



JAIR LYNCH DEVELOPMENT PARTNERS

WDG Architecture PLLC

V St Lot Apartments

15th St NW and V St NW, Washington, DC

Perspective





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Context Photo



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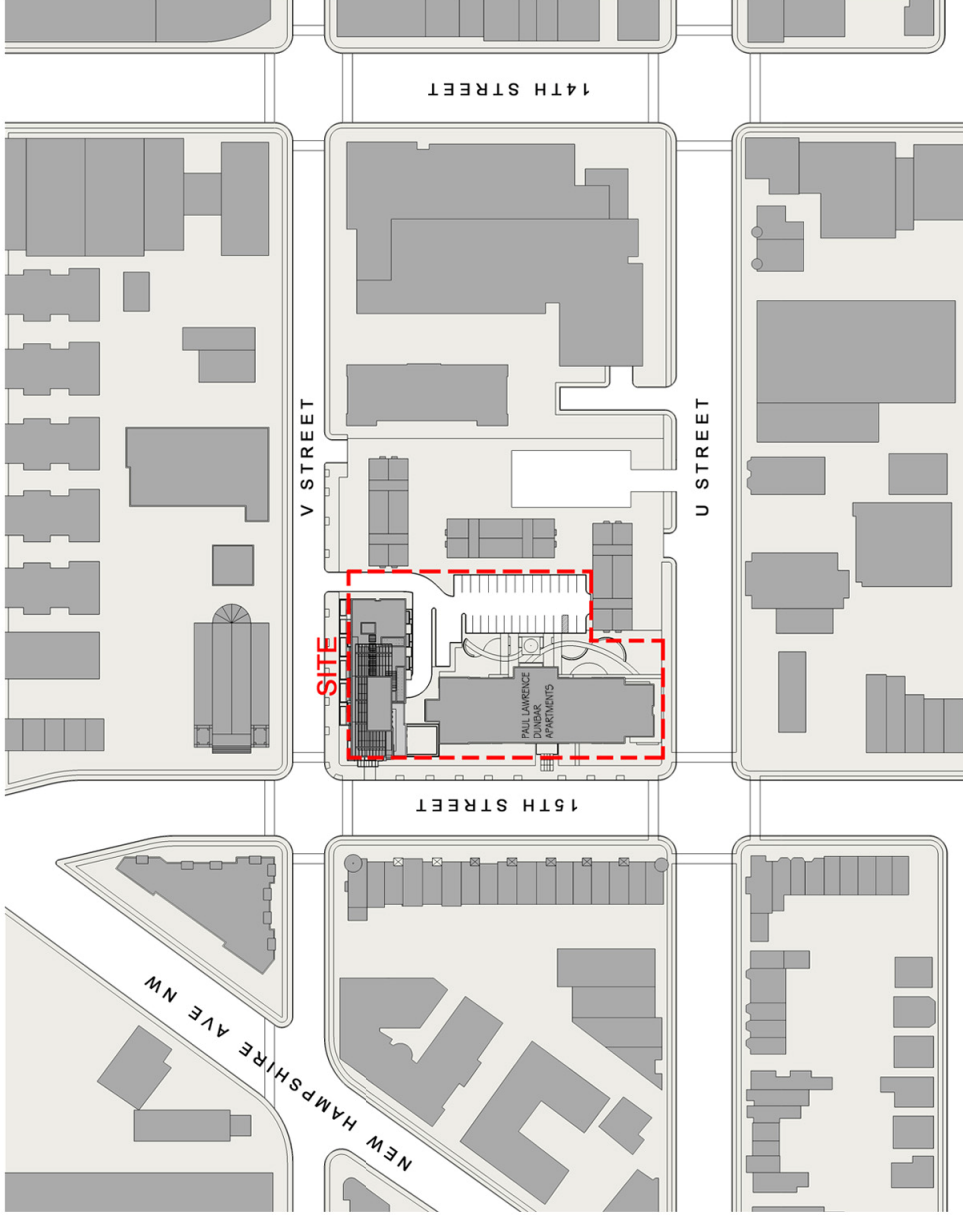
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RESPONSE TO HPRB COMMENTS

1. Review the glass to brick ratio of the 1st floor units along the V Street façade to add value to the units
 - The façade of ground floor residential units has been revised to reflect the changes of the main building façade above. For each unit's façade, continuous masonry base and intermediate vertical metal panel trim have been added to reduce the amount of glazing.
2. Be respectful of / compliment the Church towers as they relate to the glass bays on V Street and 15th Street façade faces
 - Both V St. & 15th St. façades have been carefully studied as a whole. The reduction of glass on each bay along V Street allowed wider masonry gap between the bays. By sliding the group of 4 bays towards the east, it creates a wider masonry "buffer" from the corner bay and introduces more interesting visual rhythm to the overall composition.
 - The northwest corner bay has been revised both in its size and articulation by reducing the glass from both sides and it provides more slender profile along 15th Street to be compatible with the Church towers' scale.
 - The width of the vertical metal panel frame at each bays' end has been reduced to express more delicate profile for the bays.
3. Review 15th St façade for the glass to brick ratio to improve the design
 - In addition to the changes on the corner bay, the punched openings in the southwest corner also have been revised to a pair of two smaller openings rather than one large one to provide "finer texture" for the masonry wall. The western façade now has two distinct end treatments that are better proportioned and are carried by a strong vertical masonry anchor.
4. Concerned about the openness of the bays into the units from the exterior. Consider adding a frit to the lower sections of glass to provide privacy to the owners and respect to those that may be looking up
 - Translucent frit has been added for all bays' lower sections to add privacy to the units. The pattern is added at every other floors to preserve the two-story rhythmic reading.
5. Continue to work with the community
 - a. Applicant reached out to ANC 1B04 and 1B05 right after 9/22 HPRB meeting to assist with the scheduling of a community meeting.
 - b. Applicant attended ANC 1B monthly meeting on 10/6 to provide HPRB update and communicate continued outreach pledge to community.
 - c. ANC 1B05 could not confirm a date with constituents for a community meeting.
 - d. Applicant confirmed ANC availability and then notified neighbors of scheduled meeting on 10/20.
 - e. Meeting on 10/20 was attended by a number of 15th Street residents and residents of the Paul Laurence Dunbar Apartments.
 - f. ANC 1B04 and 1B05 are both in support of the project and the direction the applicant is taking to meet with the community and work with them for the life of the project.
 - g. Applicant was able to receive a number of video endorsements in support of the project from both residents and businesses that are available upon request.
 - h. Applicant is in the process of scheduling another meeting with the community to provide status update of project and discuss the process / expectations for construction activities.