



3919 & 3915 FULTON ST
WASHINGTON DC

PROPOSED BUILDING RENDERING - AFTER CONSULTATIONS WITH NEIGHBORS

DATE: MAR 25, 2014

AMENDED: APR 07, 2014; MAY 14, 2014; MAY 28, 2014; JUN 23, 2014; JUL 18, 2014

PREPARED BY: J. L. LEE CHECKED BY: J. L. LEE DATE: MAR 25, 2014 PROJECT NO.: 18784 SHEET NO.: 18784-01	FULTON LAND TRUST OBSERVATORY LAND TRUST	CONDOMINIUM BUILDING 3919 & 3915 FULTON ST WASHINGTON, DC	BUILDING RENDERING AFTER CONSULTATIONS WITH NEIGHBORS DATE: MAR 25, 2014 AMENDED: APR 07, 2014; MAY 14 & 28, 2014; JUN 23, 2014; JUL 18, 2014	W H A ARCHITECTURE, LLP PLANNING 1000 15TH ST NW SUITE 1000 WASHINGTON, DC 20004
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Exhibit B

Board of Zoning Adjustment
 District of Columbia
 CASE NO.18784
 EXHIBIT NO.39B-D

Martin Sullivan

From: George Brenkert <brenkg@georgetown.edu>
Sent: Monday, July 21, 2014 9:06 PM
To: Guy Prudhomme
Cc: Temple Washington; Martin Sullivan; Brian Cohen
Subject: Re: Color of final sketch

Categories: [AA-Client Folders/Prudhomme/Fulton]

I can confirm that the color scheme in the two renderings you sent out today was the only point that did not correspond to the understandings arrived at between yourself and the group of us who met with you on July 15.

I welcome your willingness to put the color issue to rest by letting our group select the building colors.

George

On Mon, Jul 21, 2014 at 8:56 PM, Guy Prudhomme <guy@jaysix.net> wrote:

Mr Brenkert,

It appears from your email below that the only issue which remains with the neighbors in the last renderings we have sent to you, is the color combination of the building. Can you confirm this statement?

If affirmative, I am prepared to let you, or your group, to select the colors of the building on my behalf. I reconfirm that I am indifferent to the colors used on the outer shell, as long as the building is marketable and the colors selected appeal to our realtor who will be responsible for selling the condominiums.

I believe this should resolve this matter and provide us with your undivided approval and wholehearted support for my projects. I would appreciate receiving your acceptance or refusal of this proposal by return email so that I can send the same to BZA with our submission tomorrow. We have time to choose the building colors, given that the project will not reach that stage for 3 months at least.

I look forward to your reply.

Thank you

3919 & 3915 Fulton Street, NW, DC 20010

Explanation of Design and its Relationship with the Surrounding Context

As an architect, the design objective is to address the reality of the immediate physical context including the public realm of the street and alley fronts as well as the adjacent neighboring buildings. The imaginary neighborhood or zone lines (for example on a map) don't take into account the actual built environment which the architect must consider in the design. The facades and spaces in the block around our project make up the primary context to which the design relates.

The two buildings directly across Fulton St are both contemporary 3-story multi-family apartment blocks with flat roofs, one facing each of our two buildings 3919 and 3915. The yellow one facing 3919 has a formal entry, canopy and front walk on Fulton St. One these two large residential buildings at 3901 Tunlaw is a condominium with 7 stories on Tunlaw and 3+ stories on Fulton. The other at 3875 Tunlaw is part of the Russian embassy and is 3 stories on Fulton St. They face our buildings and together with ours create a consistent street space on this last block of Fulton Street. Our design presents a 3-story volume at the front to match the 3-stories across the street. Ours design also has parapets and flat roof like its immediate neighbors. Similarly, our 3-story alley façade faces the long 3-story wall of row houses across the rear alley.

On the sides the design reduces to a two story scale to match the 2-story neighboring multi-family buildings at both the west and east adjacent lots on Fulton Street. This minimizes the height while presenting a narrow single house width toward the street/alley which preserves the existing lot rhythm and is consistent with the widths and spacing of the houses further up Fulton St.

There are no single detached houses facing Fulton Street on this block, but only multifamily and roughhouse buildings, for which a majority have a parapet/flat roof, show some asymmetry in facades. The other buildings visible from our block and lots are the four high rise buildings across Watson Place. These are modern design and scale. Located in the same R-5-A zone as the subject properties, they can be seen from in front or behind our buildings.

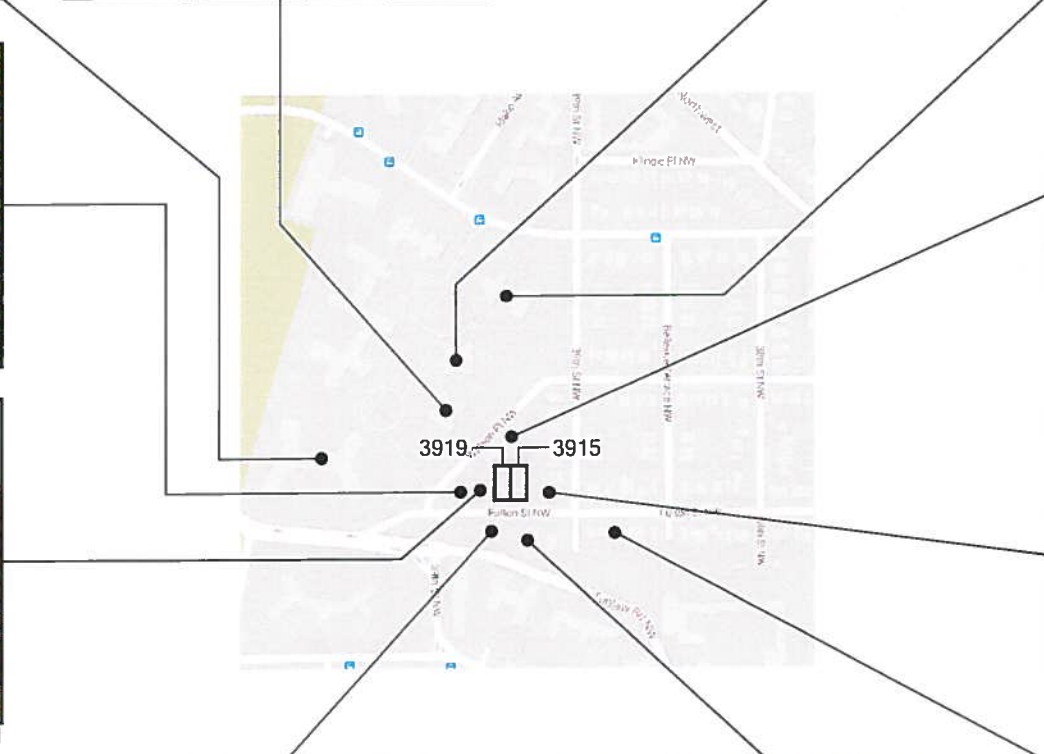
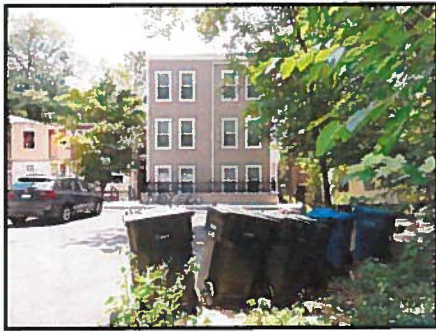
In summary, this block (below 39th Street) is at the SW edge of the neighborhood and is a transition block from the high-rise apartments across Watson Place. The SFDs that the neighbors reference are really further in at the center of the neighborhood. All the neighborhood edges including Wisconsin Ave. and Mass. Ave. have transitional larger buildings, as is traditional for urban planning and design principles.

The contemporary style is an expression of an "Architecture of Today" that reflects contemporary lifestyles and values. The plan is informal rather than formal, with asymmetry in plan and elevation, rather than strict symmetry such as a center hall colonial house. This is more interesting than a totally predictable static plan and is true to how people actually live and use their homes today. On the interior an open space floor plan creates living spaces which are larger and flow from one functional area to another, to replace the conventional floor plan cut up into lots of small rooms. Natural light floods the interior in contrast to the older model of darker rooms. The façade reflects this with more transparency to the street and to let in more light, as opposed to the traditional façade that is mostly solid wall with several small "punched" opening windows. The window areas are larger and wrap the outside corners to allow Nature and the outdoors to be a part of the experience within the dwelling. However the individual window unit sizes are compatible with traditional window sizes. We have such familiar window sizes grouped to offer more light inside and less blank wall to the public realm exterior.

The plan has two "fronts" because it faces Fulton Street but also the Alley as a public Right of Way with equivalent distances between buildings. This is friendlier than a less formal or presentable "rear" facing neighbors.

Most of the buildings across from ours are modern or contemporary in both scale and details. Even the apartment/condo buildings on either side on this block of Fulton Street show asymmetry and parapets with flat roofs. 3921 and 3925 Fulton are currently under extensive renovation/additions and have traditional fronts (but with false gable parapet treatments). The sides have parapet and flat roofs and in the rear on the Alley they change from brick to siding with much more modern and less formal facades. We chose the more honest approach of having the entire exterior stay true to the character of the floor plan and interiors. This is wholly compatible with the majority of neighboring buildings visible from ours as these context buildings are modern multi-family in design.

The exterior terrace spaces have been put on the roof, where they are screened from view and quieter (behind parapet walls). This leaves the maximum ground area for landscaping which benefits neighbors and occupants alike. Likewise the HVAC units have been moved to the roof for similar considerations.



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