

1445 NEW YORK AVENUE NW

PROPOSED RENOVATIONS

COMMISSION OF FINE ARTS
**CONCEPT REVISION
SUBMISSION**

SEPTEMBER 03, 2026

Prepared by GENSLER (Architect) on behalf of
PONTE GADEA (Property Owner)



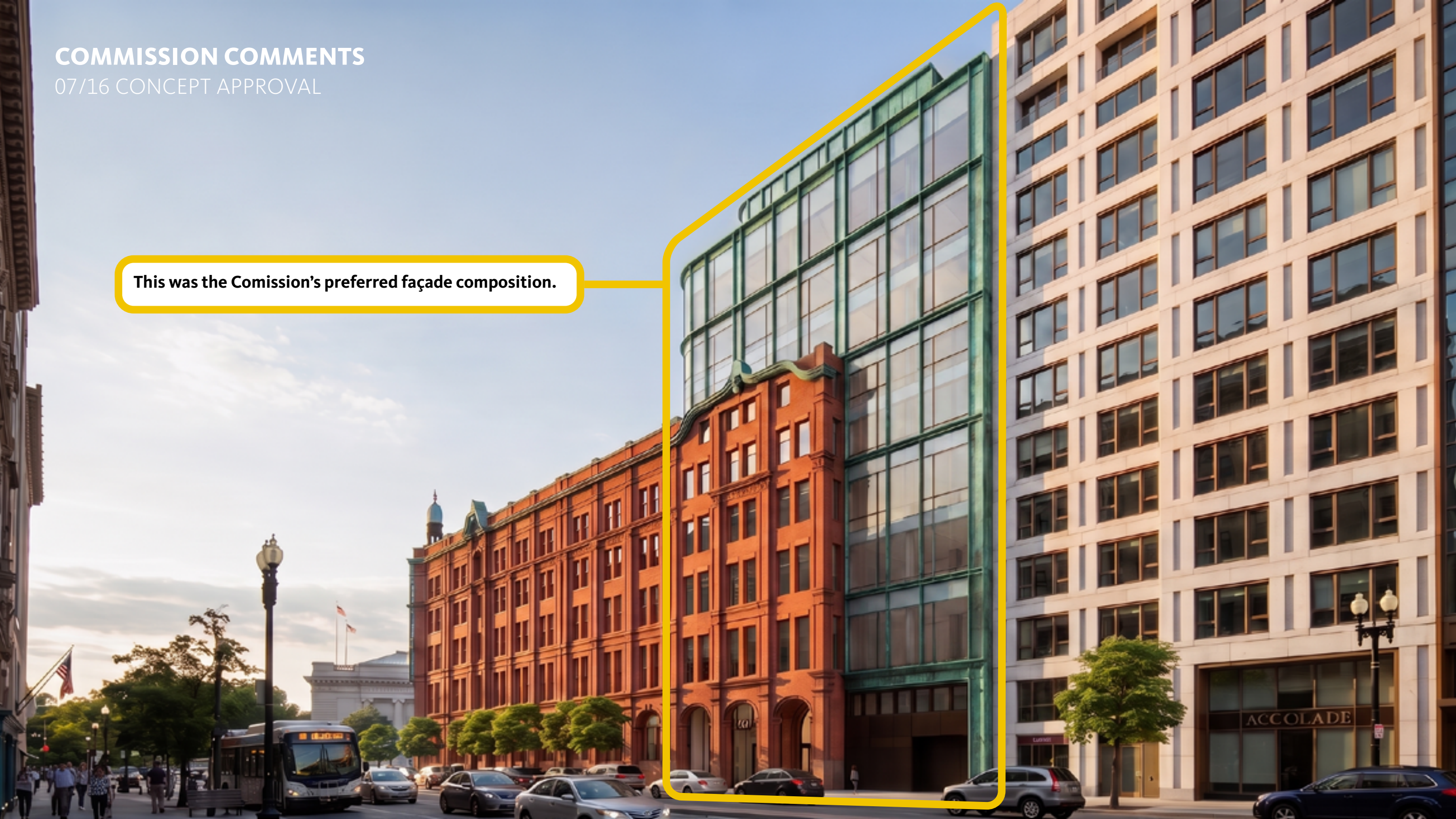
FAÇADE COLORATION STUDY



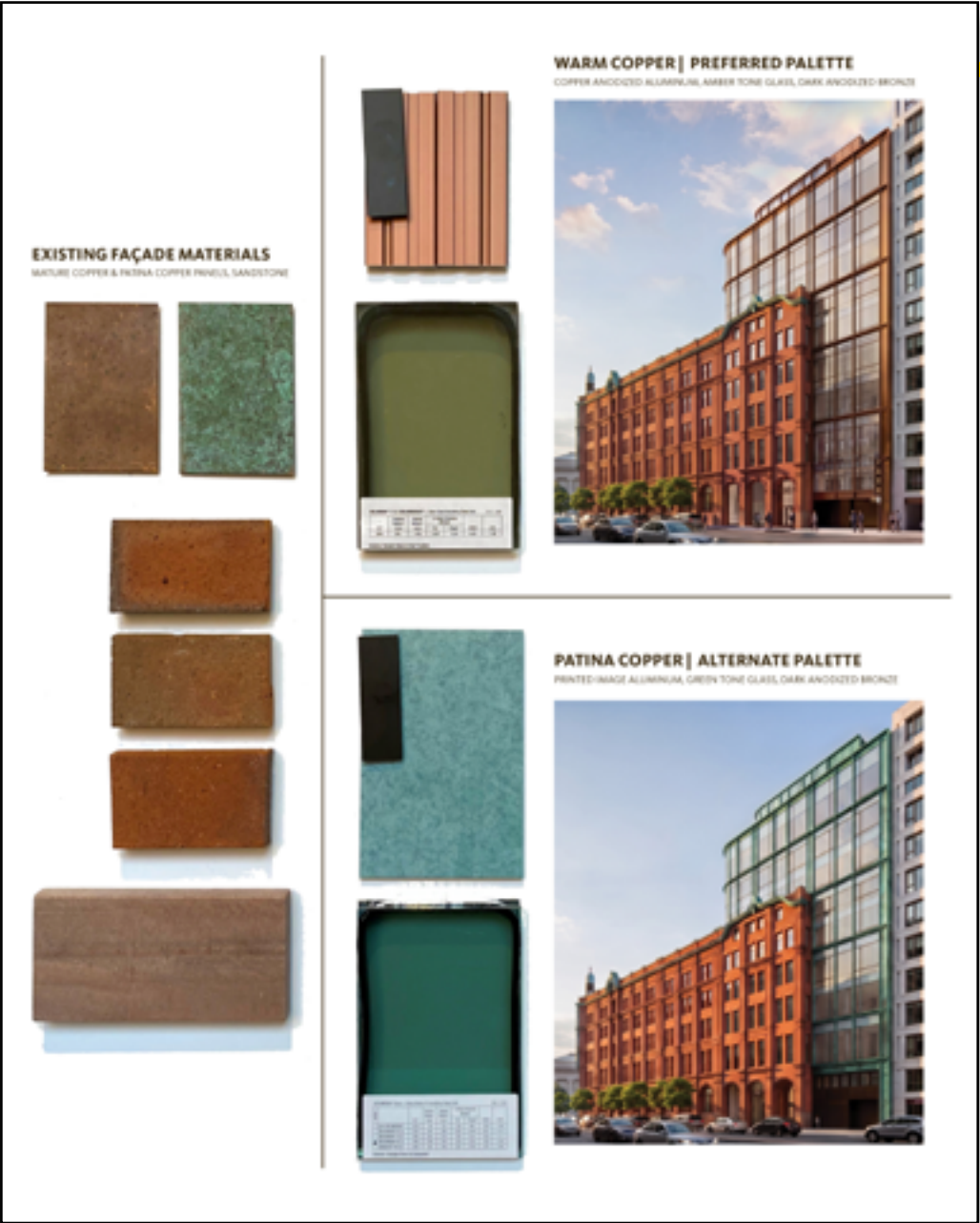
COMMISSION COMMENTS

07/16 CONCEPT APPROVAL

This was the Comission's preferred façade composition.



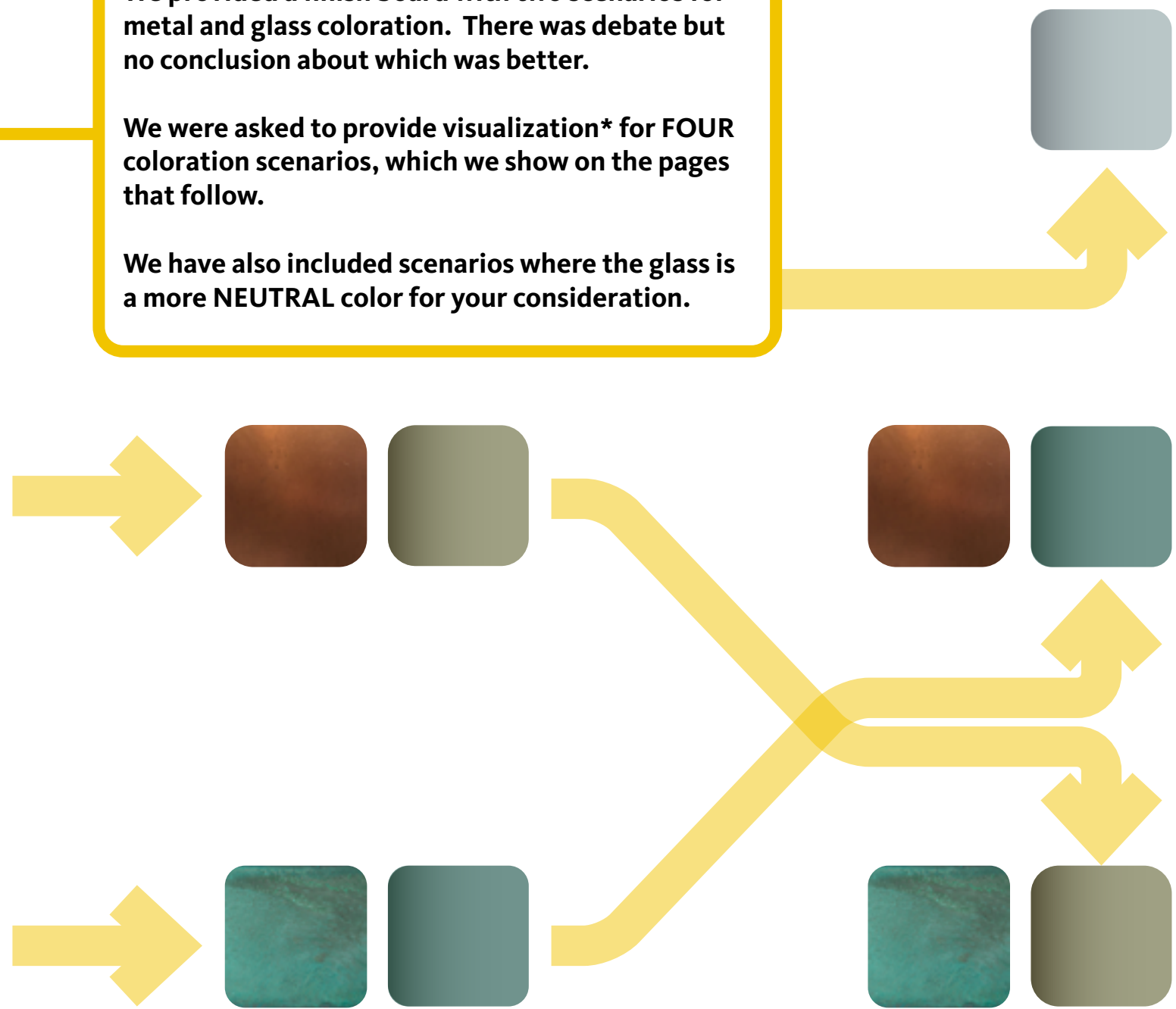
COMMISSION COMMENTS
07/16 CONCEPT APPROVAL



We provided a finish board with two scenarios for metal and glass coloration. There was debate but no conclusion about which was better.

We were asked to provide visualization* for FOUR coloration scenarios, which we show on the pages that follow.

We have also included scenarios where the glass is a more NEUTRAL color for your consideration.



*The visualizations strive to capture color subtleties. This is difficult to do accurately in renderings. Views should be considered illustrative of basic differences between cool and warm tonalities.

PATINA COPPER + COOL GLASS
CORNER



PATINA COPPER + WARM GLASS
CORNER



WARM COPPER + COOL GLASS
CORNER



WARM COPPER + WARM GLASS
CORNER



PATINA COPPER + COOL GLASS



PATINA COPPER + WARM GLASS



WARM COPPER + COOL GLASS



WARM COPPER + WARM GLASS



PATINA COPPER + COOL GLASS
NY AVE



WARM COPPER + WARM GLASS
NY AVE



WARM COPPER + WARM GLASS
NY AVE



PATINA COPPER + COOL GLASS



PATINA COPPER + WARM GLASS



WARM COPPER + COOL GLASS



WARM COPPER + WARM GLASS



PATINA COPPER + COOL GLASS
TERRACE



PATINA COPPER + WARM GLASS
TERRACE



WARM COPPER + COOL GLASS
TERRACE



WARM COPPER + WARM GLASS
TERRACE



WARM COPPER + COOL GLASS



WARM COPPER + WARM GLASS



PATINA COPPER + COOL GLASS



PATINA COPPER + WARM GLASS



PATINA COPPER + COOL GLASS
NY AVE ELEVATION



PATINA COPPER + WARM GLASS
NY AVE ELEVATION



WARM COPPER + COOL GLASS
NY AVE ELEVATION



WARM COPPER + WARM GLASS
NY AVE ELEVATION



PATINA COPPER + COOL GLASS



PATINA COPPER + WARM GLASS



WARM COPPER + COOL GLASS



WARM COPPER + WARM GLASS



**ADDITIONAL FAÇADE
COLORATION STUDY WITH
NEUTRAL GLASS**



GLASS COLOR ALTERNATIVE: NEUTRAL



After running the preceeding class color studies, the team came to believe that a neutral glass would prove to be the best choice. The next pages illustrate making the glass a neutral tone.



PATINA COPPER + NEUTRAL GLASS
CORNER



WARM COPPER + NEUTRAL GLASS
CORNER



PATINA COPPER + NEUTRAL GLASS

NY AVE

NOTE: This is the Owner's preferred combination of metal and glass coloration. Patina is now preferred over warm copper.



WARM COPPER + NEUTRAL GLASS
NY AVE



PATINA COPPER + NEUTRAL GLASS
TERRACE



WARM COPPER + NEUTRAL GLASS
TERRACE



PATINA COPPER + NEUTRAL GLASS
NY AVE ELEVATION



WARM COPPER + NEUTRAL GLASS
NY AVE ELEVATION



FAÇADE COMPOSITION STUDY



COMMISSION COMMENTS

07/16 CONCEPT APPROVAL

This was the Commission's preferred façade composition.

The Commission expressed appreciation for this vertical element as opaque metal panel and asked if this could become a repeating element.



COMMISSION COMMENTS

07/16 CONCEPT APPROVAL

The Commission felt that the decorative metal vertical elements should be continued over the sliding door “portal.”



FAÇADE CHANGES

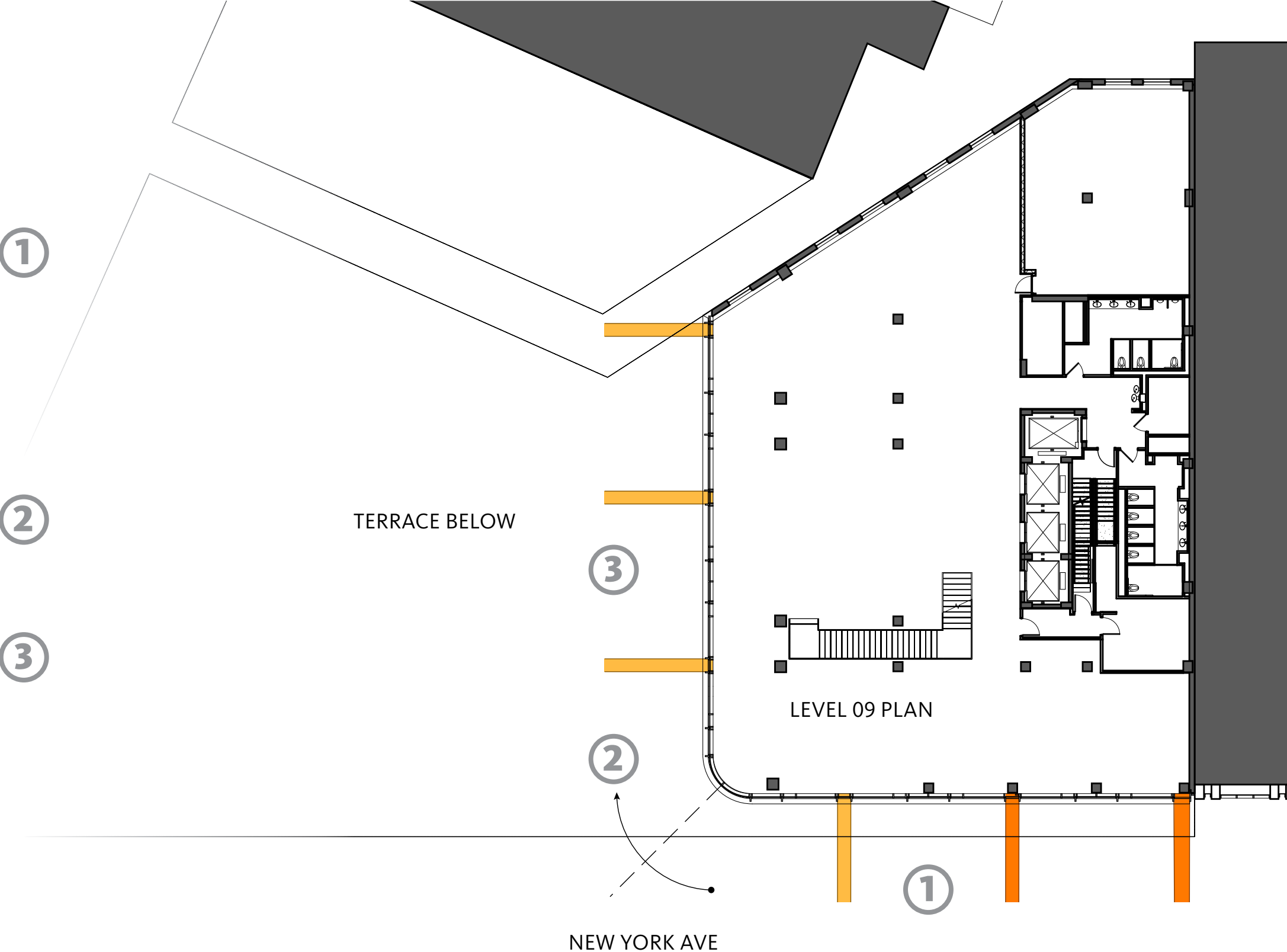
COMPOSITIONAL LOGIC

On the New York Avenue façade, there are three “pilasters,” each approximately 2.5 feet wide, each framed by metal fins that project from the curtainwall. Two of these pilasters (orange), corresponding to perimeter columns, and have been shown infilled with metal panel. The third (yellow) is intended to be infilled with vision glass rather than metal because there is no column at the location.

The pilaster spacing rhythm establish along New York Ave is replicated on the west-facing Terrace façade by mirroring across the centerline of the radiused corner.

On the Terrace façade side, there are no perimeter columns - the slabs are cantilevered. Rather than block precious view/daylight, these pilasters are also proposed to be infilled with vision glass.

These subtle changes establish a regular compositional “structure” on the two curtainwall facades, creating more overall balance and better flow around the radiused corner.



PROPOSED COMPOSITIONAL CHANGES



07/16



PROPOSED COMPOSITIONAL CHANGES



FAÇADE COMPOSITION

PLEASE SEE OWNER PREFERENCES PAGE 47



Gensler



OWNER PREFERENCES FOR COLORATION & COMPOSITION



PATINA + NETURAL GLASS

WITH ALL INTERMEDIATE 'PILASTERS' IN GLASS



Gensler

The Owner would like to maintain as much vision glass as possible. Rather than having a “one-off” intermediate “pilaster” in metal on the NY Ave face, the Owner would prefer that this pilaster be treated as spandrel glass for a more uniform overall presentation.



APPENDIX



STUDY OF METAL PILASTERS
TERRACE



STUDY OF METAL PILASTERS
NEW YORK AVE



END OF DOCUMENT

