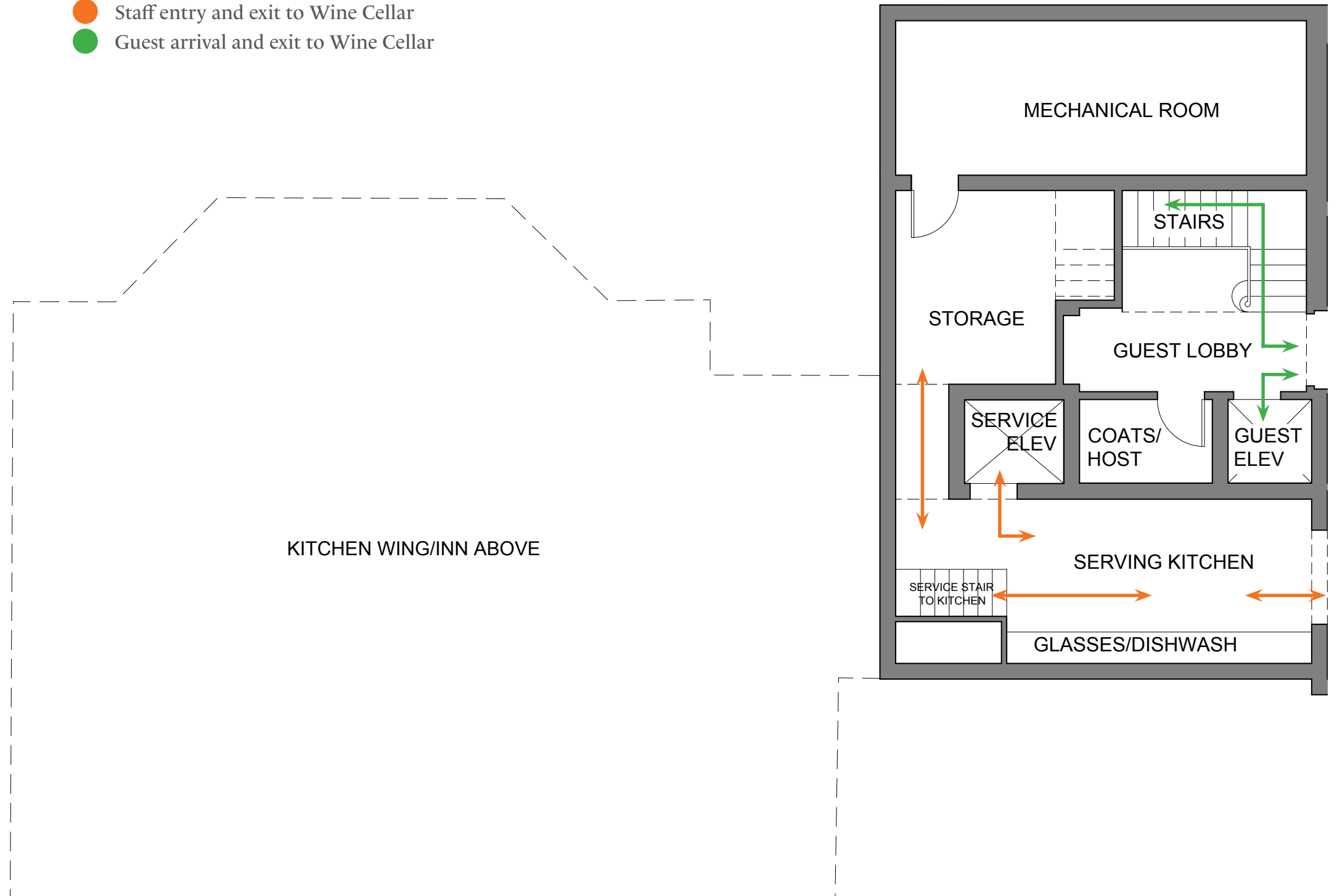
LOWER LEVEL FLOOR PLAN

This plan shows the Wine Cellar/lower level of the Link Building.

Guests arrive at a lobby via an elegant staircase or a guest elevator that connects to the Wine Cellar.

Back-of-house is generous with a service staircase and a service elevator linking the main kitchen to a serving kitchen and butlery that connects to the Wine Cellar dining room.

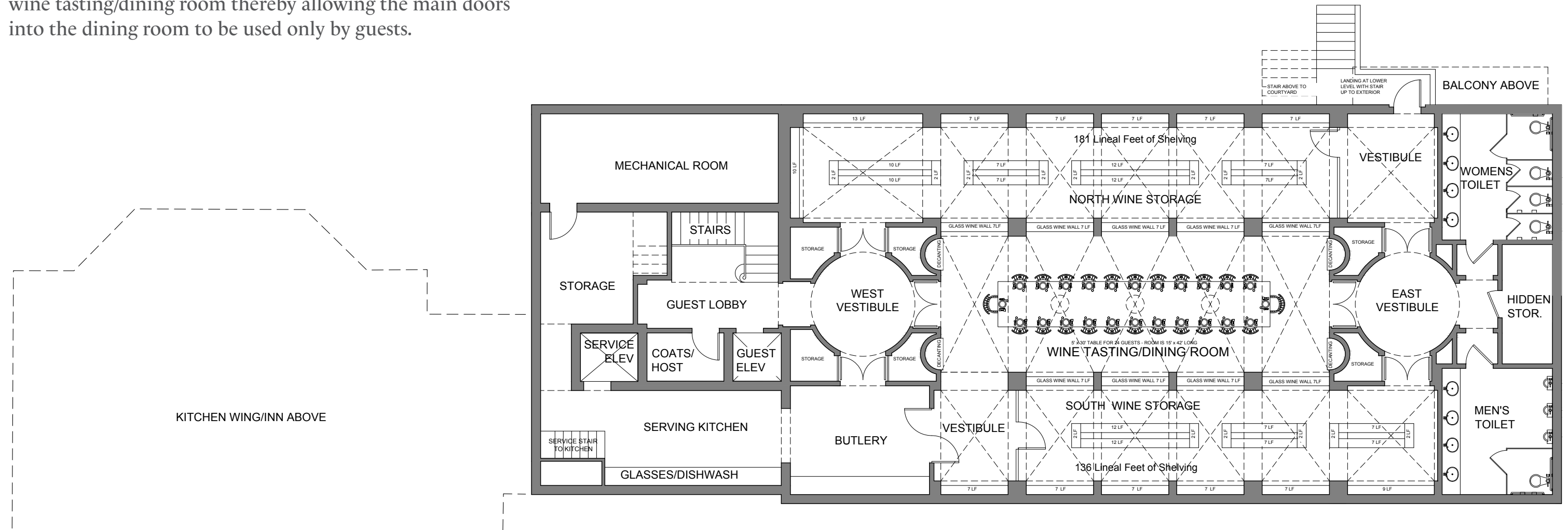
- Staff entry and exit to Wine Cellar
- Guest arrival and exit to Wine Cellar



OVERALL LOWER LEVEL FLOOR PLAN

This plan shows the relationship to the existing Kitchen and Inn.

A vestibule off to the lower side links the service area to the wine tasting/dining room thereby allowing the main doors into the dining room to be used only by guests.



FRANCK & LOHSEN ARCHITECTS

Link Building

WINE CELLAR CHARACTER SKETCH



FRANCK & LOHSEN ARCHITECTS

WHITE HOUSE

The Inn at Little Washington

May 1, 2023

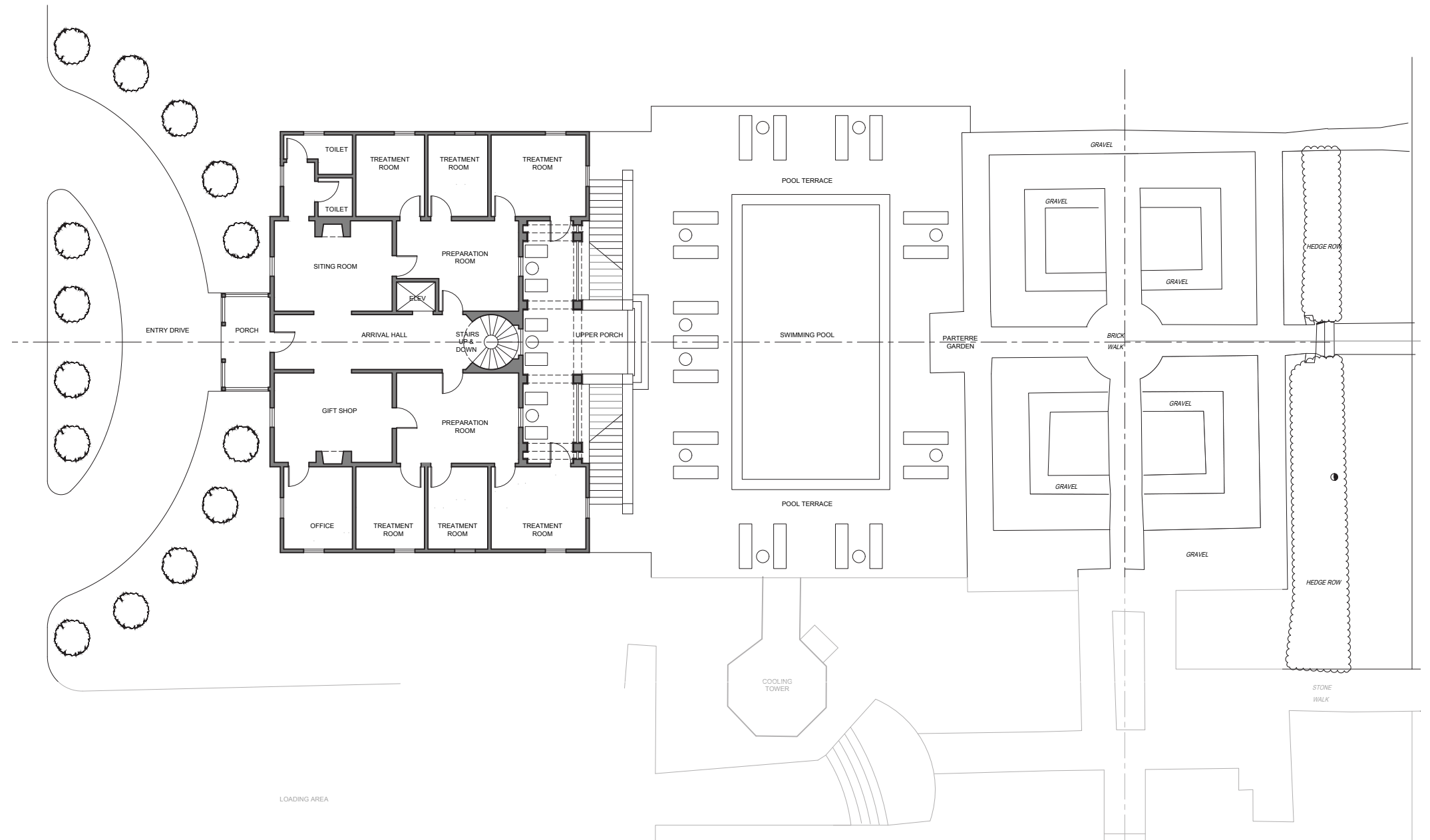


THE SITE PLAN

Located near The Inn Kitchen, the White House currently serves as the office for Chef Patrick and the executive team. It also houses certain kitchen and storage areas.

To meet the increasing demands of amenities at The Inn, this existing building is planned to house the ILW Spa. However, for it to be successful in size, an addition is required.

This plan calls for the existing building to be moved down Main Street to axially align with the Parterre Garden and Clairborne House. This shift will allow for the necessary expansion of the White House.

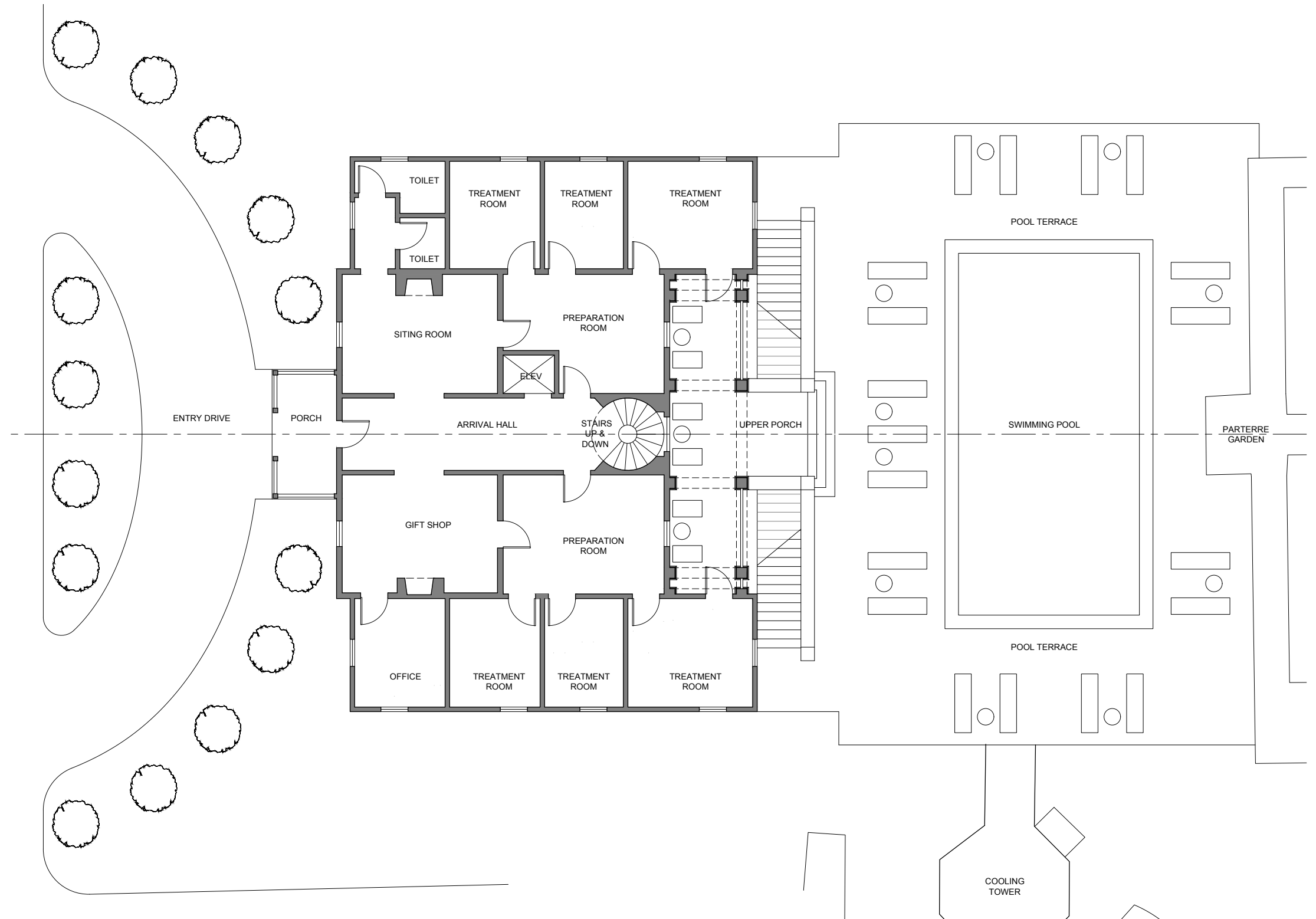


FIRST FLOOR PLAN

The main floor, the arrival area, will have a curved drive/drop off, reception, waiting areas and Spa treatments rooms.

Stylistically, the elevations will build upon the architecture of the existing White House with its clapboard siding and quoins at the corners.

A one-story wing off each side and a two-story addition with a double-story portico off the rear, will enhance the offerings of the Spa and will elevate the stature of this important building.

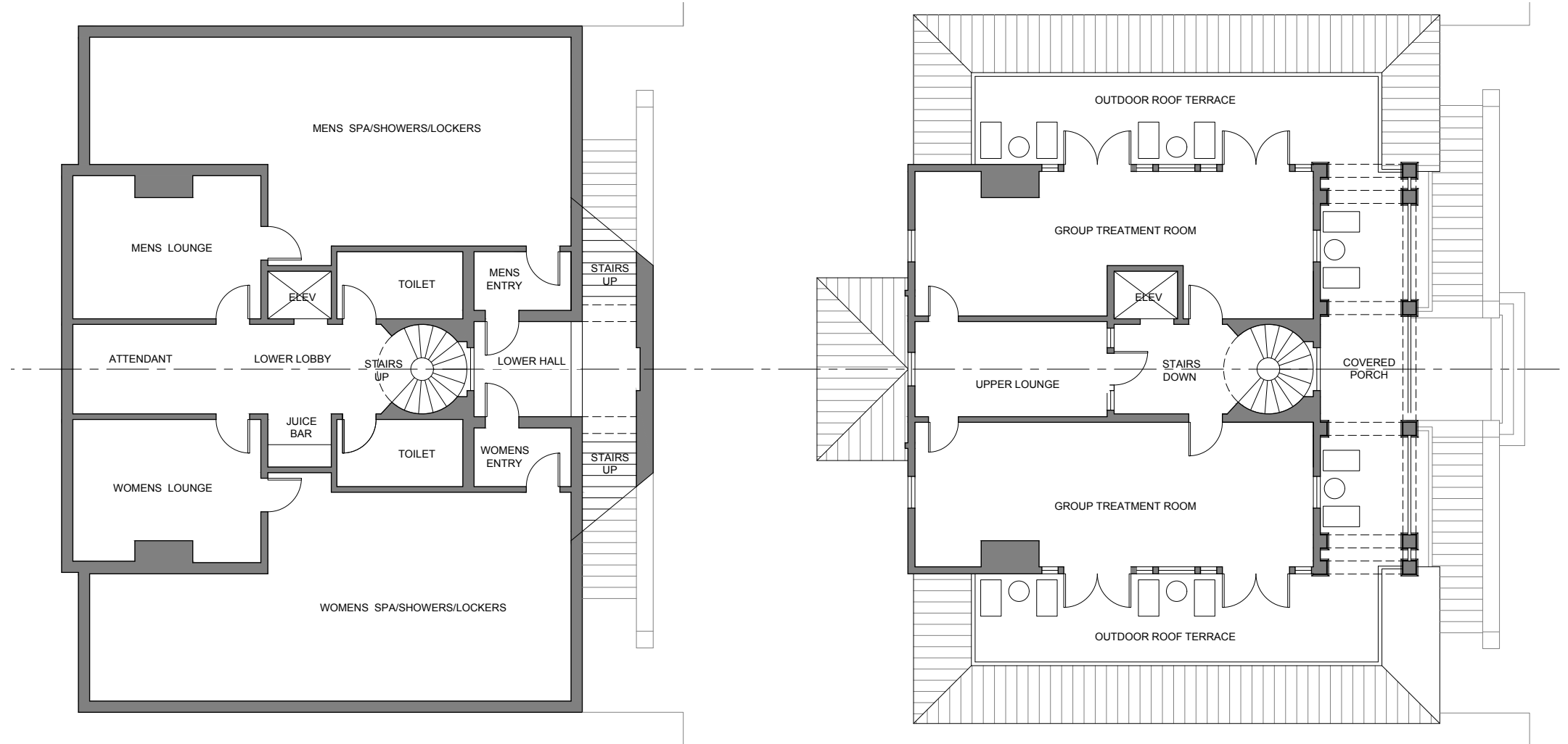


LOWER LEVEL & SECOND FLOOR PLANS

A new, full basement level will house locker rooms, hot/cold tubs, sauna & steam rooms; along with access to a ground-level pool and terrace at the Parterre Garden level.

The 2nd floor will house additional Spa treatment rooms for groups and will have terraces for outdoor lounging.

A new circular stair and elevator will link all three floors of the Spa building..



Lower Level

Second Floor

FRONT ELEVATION

This façade faces Main Street. The central portion is the original White House moved to axially align with Claiborne House. A one-story addition off of each side is in keeping with the established style and scale of the original house.

The original detailing, such as the quoins at the corners, have been preserved and enhanced. This maintains a hierarchical importance compared to the more quietly detailed wings.



REAR ELEVATION

This new façade extends the original main house toward the Parterre Garden. Boasting a series of double-story columns, this new façade creates a formal terminus to Claiborne House and provides a dramatic backdrop to the Spa pool and terrace.

A long garden wall, punctuated with urns, extends the formality of the façade and provides screening of the stairs leading to the lower level changing rooms.



MODEL VIEW OF FRONT ELEVATION





FRANCK & LOHSEN ARCHITECTS

EXPANSION OF THE INN AT LITTLE WASHINGTON