

**CAMPUS PLAN
FURTHER
PROCESSING APPLICATION:
BALLARD & FAY
HOUSES**

Gallaudet University

ZONING COMMISSION
District of Columbia
NOVEMBER 2012
CASE NO. 12-15
EXHIBIT NO. 21


ZONING COMMISSION
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QUINN EVANS
ARCHITECTS
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CHAPTER 1:
INTRODUCTION



QUINN EVANS
ARCHITECTS

CHAPTER 1: **INTRODUCTION**

BACKGROUND

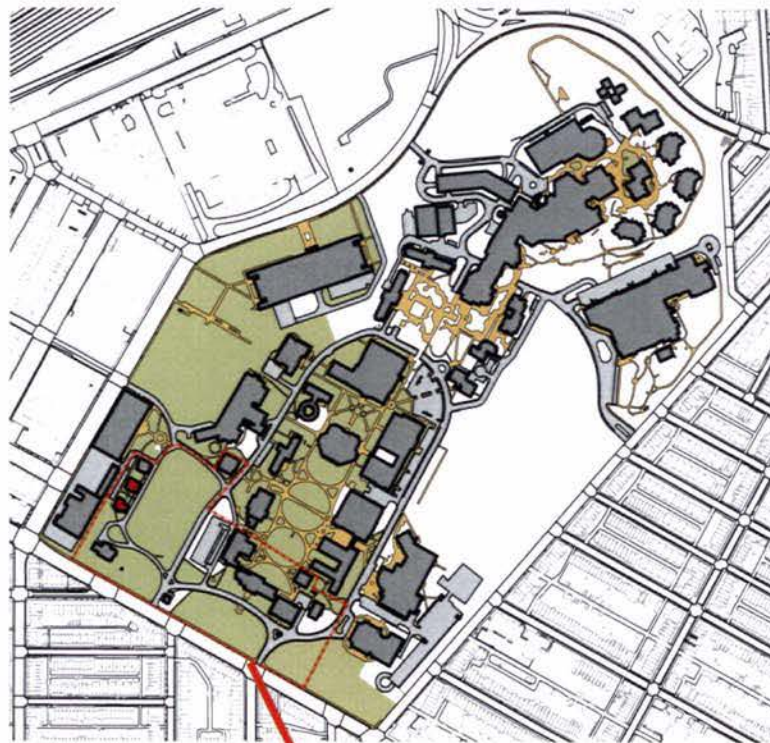
Founded in 1864 as the National Deaf Mute College, Gallaudet University was the first institution of higher education in the United States devoted to the education of the deaf. In 1966, the historic core of the campus was added to the National Register of Historic places as the Gallaudet College Historic District.

PURPOSE

This Report presents a preliminary rehabilitation program for the Ballard and Fay Houses at Gallaudet University. The Houses are important contributing resources within the Gallaudet College Historic District and are an integral part of the University's Faculty Row neighborhood. The "Row" is a grouping of three residential buildings – the Ballard, Fay and Denison houses - constructed between 1867 and 1875 and located along the western edge of the Olmsted Green.

SITE

In the 1970's, the Faculty Row Houses were extensively renovated and converted into offices. More recently, Gallaudet has adopted plans to return the houses to residential use with the goal of redistributing the student population to the center of campus and the Gallaudet Mall. The renovation of Denison House was completed in 2010. This Report presents similar plans for the Ballard and Fay Houses.



Gallaudet College Historic District

Gallaudet Campus Plan

LIVE / LEARN CONCEPT Although, Faculty Row is the historic foundation of the University, it almost has become a forgotten corner of the campus due to the location of existing student housing, classroom buildings and student life activities. By renovating Faculty Row, the University hopes to re-focus the campus center, as well as, provide a physical connection to the revitalization of the 6th Street and Florida Avenue corridors. The overall goal is to "integrate both student life and learning experiences, along with the campus and surrounding community to create a vibrant learning landscape that extends beyond the boundaries that now define the campus."

The master plan includes an eventual campus pedestrian entrance at the corner of Florida Avenue and 6th Street, which will pass by the President's House and connect directly to Faculty Row.

**JURISDICTIONAL
REVIEWS**

Due to their location within the Gallaudet College Historic District, Ballard and Fay Houses will be subject to review by the Historic Preservation Review Board, which will review any alterations to the exterior of the building to ensure the properties retain their historic integrity. In addition, review of the proposed renovation and conversion of Ballard and Fay Houses from a business occupancy to its original residential occupancy use is also required by the Zoning Commission.



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BALLARD
HOUSE

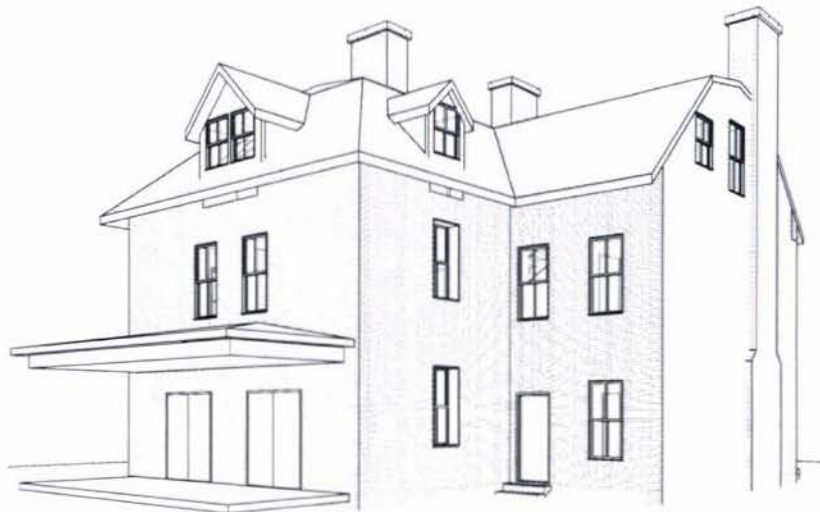


BALLARD HOUSE

Built in 1867, Ballard House is located on the western edge of the Olmsted Green and is oriented to the south-east toward the Green. It was named in honor of Melville Ballard, who was the first undergraduate to receive a degree from Gallaudet. It currently holds offices for Gallaudet's Interpreting Services.



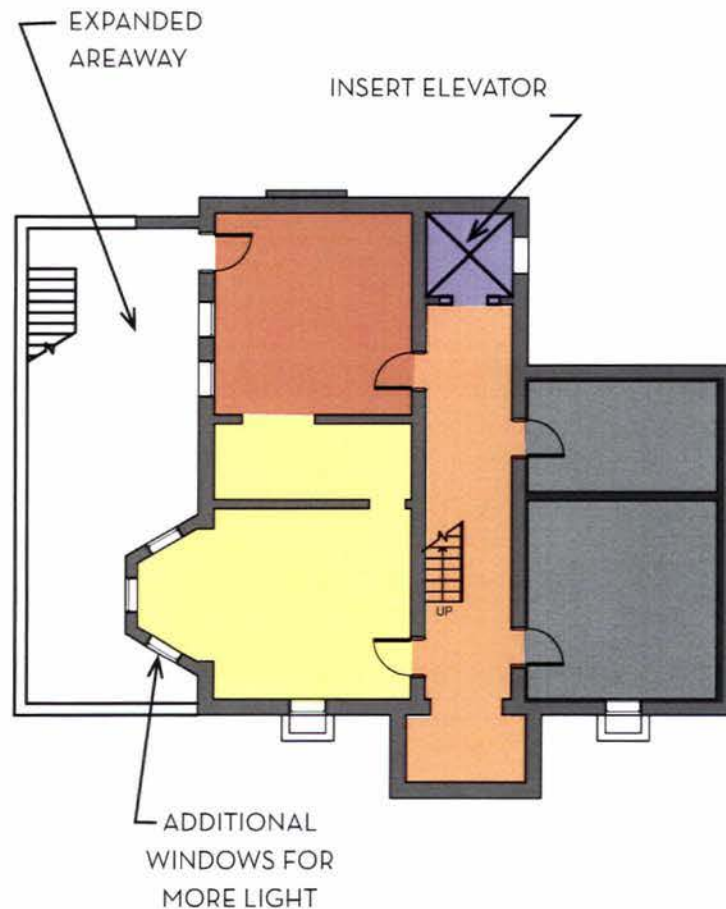
View from the Olmsted Green



Preliminary 3D Computer Model - View from the Olmsted Green

PROPOSE REHABILITATION PROGRAM

- SHARED LIVING
- FACULTY ROOM
- STUDENT ROOM
- SHARED SERVICE
- UTILITY
- VERTICAL CIRCULATION
- CIRCULATION

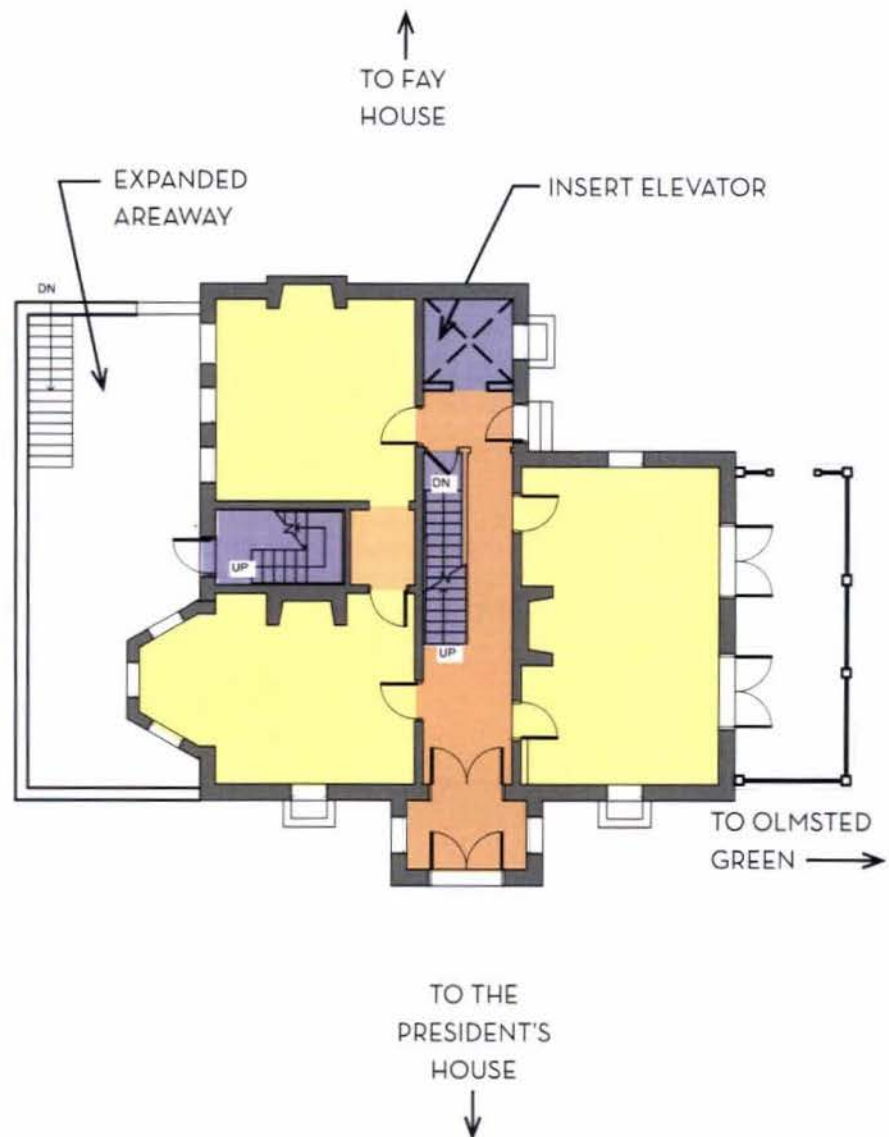


**BALLARD HOUSE:
FIRST FLOOR**

The first floor of Ballard House will be the center of the shared living facilities. Students and the faculty member will share the kitchen, living and study spaces. An elevator, which will access the basement, first and second floors, will be inserted into the building. The exterior of the building will be repaired but the overall massing will remain the same.

**PROPOSE
REHABILITATION
PROGRAM**

-  SHARED LIVING
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-  VERTICAL
CIRCULATION
-  CIRCULATION

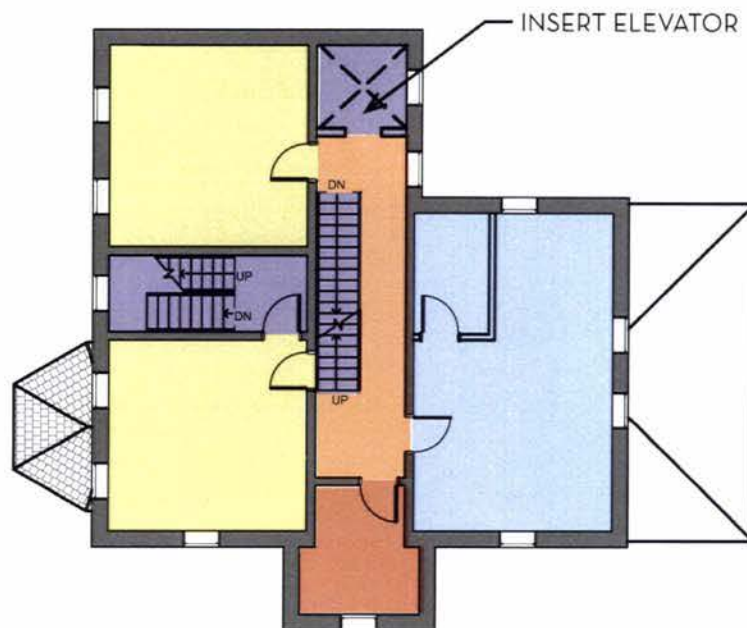


**BALLARD HOUSE:
SECOND FLOOR**

The second floor of Ballard House will house student dormitory rooms with two shared toilets and a faculty apartment. Locating the faculty apartment upstairs will allow for interaction among the students but also provide the faculty member some privacy and separation from the main living spaces on the first floor. In addition, the spacious faculty apartment will overlook the Olmsted Green, which will provide a highly desired view of the campus.

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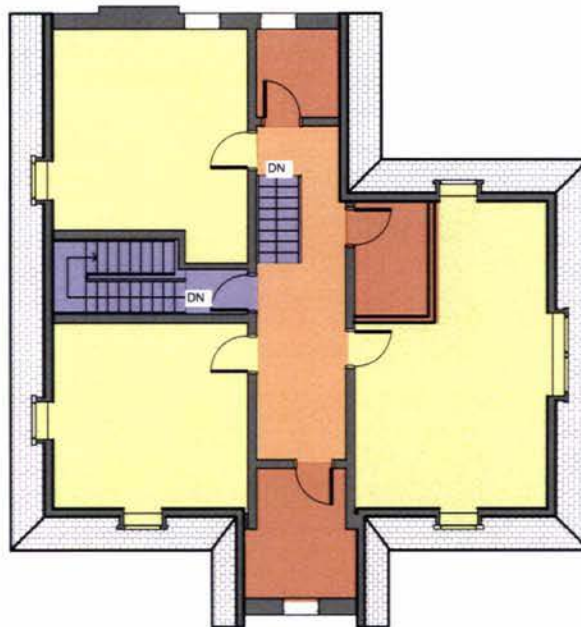


**BALLARD HOUSE:
THIRD FLOOR**

The third floor of Ballard House will house student dormitory rooms with two shared toilets. No shared living spaces will be located on this level in order to provide the students with some privacy. The elevator will not access this level to avoid penetrating the historic roof line.

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FAY
HOUSE



FAY HOUSE

Built in 1875, Fay House is located on the western edge of the Olmsted Green and is oriented to the south-west toward the President's House. It was named in honor of Helen Fay, who was a teacher at the Kendall School and Gallaudet University from 1907-1946. It currently holds offices for Gallaudet's Interpreting Services.



View from the Olmsted Green



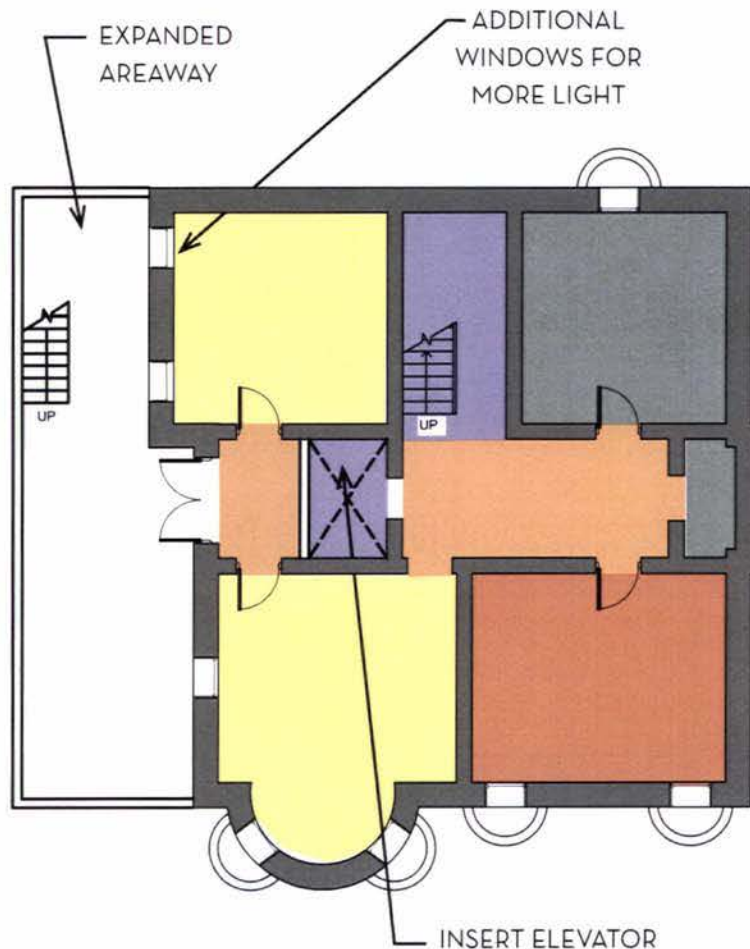
Preliminary 3D Computer Model - View from the Olmsted Green

**FAY HOUSE:
BASEMENT LEVEL**

The basement of Fay House will serve many functions. The floor will be lowered in order to accommodate more livable spaces, which may include a game room or television room. The existing areaway and exterior stairs will be demolished, expanded and rebuilt to allow for additional natural light into the living spaces. The home's primary mechanical systems would be located on this level along with a laundry room and resident storage space.

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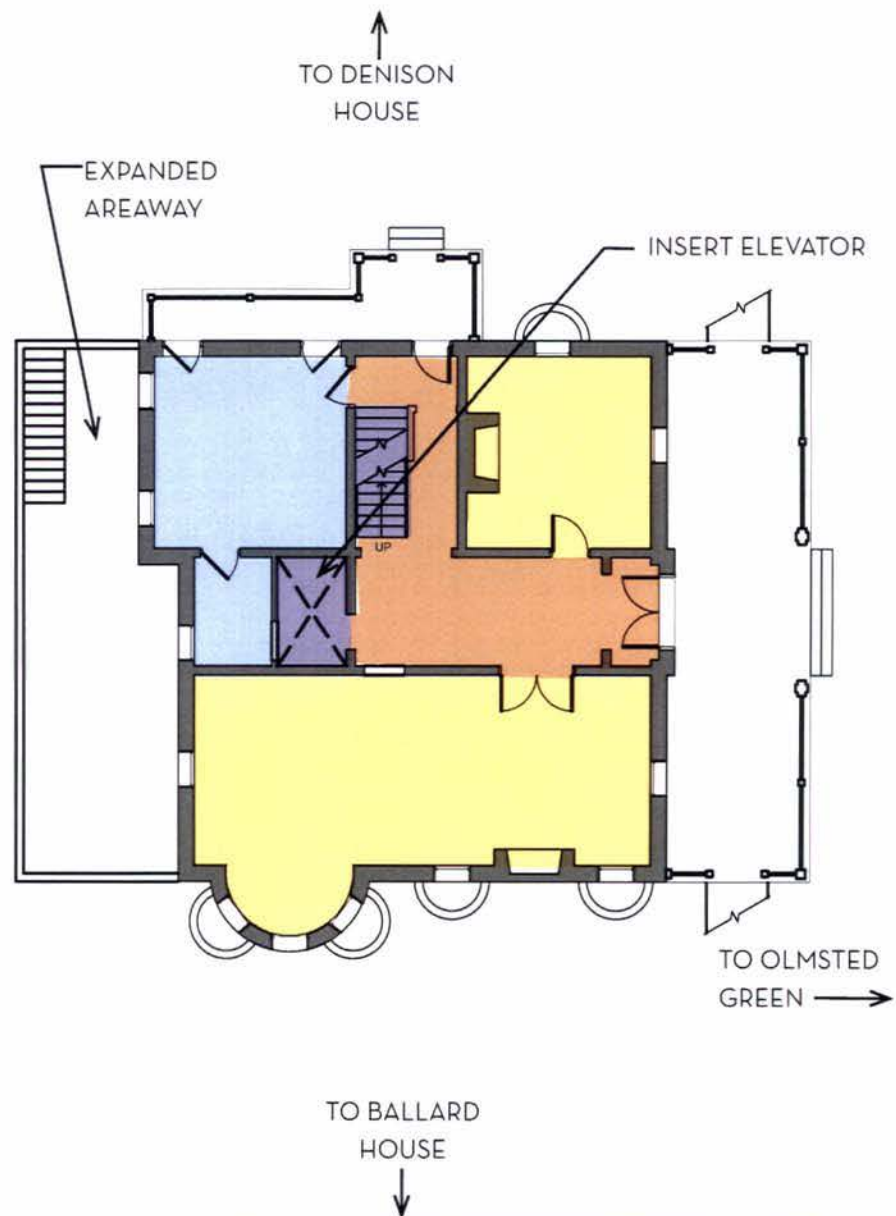


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The first floor of Fay House will be the center of the shared living facilities. Students and the faculty member will share the kitchen, living and study spaces. An elevator, which will access the basement, first and second floors, will be inserted into the building. The exterior of the building will be repaired but the overall massing will remain the same. The faculty apartment will be located on this level to provide separation from the students, as well as, a private exterior entrance.

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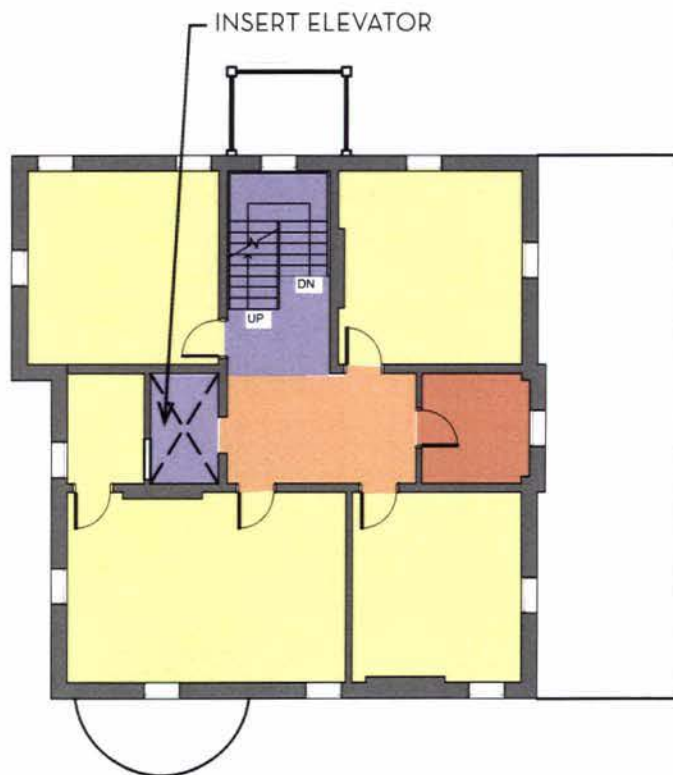


**FAY HOUSE:
SECOND FLOOR**

The second floor of Fay House will house student dormitory rooms with one shared toilet. No shared living spaces will be located on this level in order to provide the students with some privacy. One of the bedrooms, which could either house a graduate student or faculty member, is provided with a private toilet.

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