

1445 NEW YORK AVENUE NW

PROPOSED RENOVATIONS

OF FINE ARTS

CONCEPT REVIEW SUBMISSION

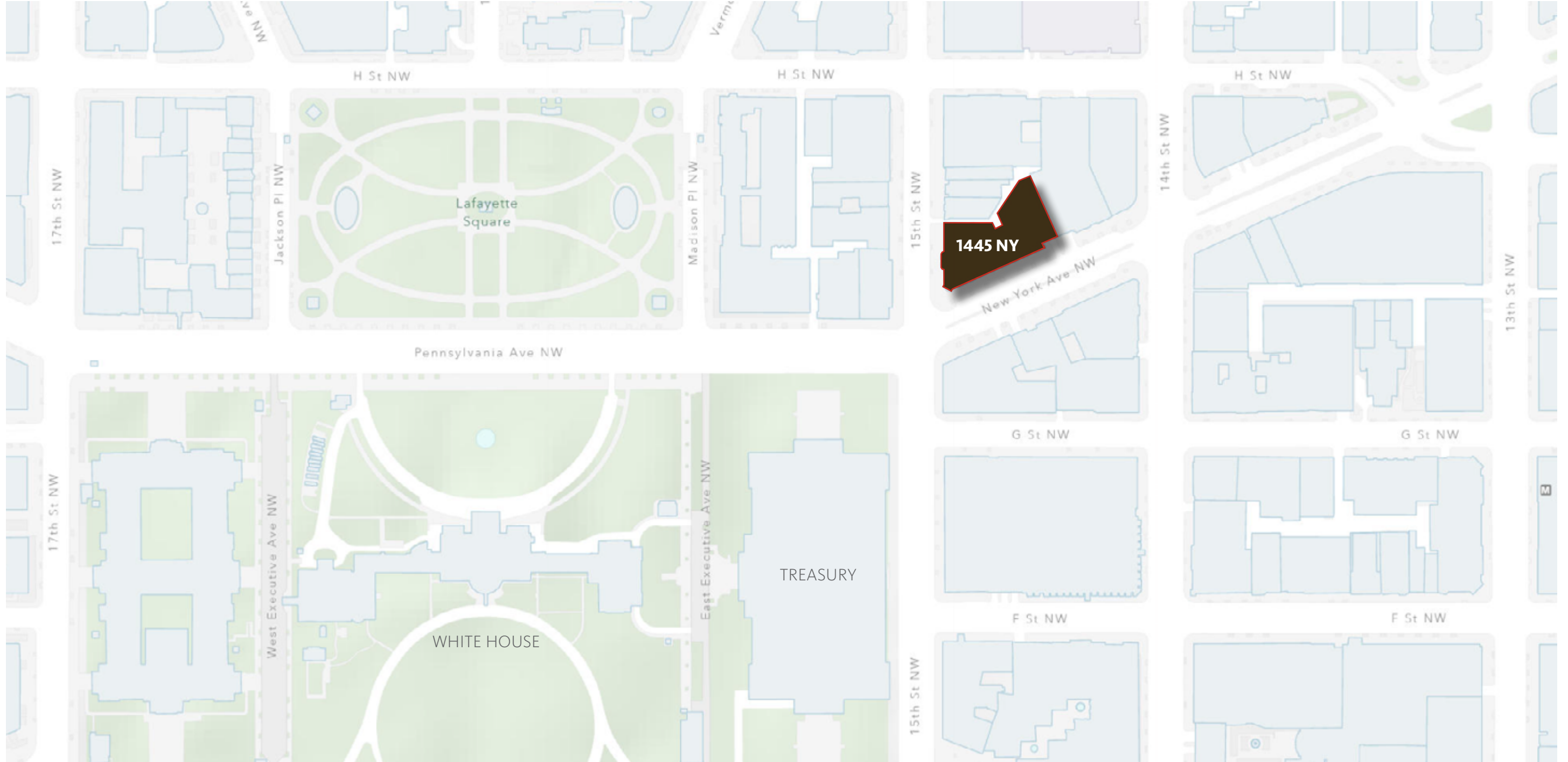
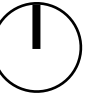
JUNE 11, 2026

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



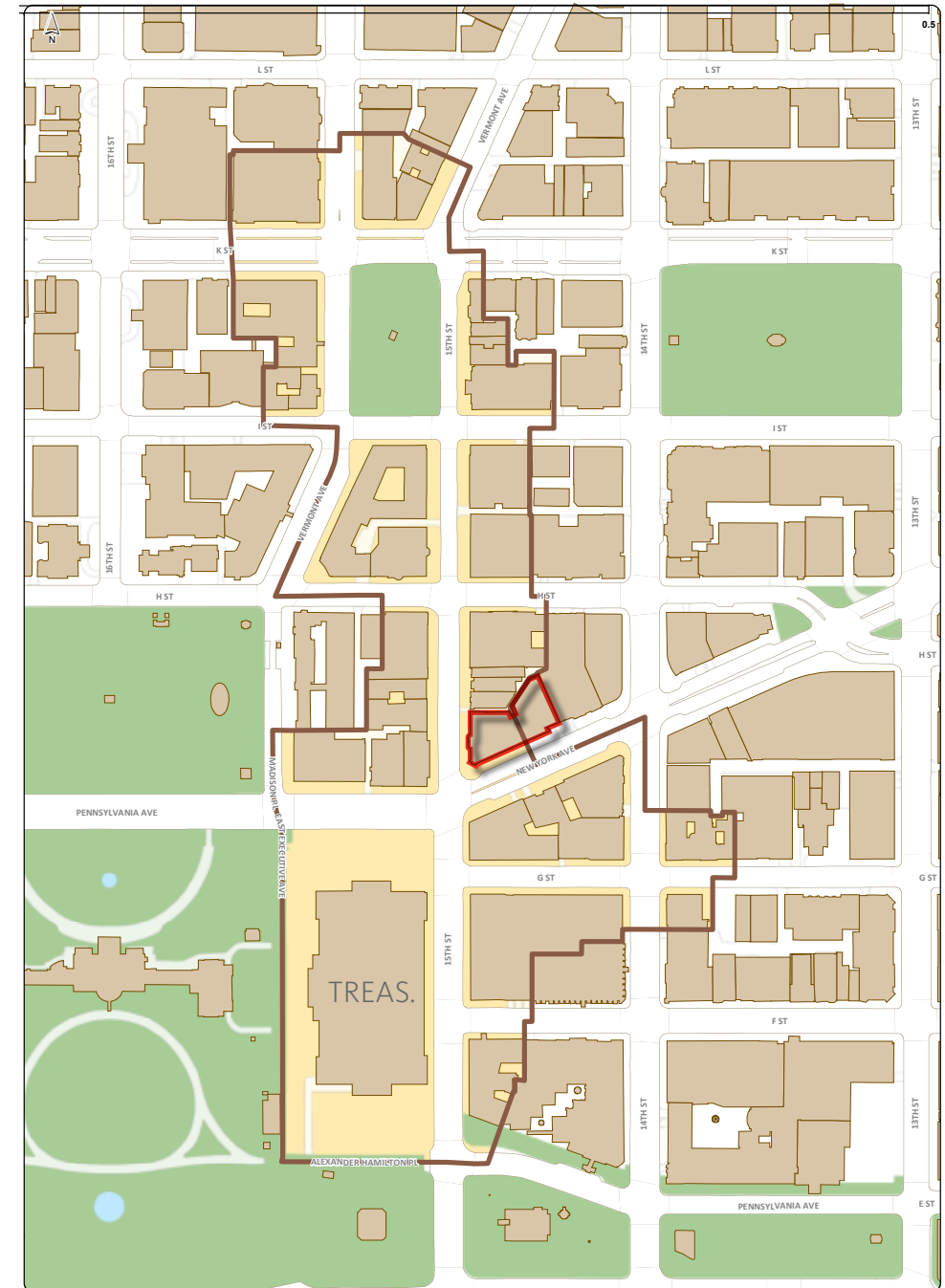
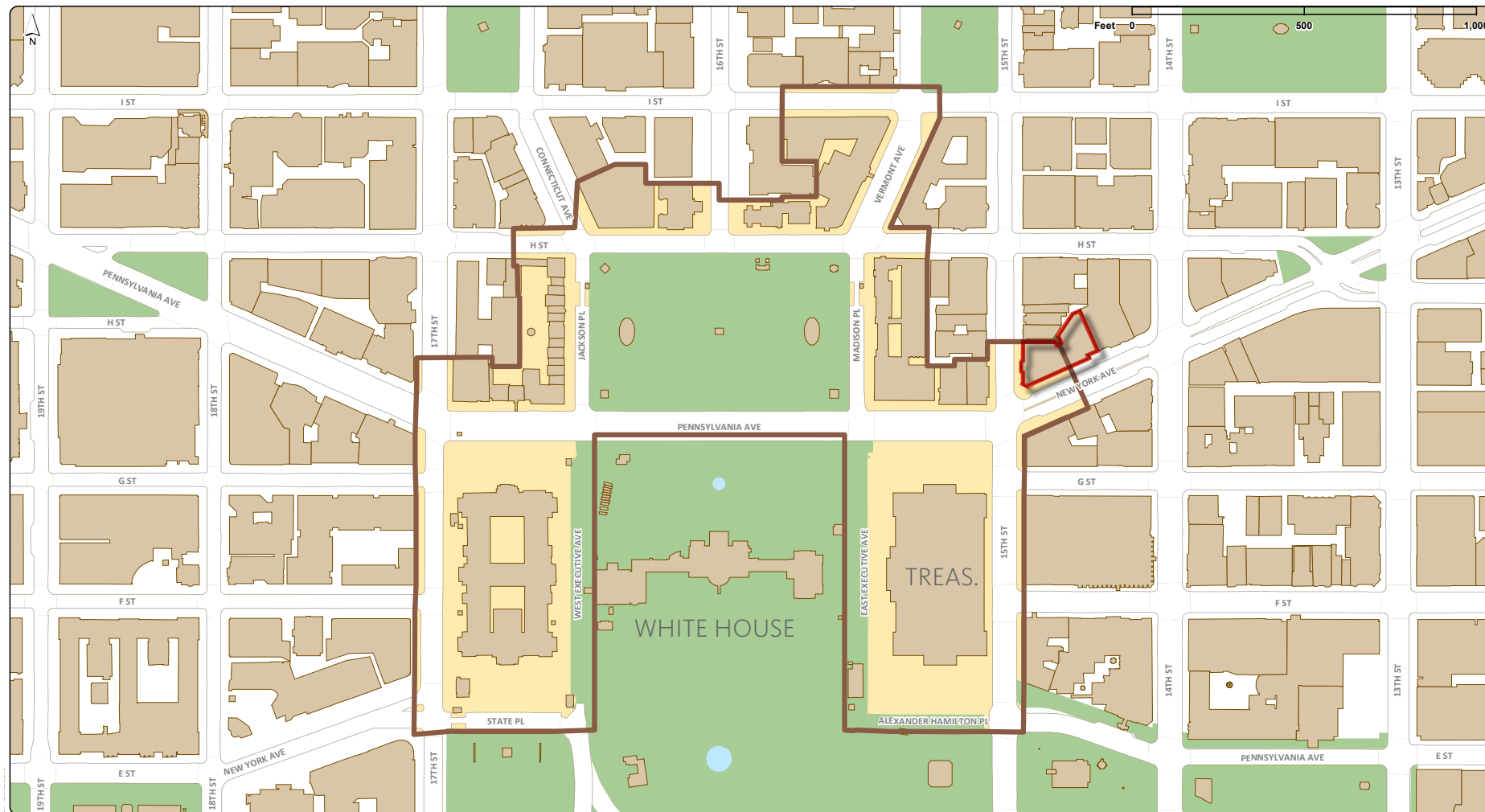
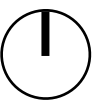


PROJECT LOCATION



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1445 New York (the National Savings & Trust Company Building) is on the National Historic Register and is a contributing building in the Financial Historic District (HD). The property was expanded in the early 1980's. The expansion portion of the site, falling outside of the HD boundaries and the ~1984 addition associated are considered non-contributing. Proposed renovations involve changes principally to the non-contributing portions.



Maps Source: DC Office of Planning

LAFAYETTE SQUARE HISTORIC DISTRICT

FINANCIAL HISTORIC DISTRICT

PROJECT CONTEXT



PROJECT CONTEXT



PHOTOS
15TH STREET



PHOTOS
15TH STREET



PHOTOS

NY AVE



PHOTOS

NY AVE



PHOTOS

NY AVE



MODEL | PHOTO

15TH ST LOOKING NORTH



MODEL | PHOTO

CORNER OF PENN AVE & 15TH ST



From this vantage point, on the opposite corner, we can both appreciate the historic building to the fullest and also see the most of the 1984 “tower” addition and its penthouse..

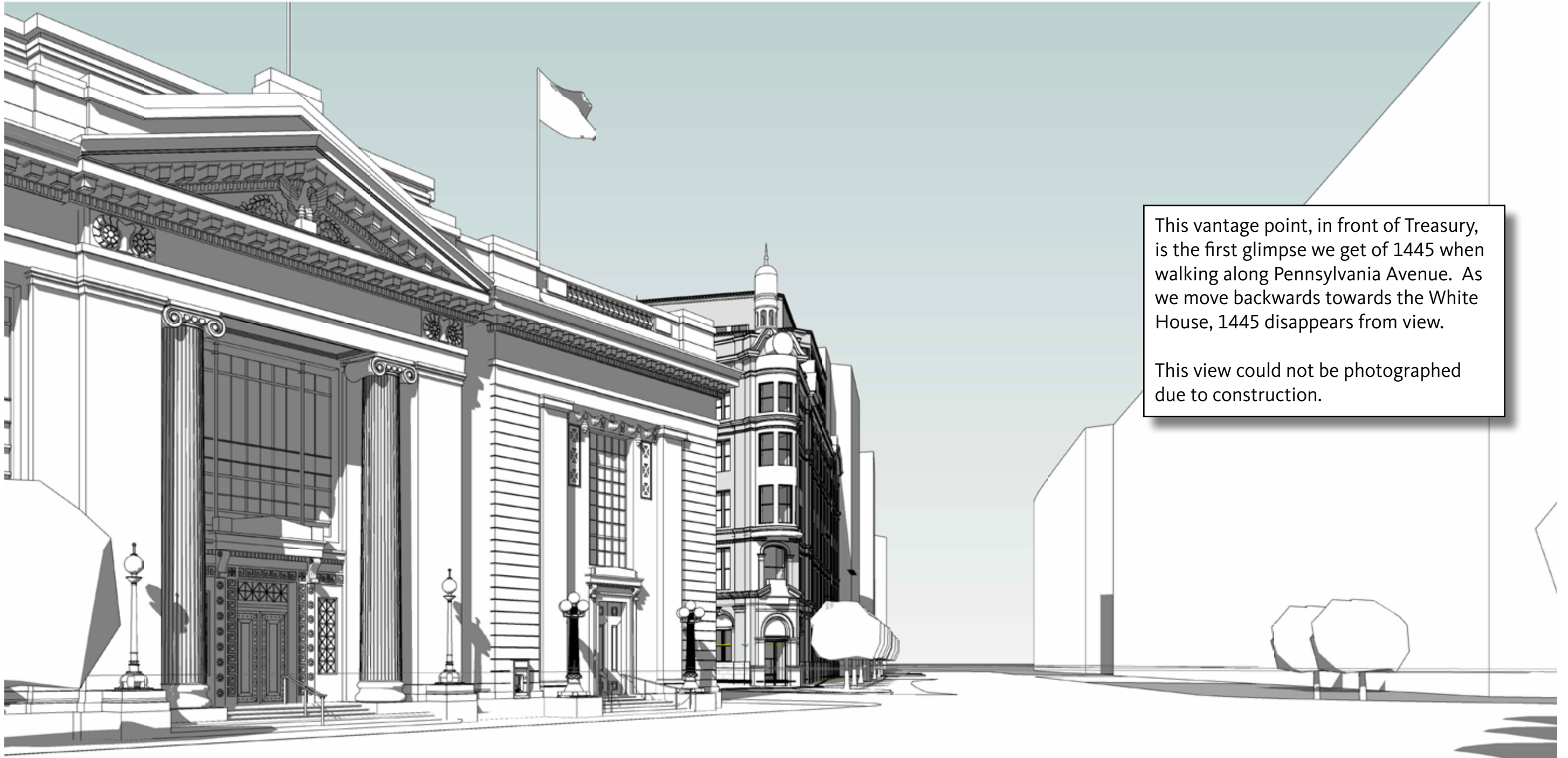
MODEL | PHOTO

CORNER OF NEW YORK AVE & 14TH ST



MODEL

PENN AVE IN FRONT OF TREASURY



This vantage point, in front of Treasury, is the first glimpse we get of 1445 when walking along Pennsylvania Avenue. As we move backwards towards the White House, 1445 disappears from view.

This view could not be photographed due to construction.

PHOTO

17TH AND G STREET LOOKING EAST



There is extremely limited visibility to 1445 NY from the opposite side of Lafayette Square. This Google Street View shows how vegetation, much of which is evergreen, obstructs the view.

Lafayette Square and Pennsylvania Avenue in front of the White House are currently closed to the public.

PHOTO

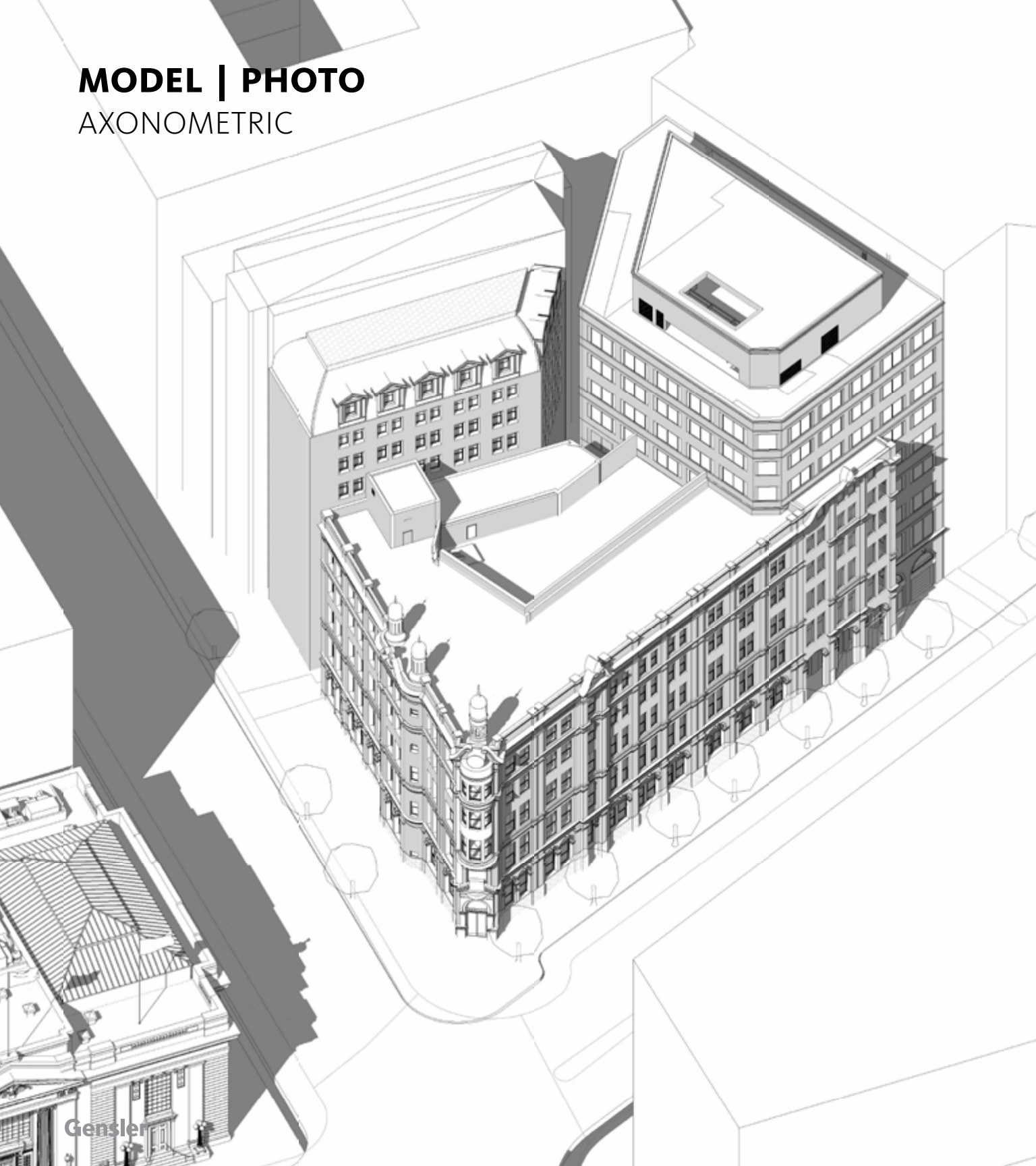
17TH AND PENN LOOKING EAST



There is effectively no visibility to 1445 NY from this intersection.

Lafayette Square and Pennsylvania Avenue in front of the White House are currently closed to the public.

MODEL | PHOTO
AXONOMETRIC



1445 NEW YORK AVE NW
PROJECT OVERVIEW

WHY RENOVATE?

In the challenging post-pandemic, DC market, there is a surplus of office space. Properties that are most in demand and thriving are those that, in addition to being well-located, are of the highest architectural quality and are highly-amenitized with features such as roof terraces, special event spaces, fitness centers and the like. Contemporary glass curtainwall with access to views and daylight is also highly valued.

The proposed renovations will make 1445 New York more competitive in the DC market and more attractive to top tenants.

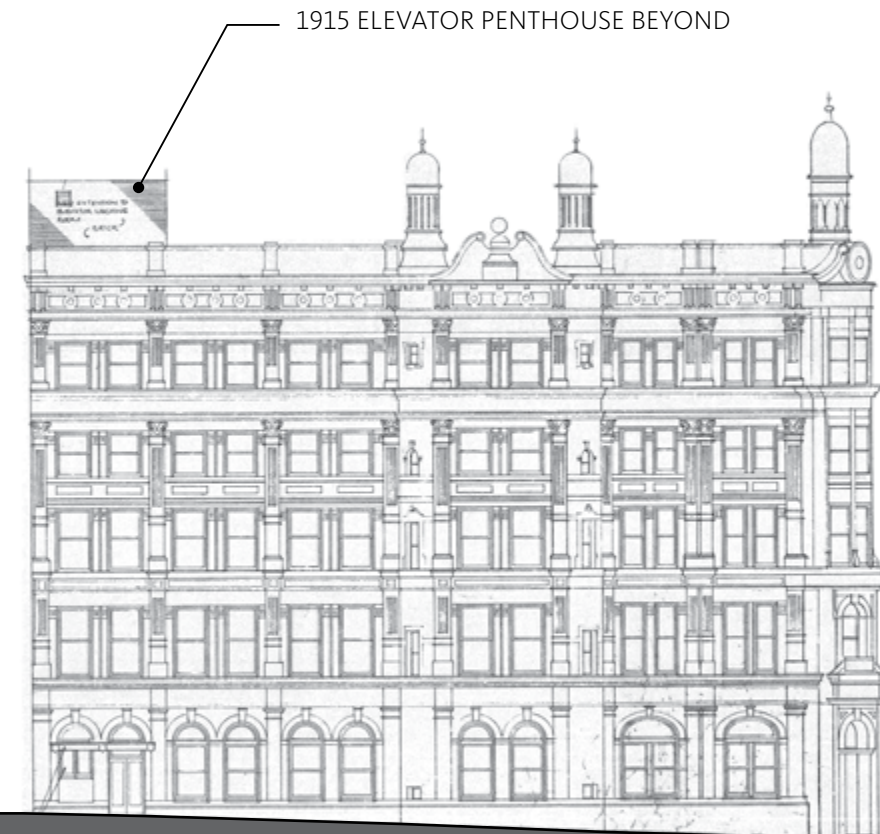
THE BUILDING

1445 New York is a privately-owned, commercial office building also known as the National Savings & Trust Company Building. It is comprised of multiple eras of construction: an original bank building of 1888, with significant expansions in 1916, 1925, and 1984. It was listed on the National Register of Historic Places in 1972, prior to the 1984 addition which is considered non-contributing.

The Queen Anne style historic structures have tremendous charm. This renovation aims to address property shortcomings elsewhere so the historic structure can truly shine.

EXISTING ELEVATIONS

FROM 1984 EXPANSION DRAWINGS

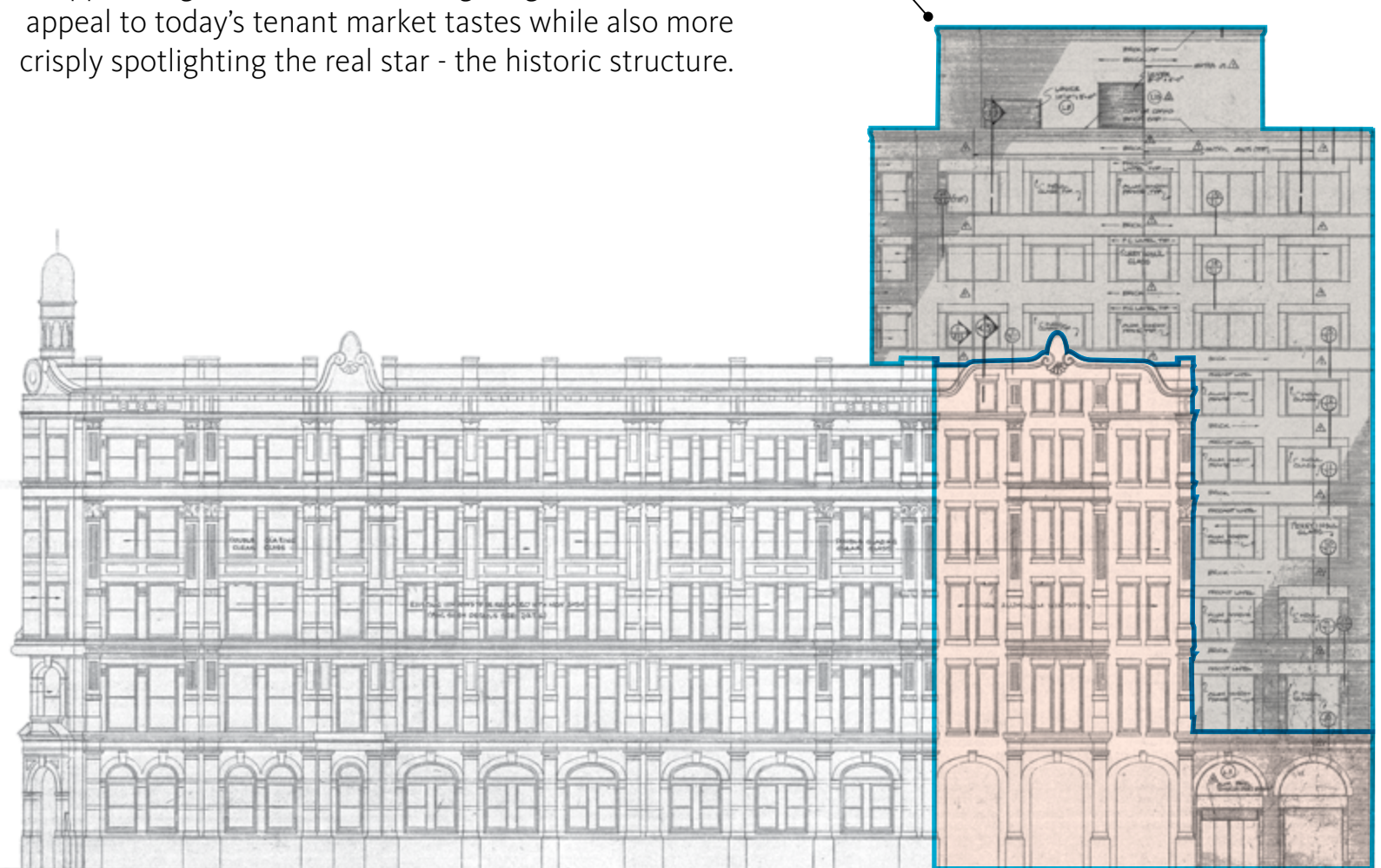


1888

15TH STREET

PROPOSED AREA OF FACADE REPLACEMENT

The “transitional” portion of the 1984 façade is well executed and successful but the “tower” comes off as disappointing. A sensitive and elegant glass facade can appeal to today’s tenant market tastes while also more crisply spotlighting the real star - the historic structure.



1888

1916

1925

1984

NEW YORK AVENUE

PH ROOF

ROOF

09

08

07

06

05

04

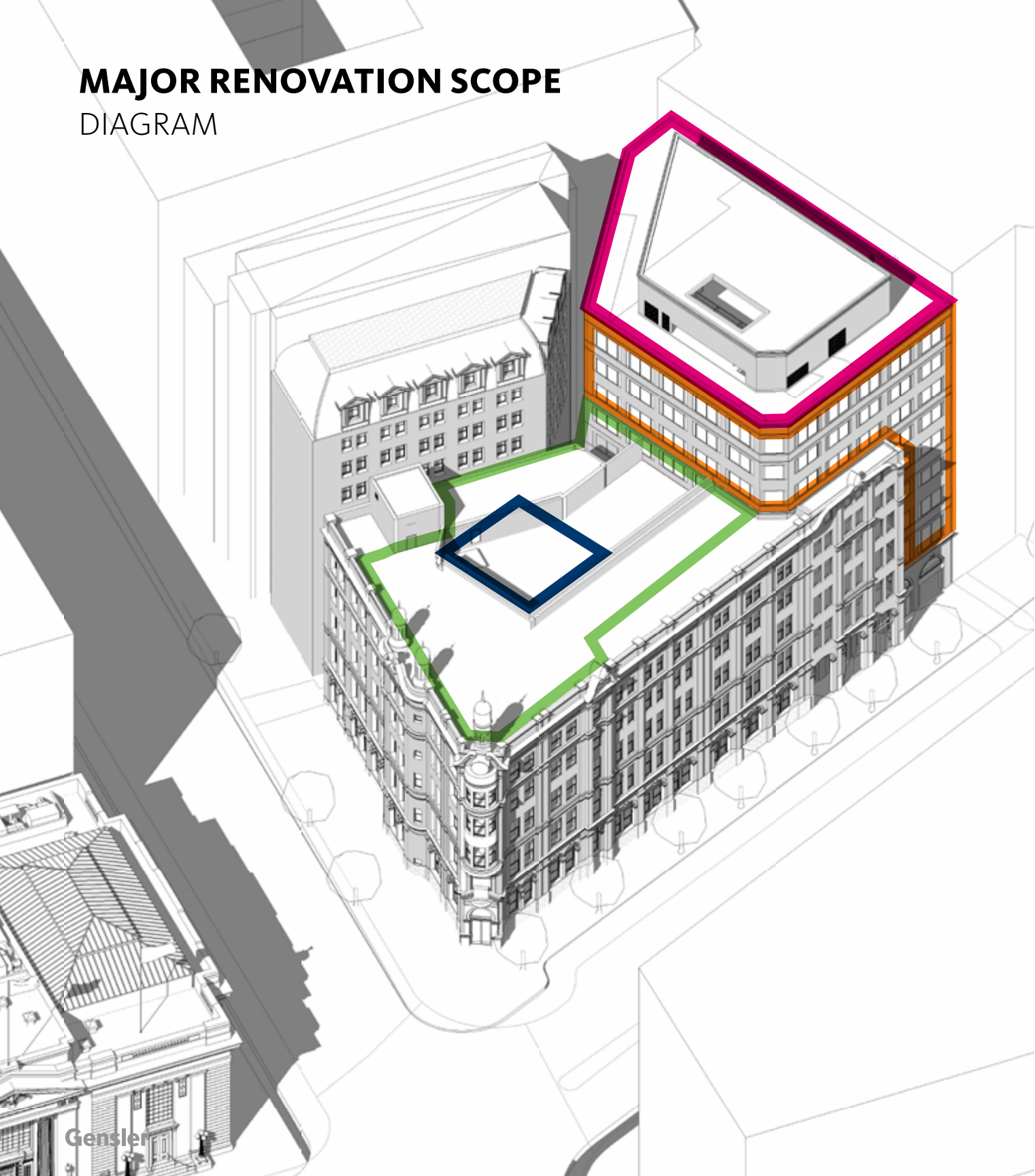
03

02

MEZZ

01

MAJOR RENOVATION SCOPE DIAGRAM



HABITABLE PENTHOUSE + ROOF DECK

The existing mechanical penthouse is redeveloped as a gathering space for social events. A large area of sliding glass wall can be opened, allowing events to spill out onto a kind of observation deck oriented towards the White House. To enable this change, major mechanical systems are relocated to interior service areas on lower floors. Elevators are extended to serve the penthouse level.

FAÇADE REPLACEMENT

The 1984 “tower” façade is brick with rectangular windows, with high sills that obstruct views when seated. Today’s tenants want floor to ceiling glass that allows office users to feel immersed in the surroundings. The proposed façade design provides more vision glass while also carefully cultivating compositional sympathies with the historic facades.

ROOF TERRACE

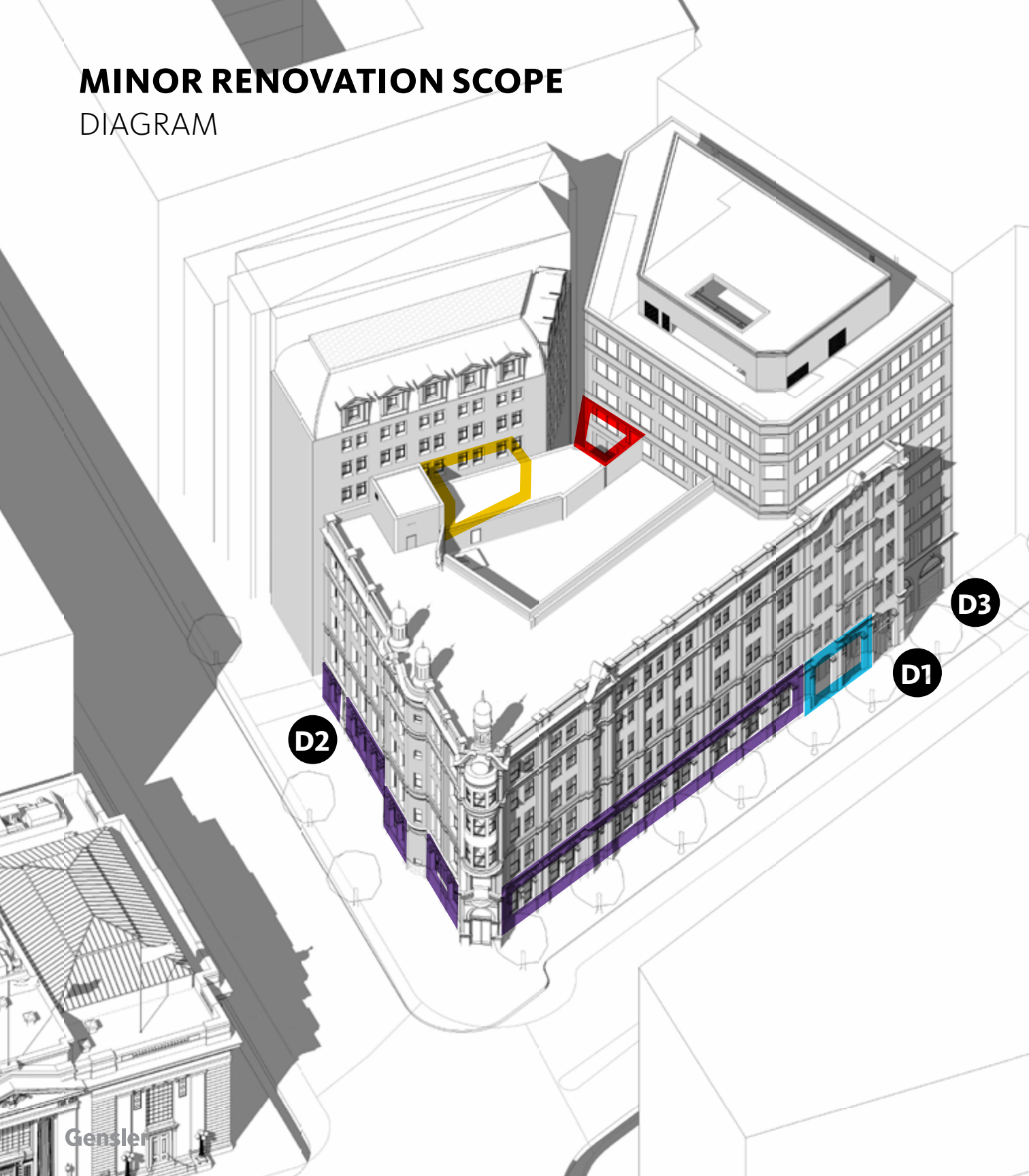
The current rooftop deck at level 06, created in 1984 when a previous lightwell was infilled, is small and sunken with no views. A much larger rooftop amenity at level 07 provides a park-like retreat for building users as well as a place for hosting outdoor gatherings. This part of the project cannot be seen from street.

INTERIOR ATRIUM + SKYLIGHT

The 1984 infill of the lightwell added interior space but much of it with poor access to daylight. A new atrium, created by partial removal of infill floors and illuminated from a skylight at the roof terrace, seeks to address the daylight deficit. This part of the project cannot be seen from street.

MINOR RENOVATION SCOPE

DIAGRAM



EXIT STAIR EXTENSION

For the proposed Level 07 roof terrace to be viable, an additional exit stair is required. A stair exists in this general location (below) today. The new stair uses the same location but is configured differently to better coordinate with both the new rooftop and the new interior atrium.

COURT INFILL

A notch occurs in the building massing on the alley side, starting at Level 04. To provide for more flexible interior planning, the notch is proposed to be infilled. New brick facade and rectangular windows will closely match the 1984 facade alley walls adjacent.

ARCADE INFILL

The building main entrance and an existing retail entrance are recessed in an arcaded area. Infilling arcades has been encouraged by DC Zoning to promote better public space. The proposal is to leave the building entrance in its current position but infill the other two bays, using oversized storefront windows that promote views in and out.

SECURITY BARS REMOVAL

The large ground level windows along 15th Street and New York Avenue are covered by painted metalwork bars likely installed in the 1920s. They are showing signs of deterioration. They make the interiors feel jail-like, do not benefit public space, and they are functionally no longer needed. We propose to remove them and repair any scars left at anchorage locations.

D1

Main entrance. Refinish or replace storefront doors/frames. Add interior weather vestibule.

D2

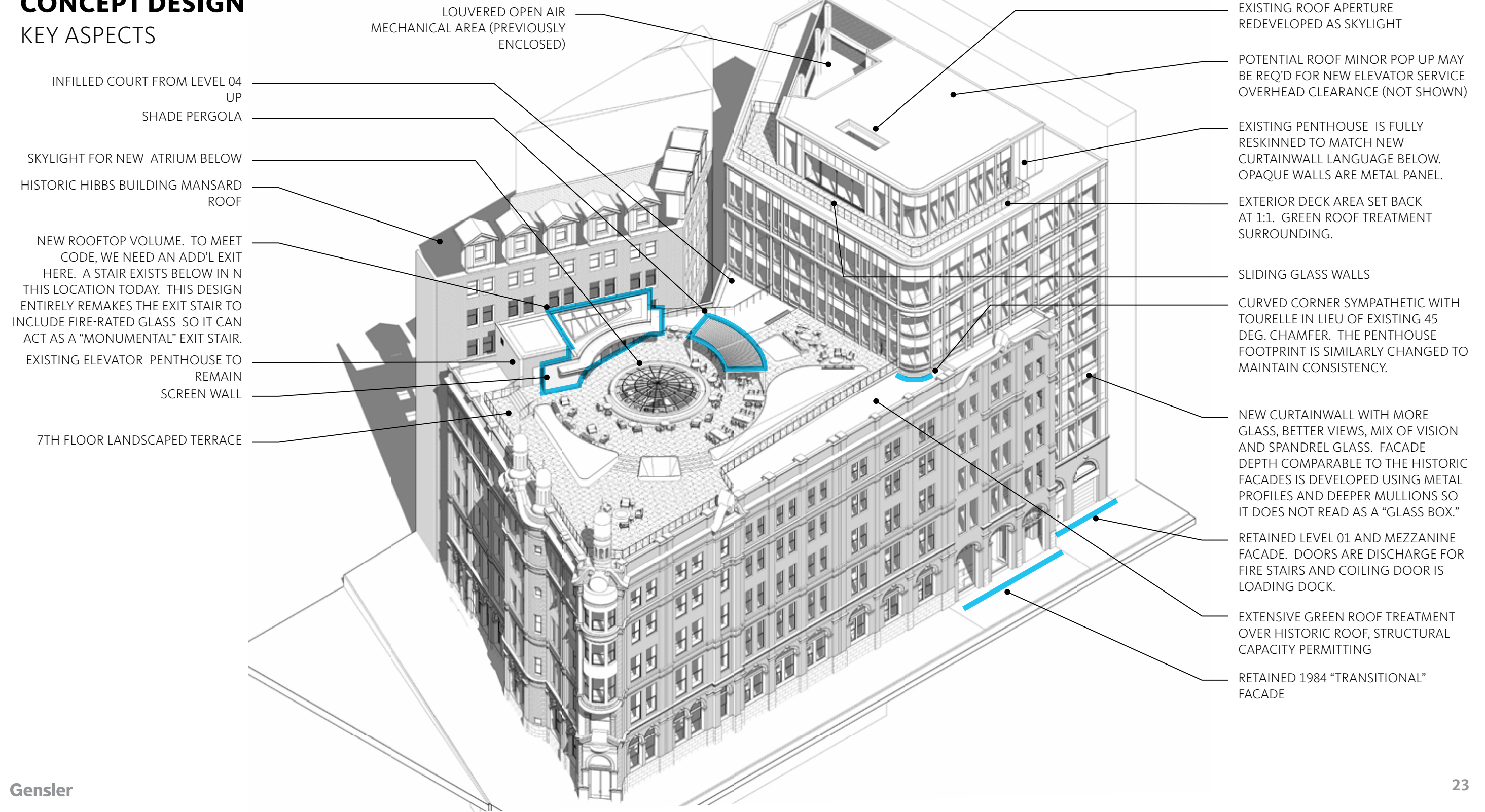
Secondary entrance. Refinish or replace storefront doors/frames.

D3

Loading dock service and stair discharge doors. Refinish or replace doors/frames.

CONCEPT DESIGN

KEY ASPECTS



INFILLED COURT FROM LEVEL 04 UP
SHADE PERGOLA

SKYLIGHT FOR NEW ATRIUM BELOW
HISTORIC HIBBS BUILDING MANSARD ROOF

NEW ROOFTOP VOLUME. TO MEET CODE, WE NEED AN ADD'L EXIT HERE. A STAIR EXISTS BELOW IN N THIS LOCATION TODAY. THIS DESIGN ENTIRELY REMAKES THE EXIT STAIR TO INCLUDE FIRE-RATED GLASS SO IT CAN ACT AS A "MONUMENTAL" EXIT STAIR.

EXISTING ELEVATOR PENTHOUSE TO REMAIN
SCREEN WALL

7TH FLOOR LANDSCAPED TERRACE

LOUVERED OPEN AIR MECHANICAL AREA (PREVIOUSLY ENCLOSED)

EXISTING ROOF APERTURE REDEVELOPED AS SKYLIGHT

POTENTIAL ROOF MINOR POP UP MAY BE REQ'D FOR NEW ELEVATOR SERVICE OVERHEAD CLEARANCE (NOT SHOWN)

EXISTING PENTHOUSE IS FULLY RESKINNED TO MATCH NEW CURTAINWALL LANGUAGE BELOW. OPAQUE WALLS ARE METAL PANEL.

EXTERIOR DECK AREA SET BACK AT 1:1. GREEN ROOF TREATMENT SURROUNDING.

SLIDING GLASS WALLS

CURVED CORNER SYMPATHETIC WITH TOURELLE IN LIEU OF EXISTING 45 DEG. CHAMFER. THE PENTHOUSE FOOTPRINT IS SIMILARLY CHANGED TO MAINTAIN CONSISTENCY.

NEW CURTAINWALL WITH MORE GLASS, BETTER VIEWS, MIX OF VISION AND SPANDREL GLASS. FACADE DEPTH COMPARABLE TO THE HISTORIC FACADES IS DEVELOPED USING METAL PROFILES AND DEEPER MULLIONS SO IT DOES NOT READ AS A "GLASS BOX."

RETAINED LEVEL 01 AND MEZZANINE FACADE. DOORS ARE DISCHARGE FOR FIRE STAIRS AND COILING DOOR IS LOADING DOCK.

EXTENSIVE GREEN ROOF TREATMENT OVER HISTORIC ROOF, STRUCTURAL CAPACITY PERMITTING

RETAINED 1984 "TRANSITIONAL" FACADE

COMPATIBLE BUT DIFFERENTIATED

WORLD EXAMPLES



TIFFANY & CO. | NYC
OMA



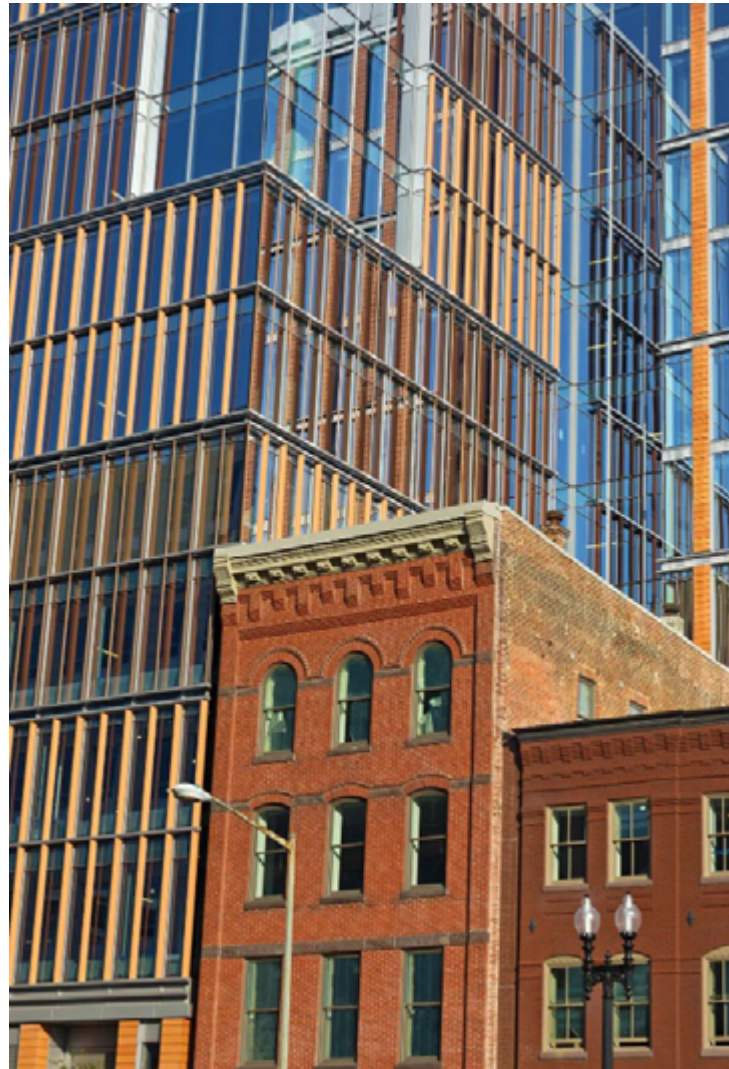
ST. JAMES MARKET | LONDON
Make Architects



THE SHOE MUSEUM | NETHERLANDS
Civic Architect

COMPATIBLE BUT DIFFERENTIATED

LOCAL EXAMPLES



655 NEW YORK AVE NW
Shalom Baranes Associates



NATIONAL PORTRAIT GALLERY
Foster and Partners



MILKEN CENTER
Shalom Baranes Associates

CONCEPT RENDERING
NEW YORK AVE



CONCEPT RENDERING
LEVEL 07 TERRACE LOOKING EAST



CONCEPT RENDERING
NEW YORK AVE LOOKING WEST



CONCEPT RENDERING
15TH ST AND NEW YORK AVE

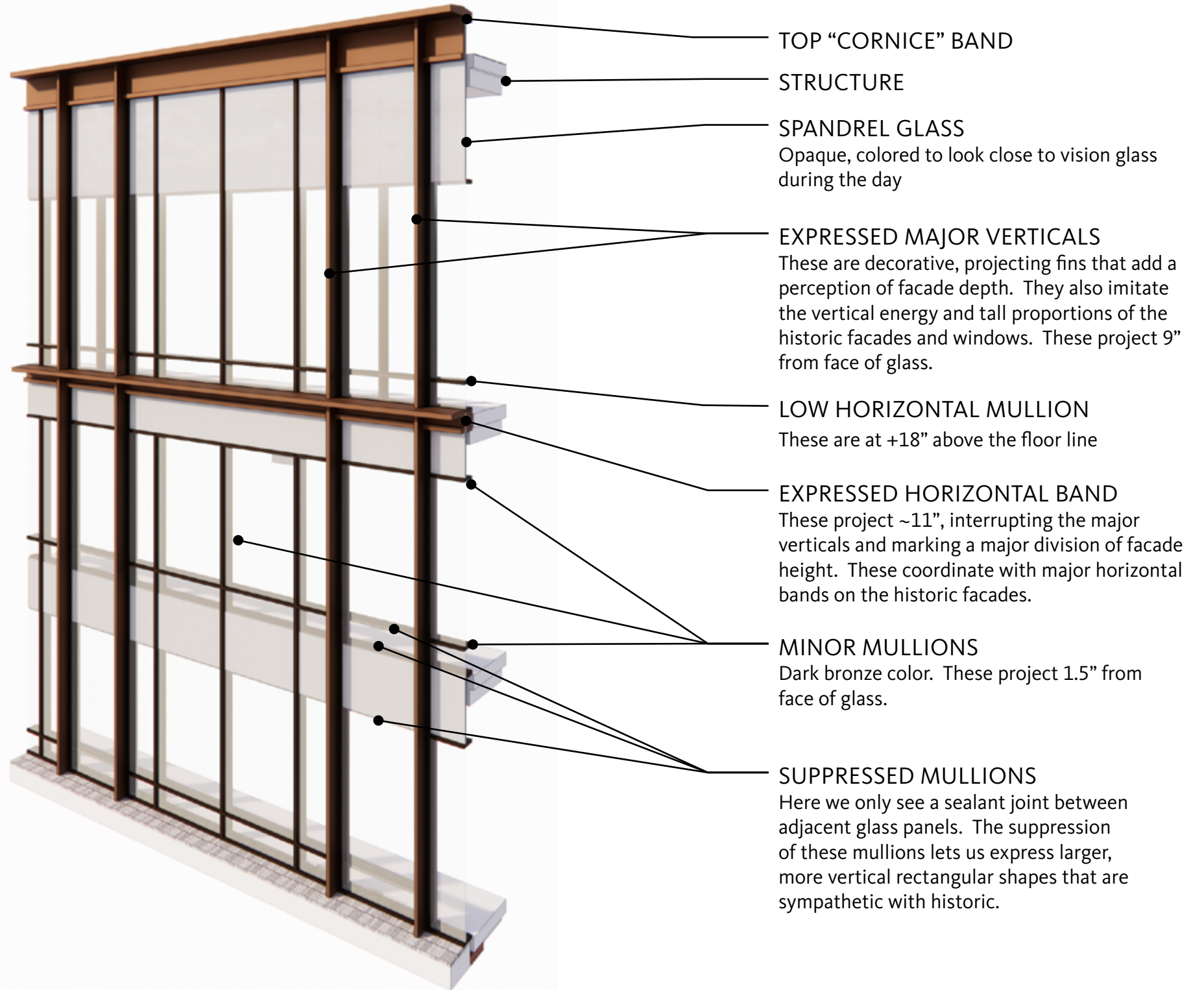


FAÇADE DESIGN

DETAILS AND CONCEPTS

Glass but not a “glass box.” That is the guiding principle behind the proposed façade design. Glass provides the daylight and views that tenants are looking for - particularly important for this building, much of which is light- and view-challenged.

The proposed imitates the historic facades by creating a sense of depth, emphasizing vertical proportions, and weaving a tapestry of minor and major rectangular frames, all part of paying homage to the historic façade.



TOP “CORNICHE” BAND

STRUCTURE

SPANDREL GLASS

Opaque, colored to look close to vision glass during the day

EXPRESSED MAJOR VERTICALS

These are decorative, projecting fins that add a perception of facade depth. They also imitate the vertical energy and tall proportions of the historic facades and windows. These project 9” from face of glass.

LOW HORIZONTAL MULLION

These are at +18” above the floor line

EXPRESSED HORIZONTAL BAND

These project ~11”, interrupting the major verticals and marking a major division of facade height. These coordinate with major horizontal bands on the historic facades.

MINOR MULLIONS

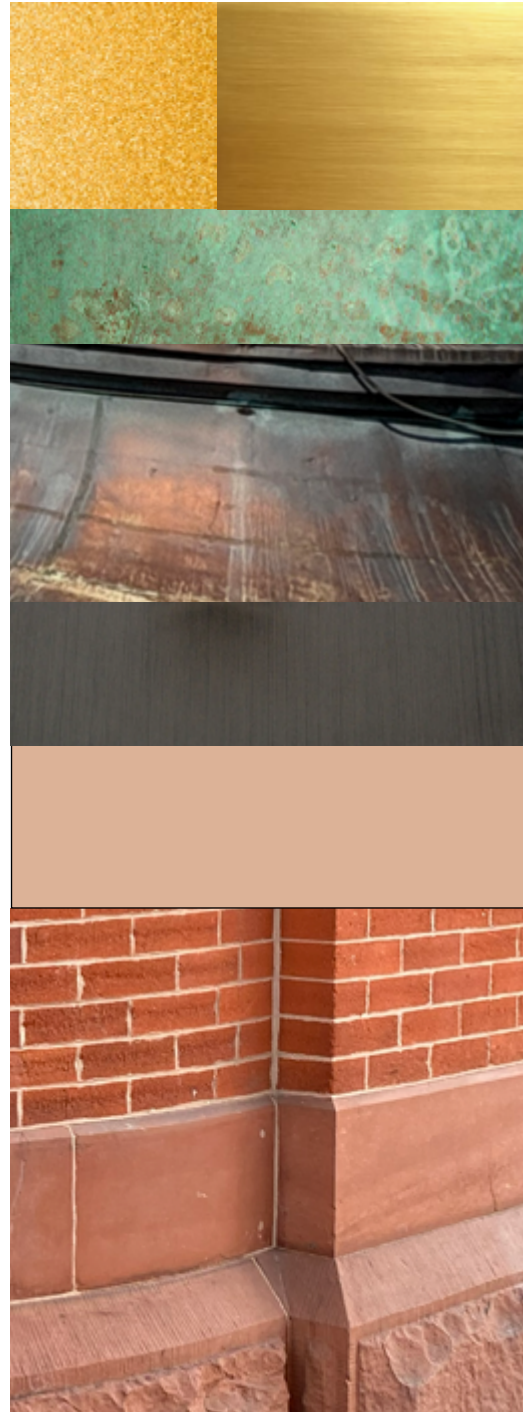
Dark bronze color. These project 1.5” from face of glass.

SUPPRESSED MULLIONS

Here we only see a sealant joint between adjacent glass panels. The suppression of these mullions lets us express larger, more vertical rectangular shapes that are sympathetic with historic.

MATERIALS

EXISTING & PROPOSED



YELLOW METALS

Gold and brass decorative accents

PATINATED COPPER/BRONZE

MATURE COPPER/BRONZE

DARK BRONZE ANODIZED

Interior 1984/replacement window frames

PAINTED ALUMINUM

Exterior window frames/trim intended to match sandstone

RED BRICK

SANDSTONE

COPPER ANODIZED ALUMINUM

HORIZONTAL BANDS + VERTICAL ACCENTS + PANELS
Warm tones, subtle variations, non-weathering

DARK BRONZE ANODIZED

METALLIC BRONZE COATING

MULLIONS, FRAMES AND DOORS

VISION GLASS

SPANDREL GLASS

Modest reflectivity, neutral color, compatible with remaining glass



FAÇADE

EXISTING / PROPOSED COMPARISONS

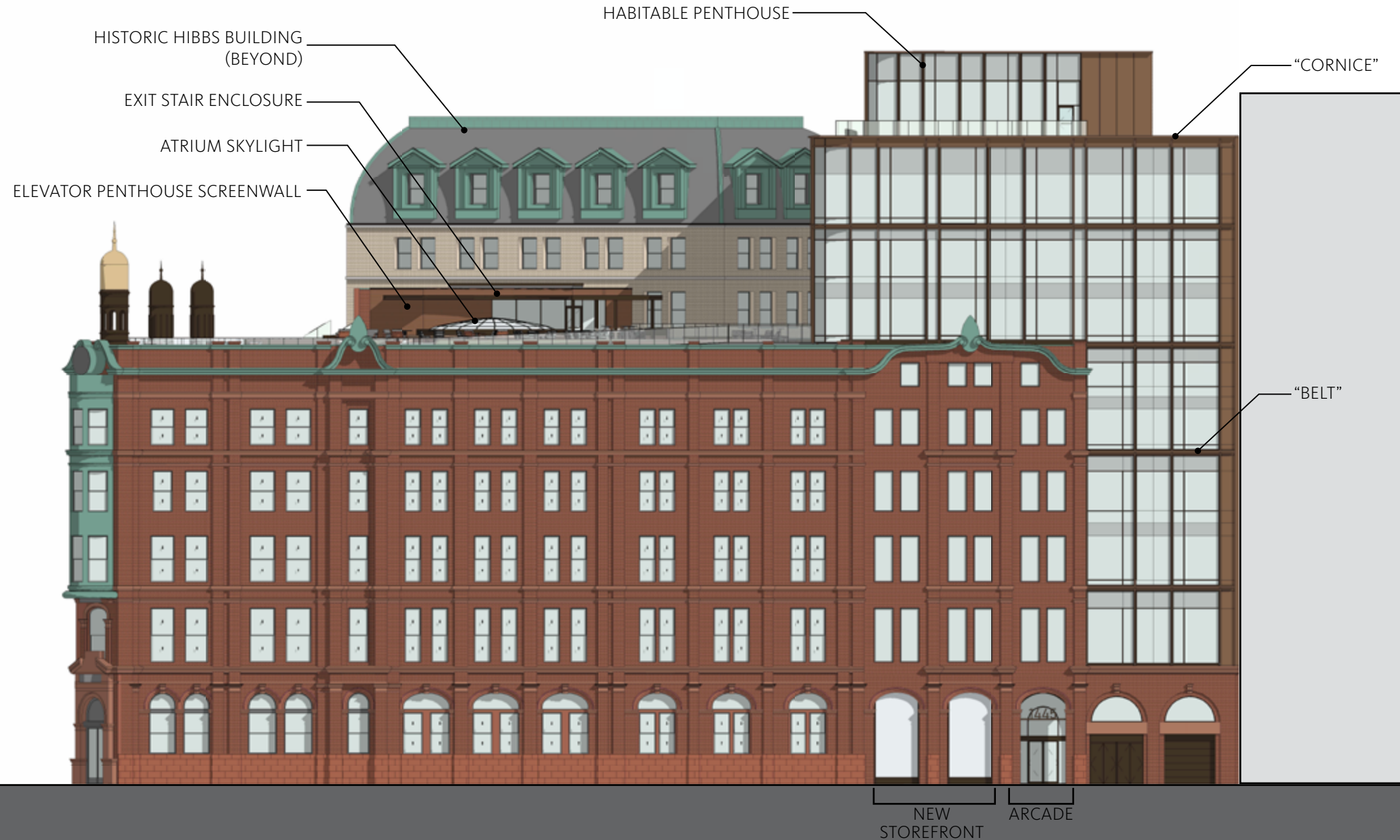


EXISTING

NEW YORK AVE ELEVATION



PROPOSED NEW YORK AVE ELEVATION



COMPARISON

NEW YORK AVE ELEVATION



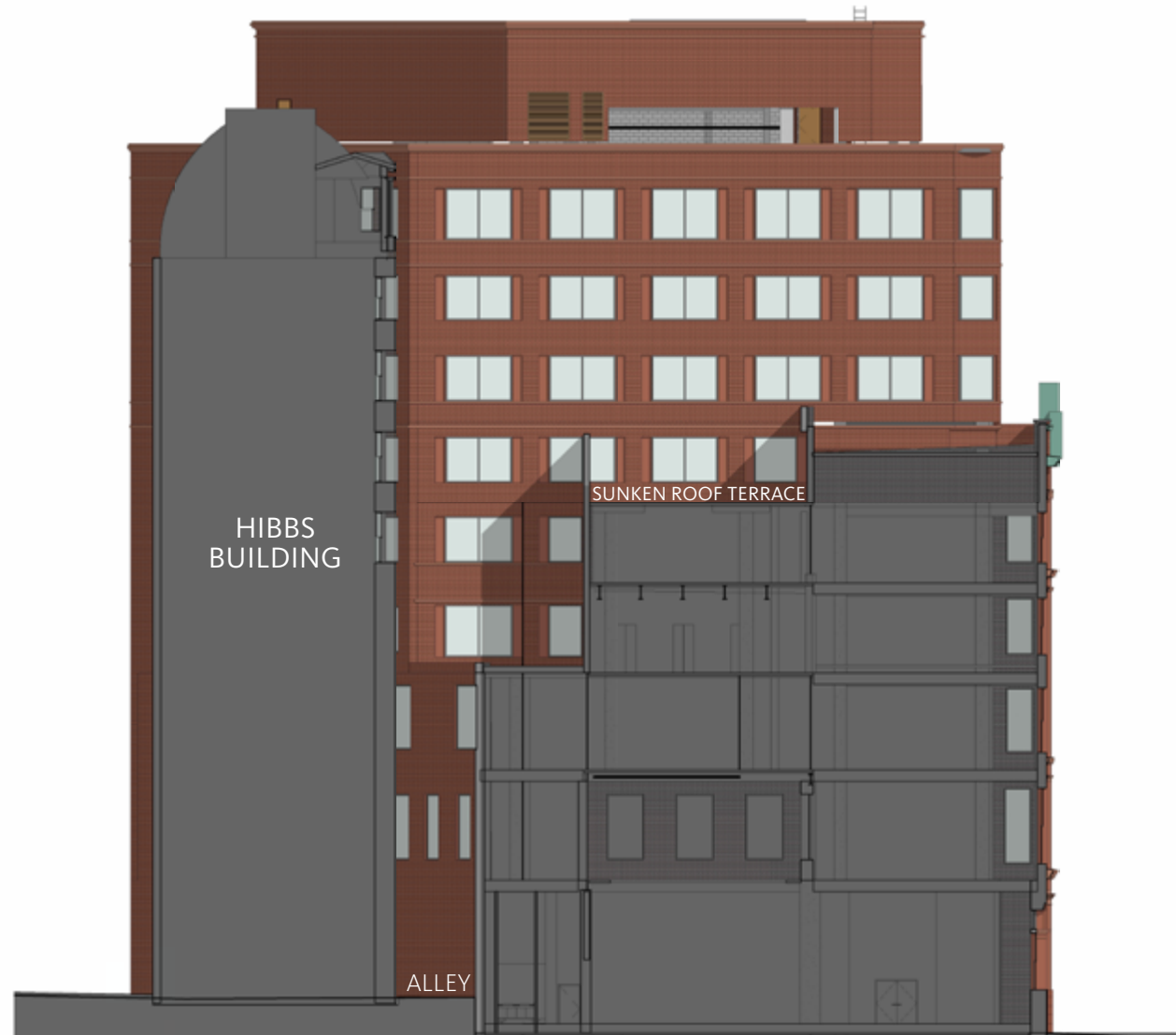
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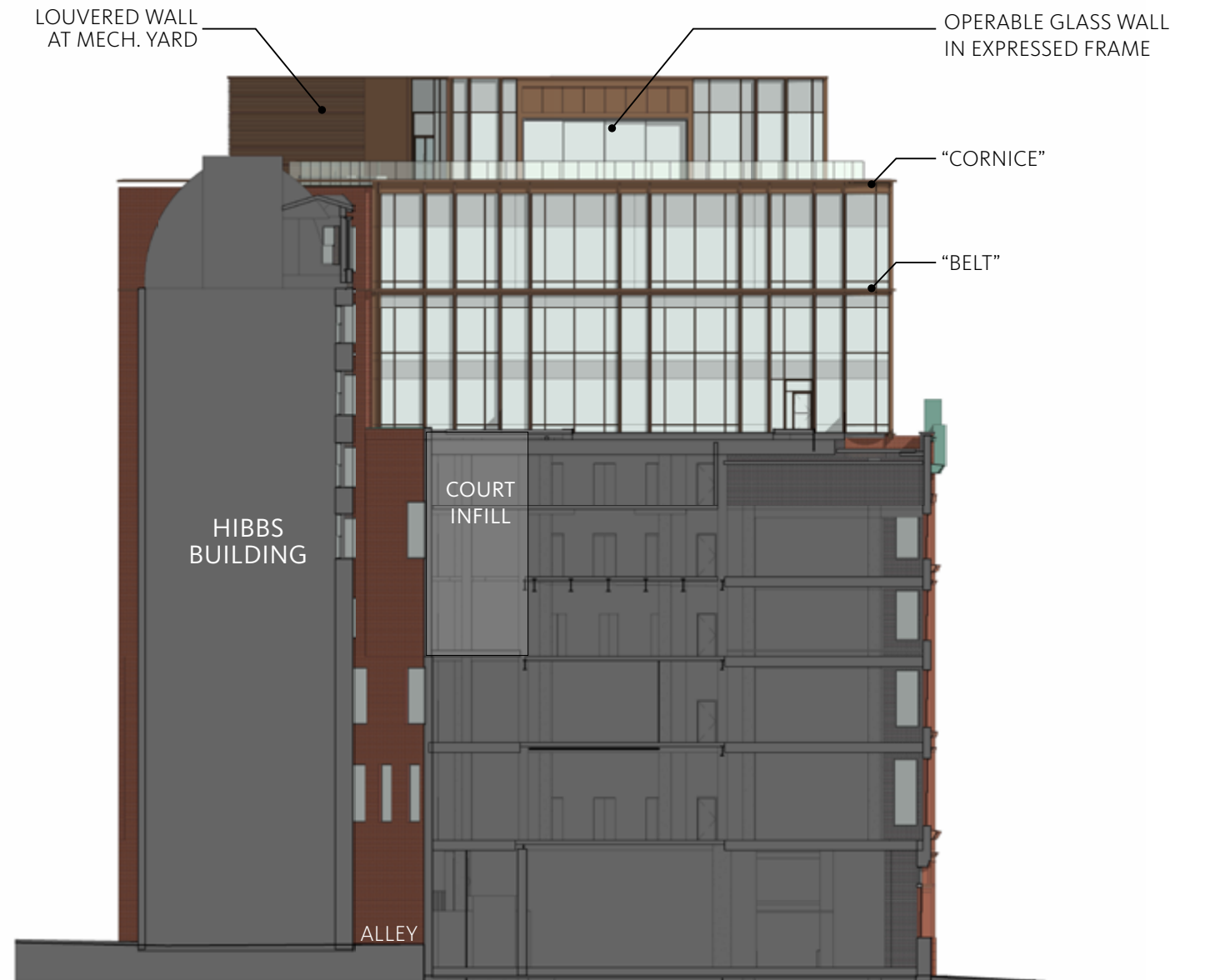
PROPOSED

COMPARISON

WEST FAÇADE



EXISTING



PROPOSED

EXISTING

CORNER OF PENN AND 15TH ST



PROPOSED

CORNER OF PENN AND 15TH ST



COMPARISON

CORNER OF PENN AND 15TH ST



EXISTING



PROPOSED

EXISTING

15TH ST LOOKING NORTH



EXISTING

15TH ST LOOKING NORTH



COMPARISON

15TH ST LOOKING NORTH



EXISTING



PROPOSED

EXISTING

PENN AVE IN FRONT OF TREASURY



PROPOSED

PENN AVE IN FRONT OF TREASURY



COMPARISON

PENN AVE IN FRONT OF TREASURY



EXISTING



PROPOSED

EXISTING

NEW YORK AVE LOOKING WEST



PROPOSED

NEW YORK AVE LOOKING WEST



COMPARISON

NEW YORK AVE LOOKING WEST



EXISTING



PROPOSED

ARCADE INFILL



ARCADE INFILL LOCATION

BUILDING ENTRANCE IMPROVEMENTS

Three bays of arcade, a recessed entrance, and loading and egress doors immediately next to the principal entrance makes for a complicated first impression. What modest adjustments can we make to improve?



BUILDING ENTRANCE AREA

EXISTING & ISSUES



RECESSED STOREFRONT DOES NOT COMMUNICATE "ENTER HERE"

RECESSED ARCADE SPACES GENERALLY HAVE NOT PERFORMED WELL IN DC. THEY COLLECT STUFF AND PEOPLE AND DO NOT CONTRIBUTE TO HEALTHY AND ACTIVE PUBLIC SPACE.

RETAIL ENTRANCE TO BE DISCONTINUED



EXIT DISCHARGE DOORS AND OVERHEAD COILING LOADING DOCK ACCESS DOOR. THESE DO NOT CONTRIBUTE TO A GREAT FIRST IMPRESSION OF THE BUILDING.

ARCADE INFILL CONCEPT



NEW STOREFRONT WINDOWS WITH OVERSIZED GLASS SET JUST BEHIND EXISTING ARCHWAYS

MAIN ENTRANCE BRIGHT BRASS METALS REPLACED/REFINISHED TO DARK BRONZE TO COORDINATE WITH NEW WORK

REPLACED EXIT DISCHARGE DOORS AND LOADING DOCK COILING DOOR WITH MATCHED DARK BRONZE FINISH

ARCADE INFILL CONCEPT



ARCADE INFILL CONCEPT

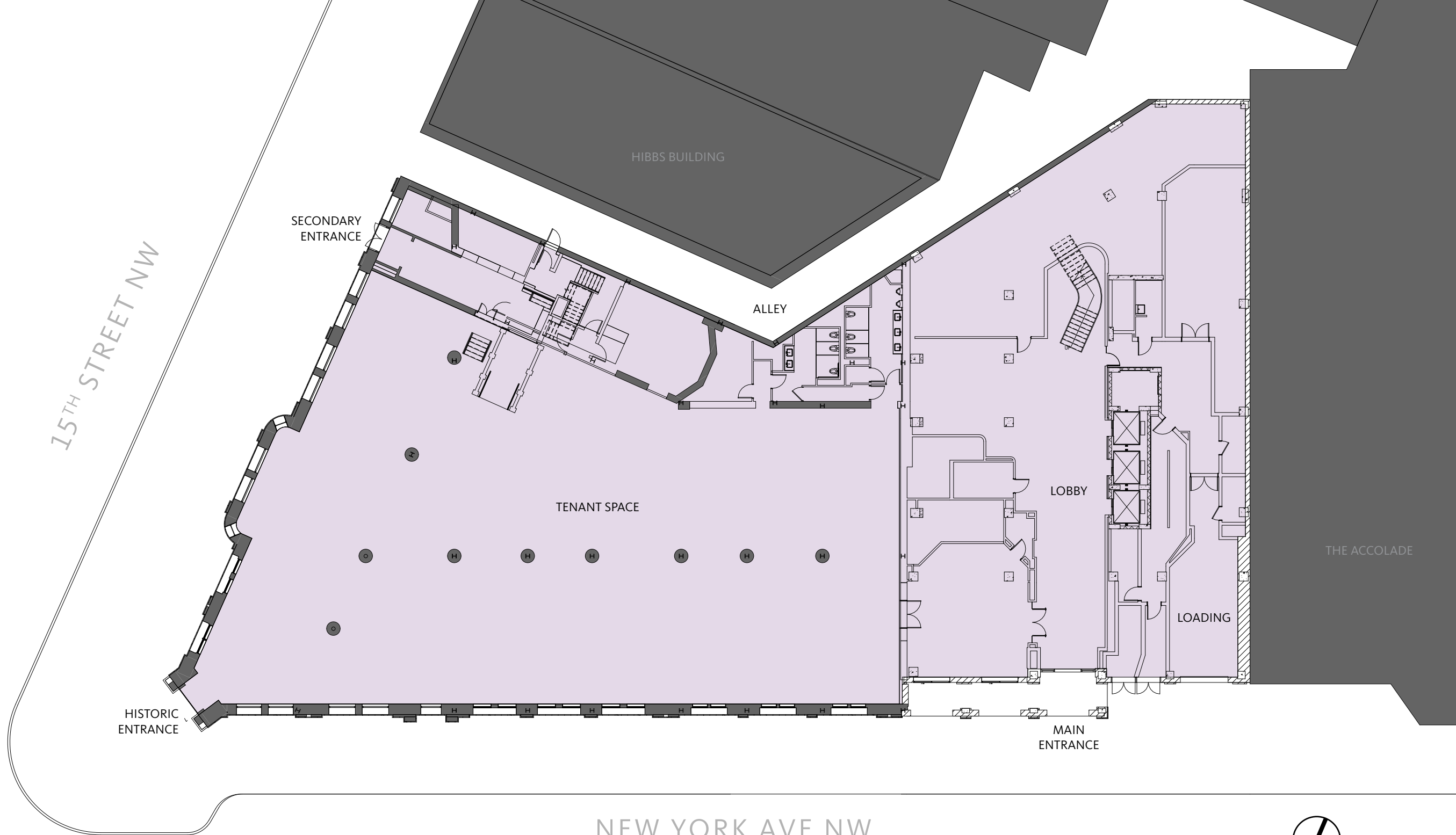


FLOOR PLANS

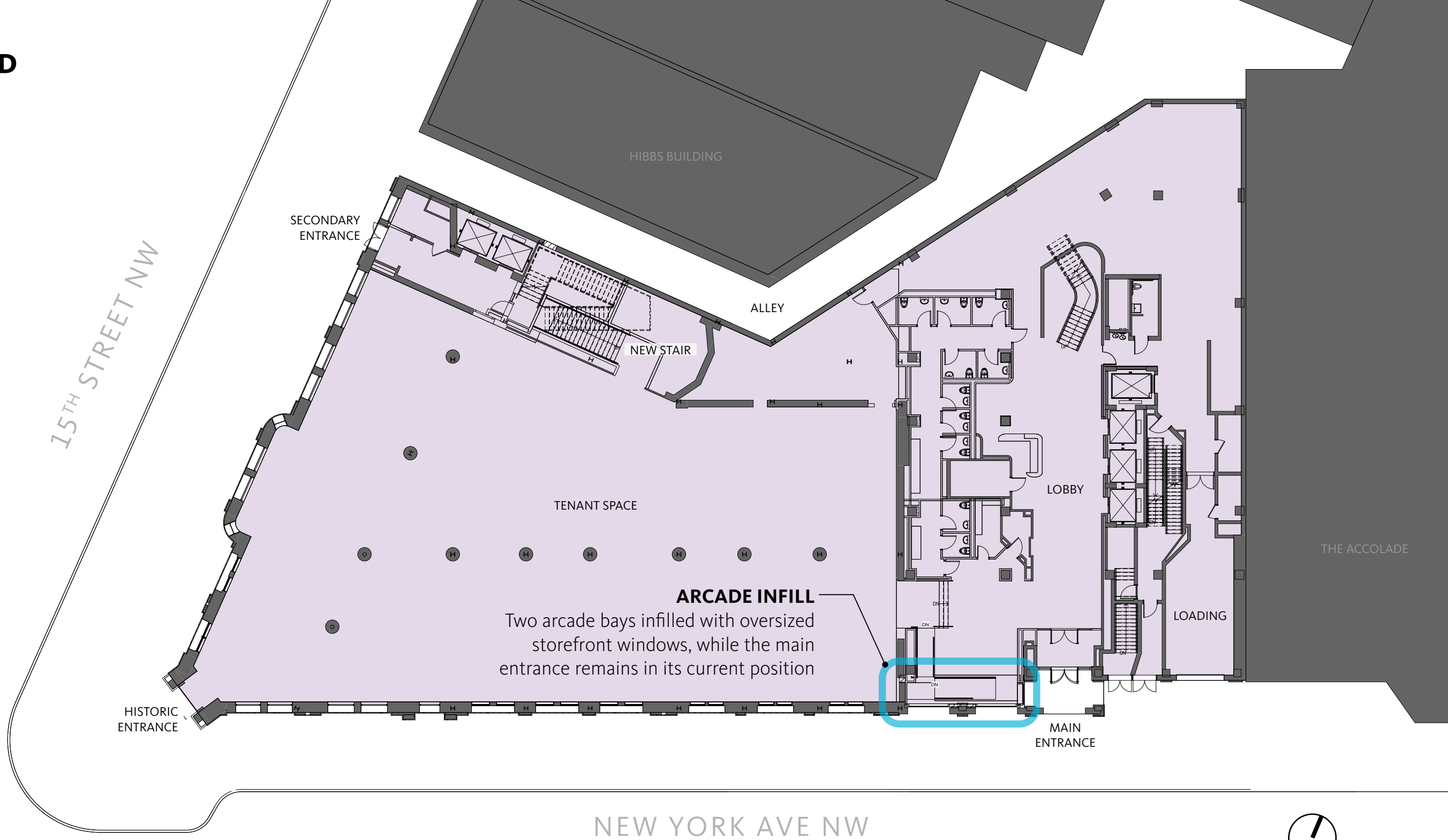
EXISTING / PROPOSED COMPARISONS



EXISTING
LEVEL 01

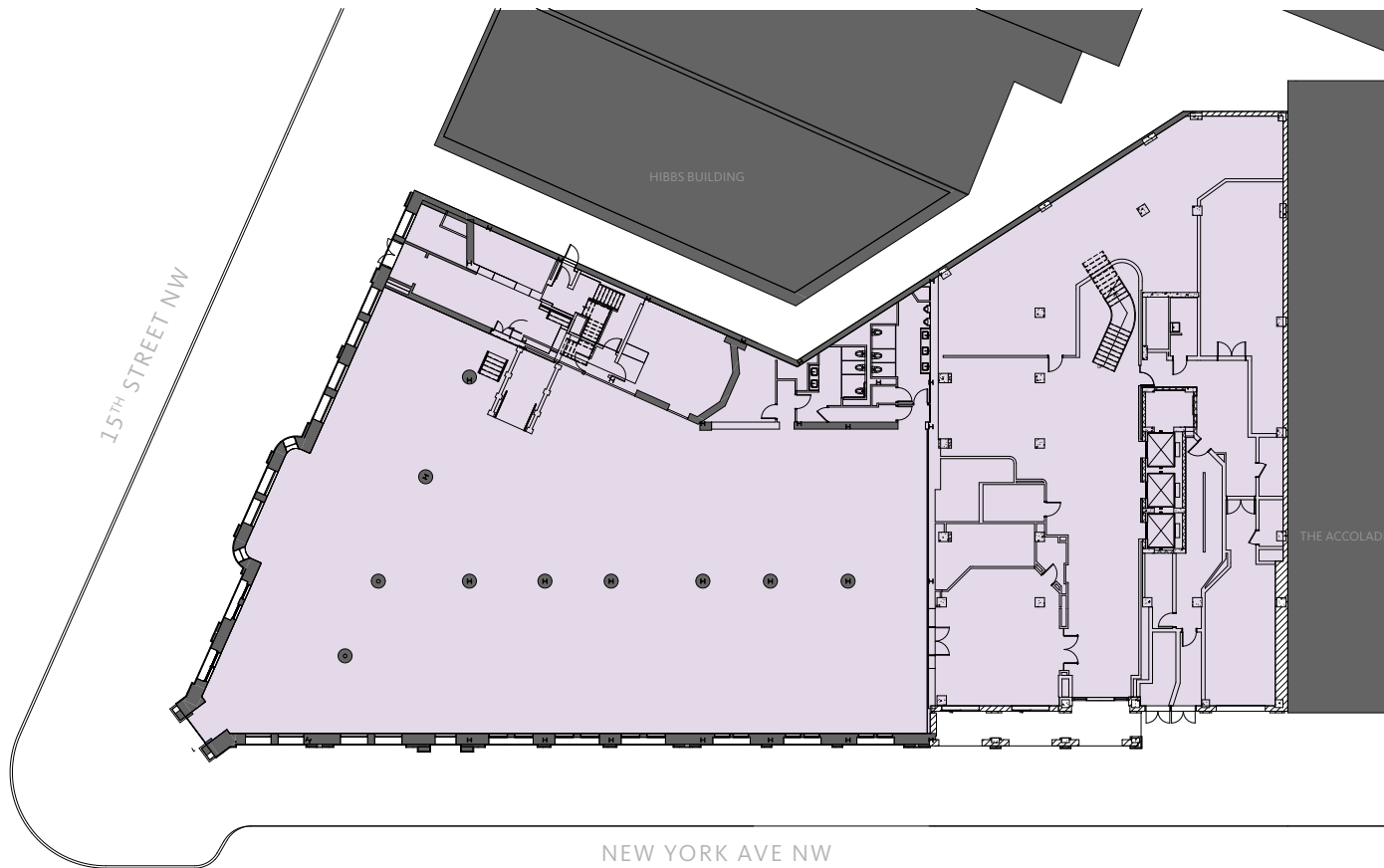


PROPOSED
LEVEL 01

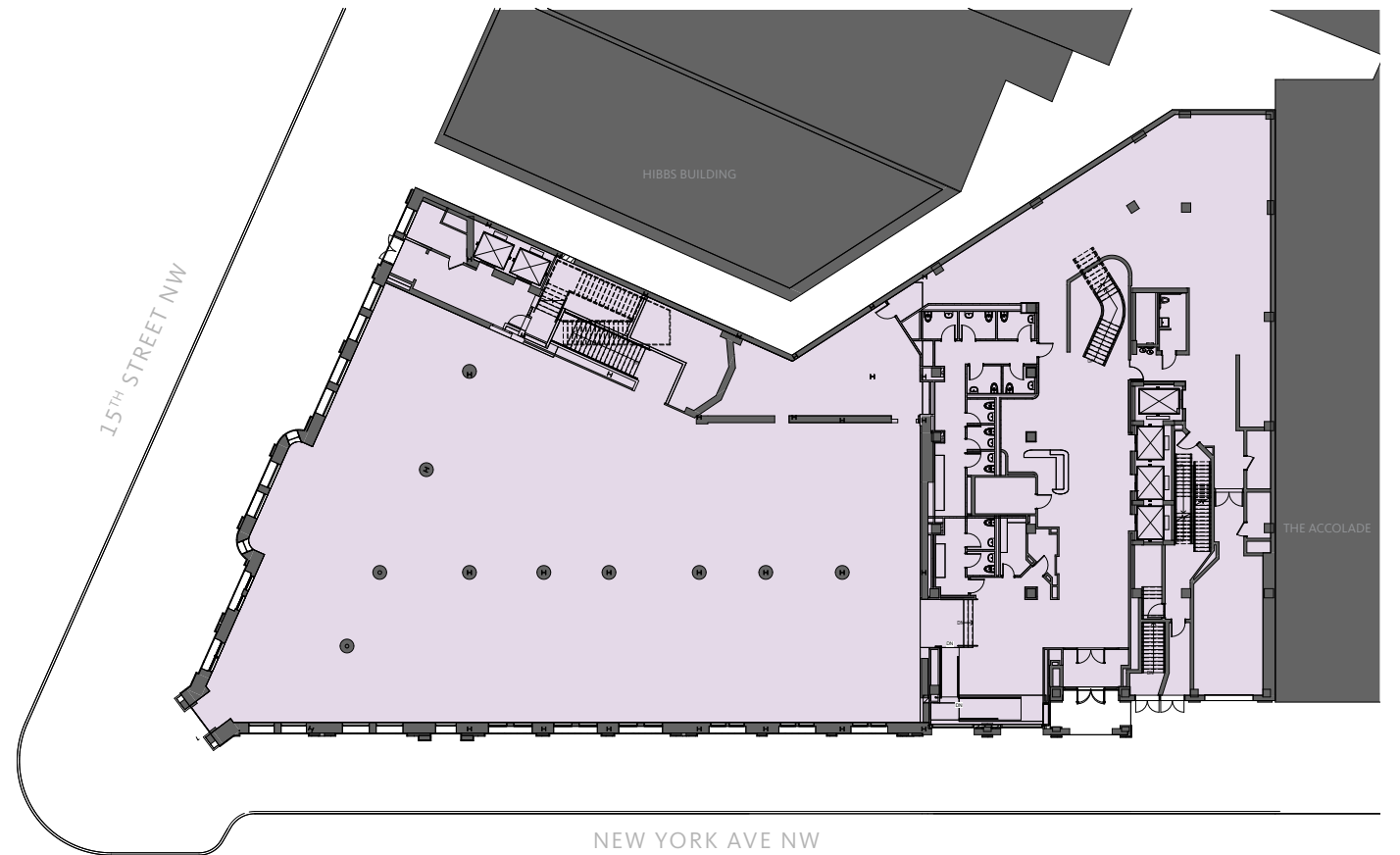


PLAN COMPARISON

LEVEL 01



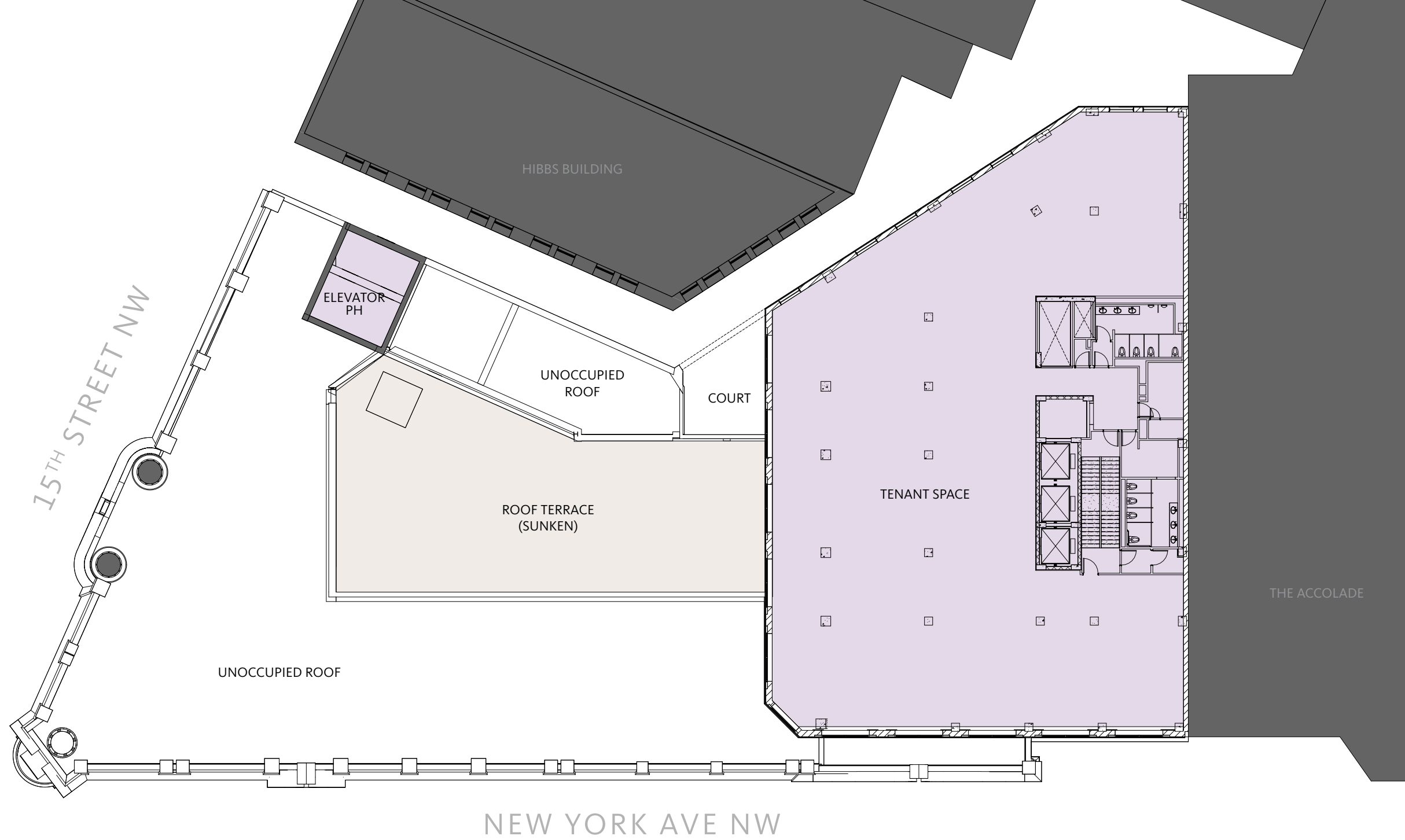
EXISTING



PROPOSED



EXISTING
LEVEL 07



PROPOSED

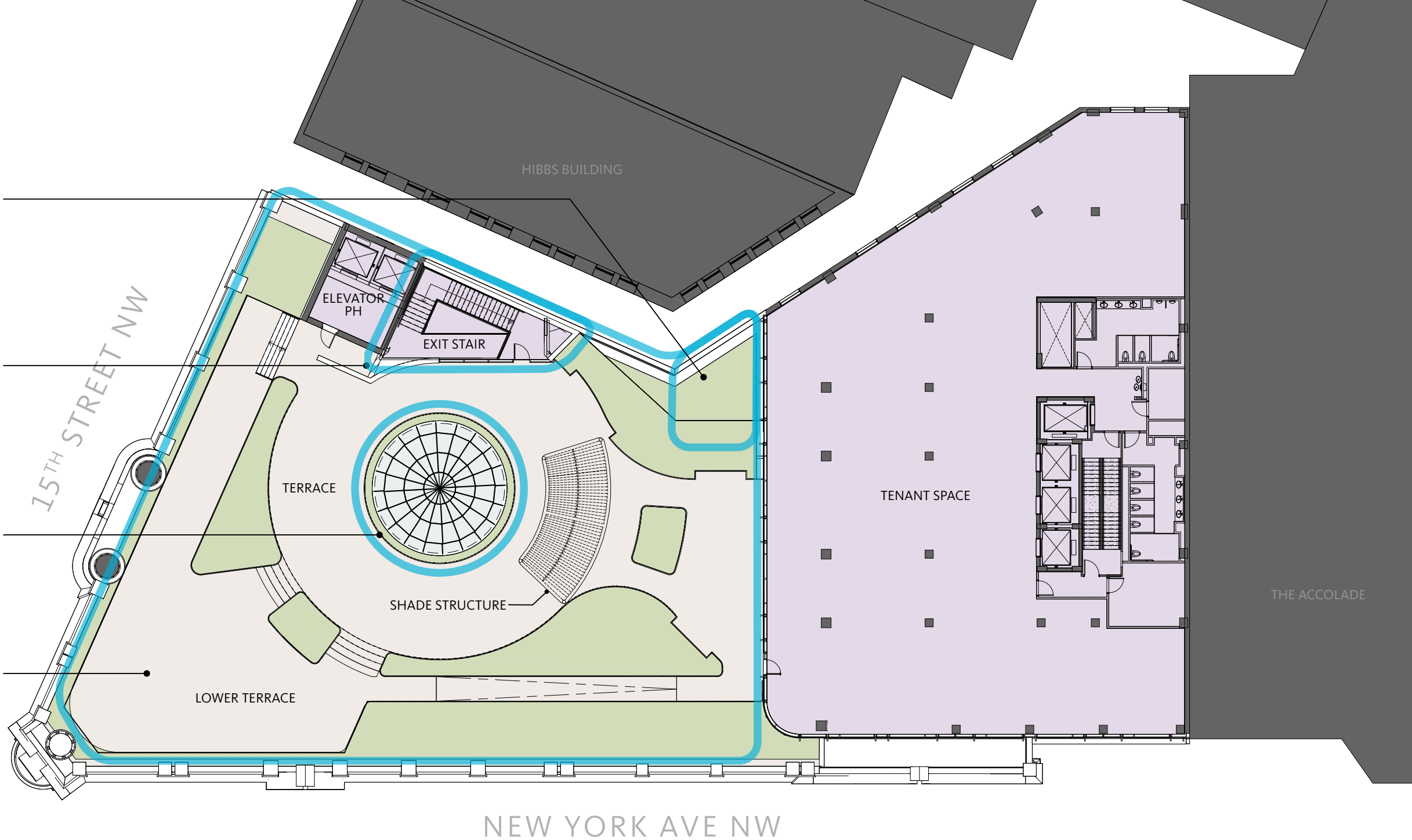
LEVEL 07

COURT INFILL
building notch below infilled with new brick facade and windows to match existing alley walls, allowing more flexible interior planning.

EXIT STAIR EXTENSION
reconfigured and extended from existing stair location to serve both the new roof terrace and interior atrium

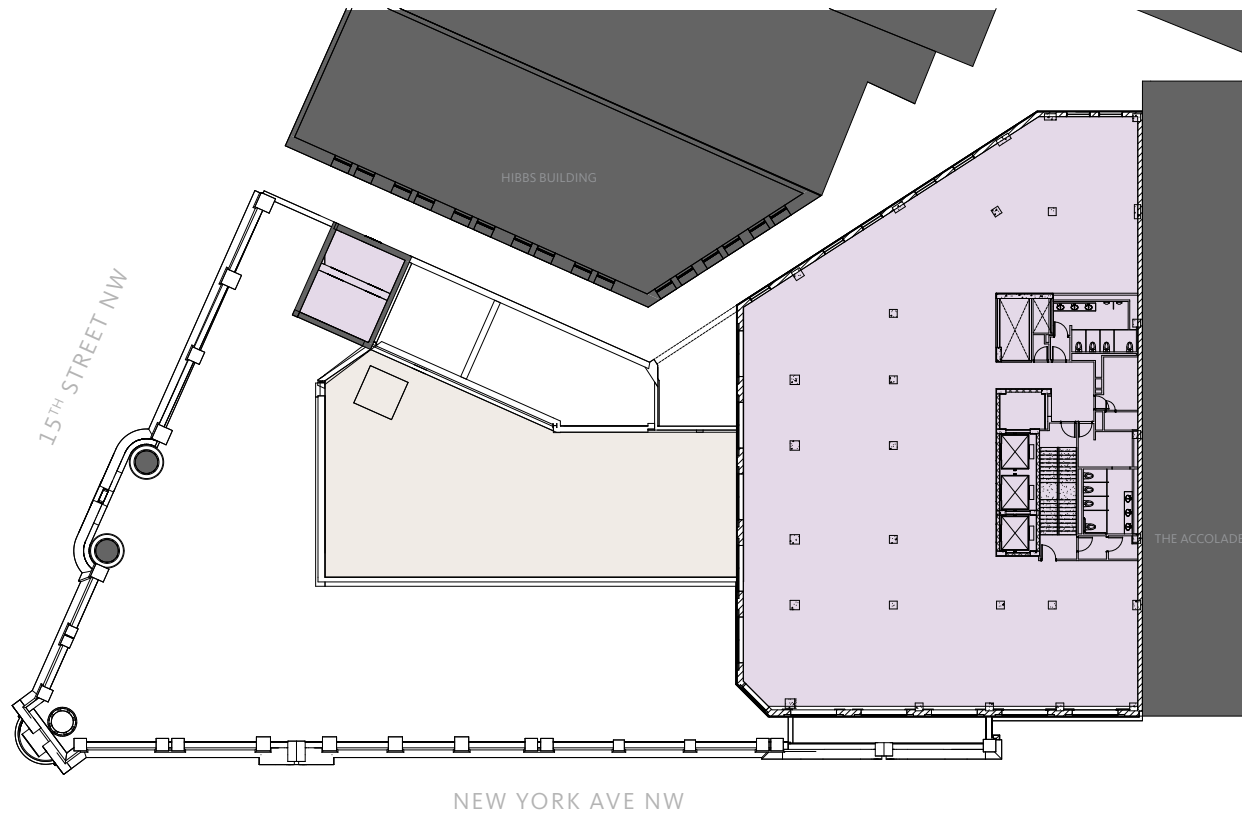
INTERIOR ATRIUM + SKYLIGHT
created by partial floor removal to bring daylight into the building, not visible from street

ROOF TERRACE
provides a park-like retreat for gathering, not visible from street

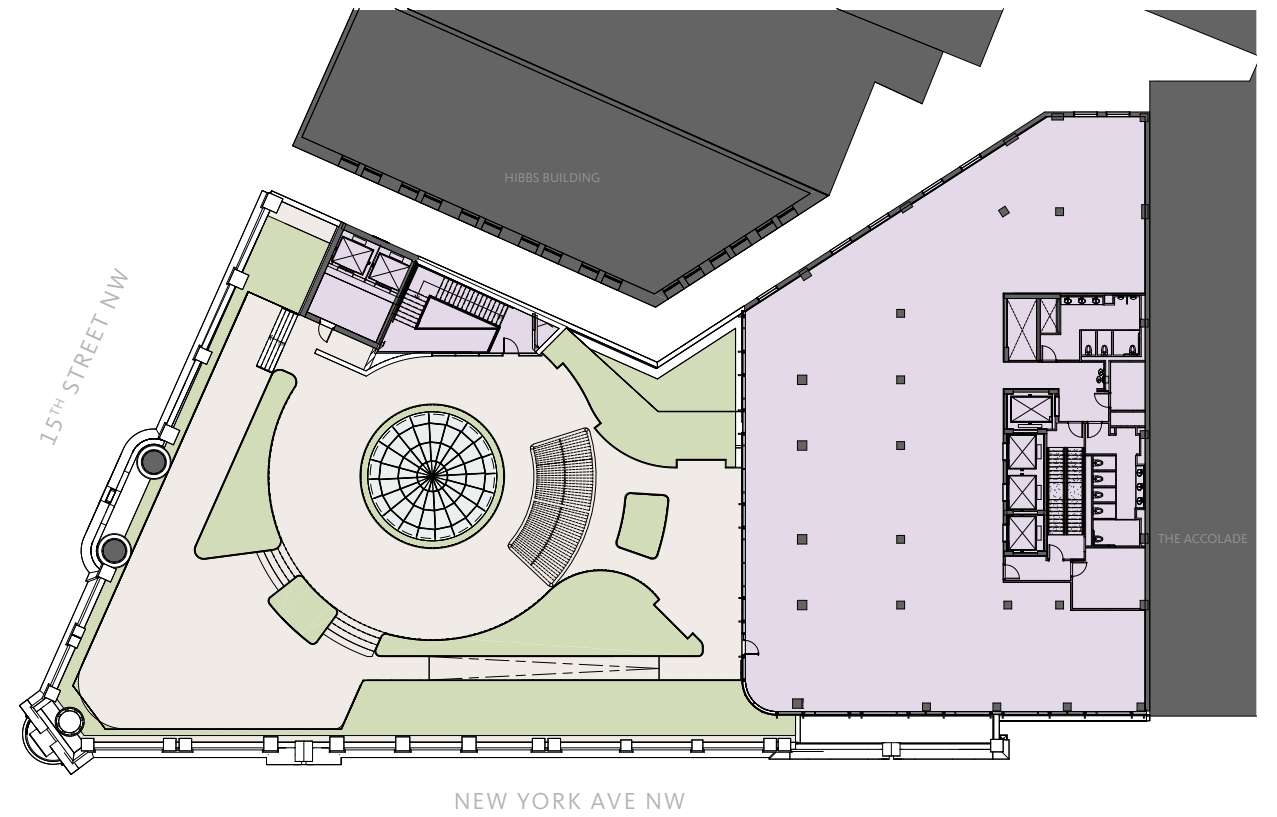


PLAN COMPARISON

LEVEL 07



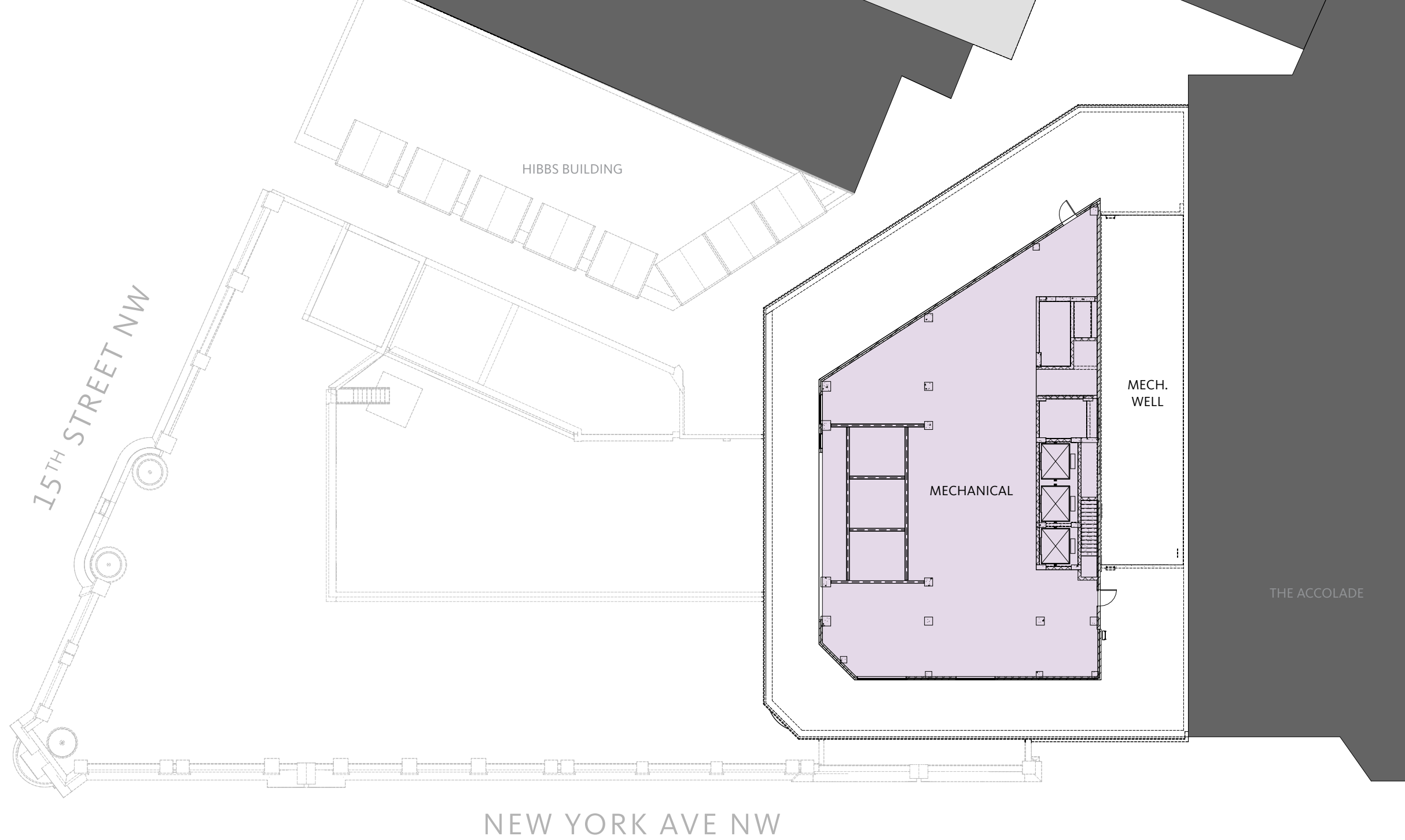
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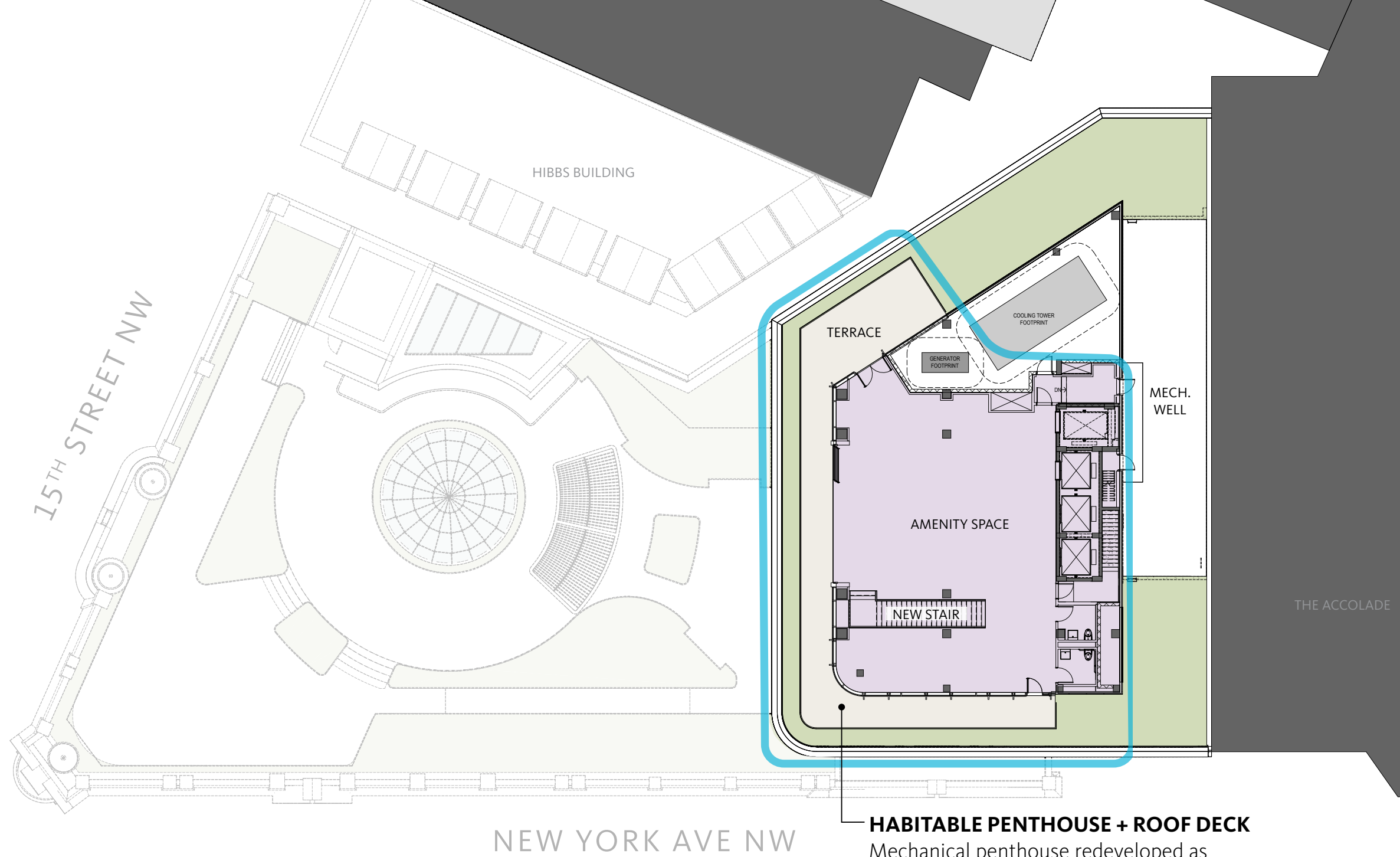
PROPOSED



EXISTING
PENTHOUSE LEVEL



PROPOSED
PENTHOUSE LEVEL



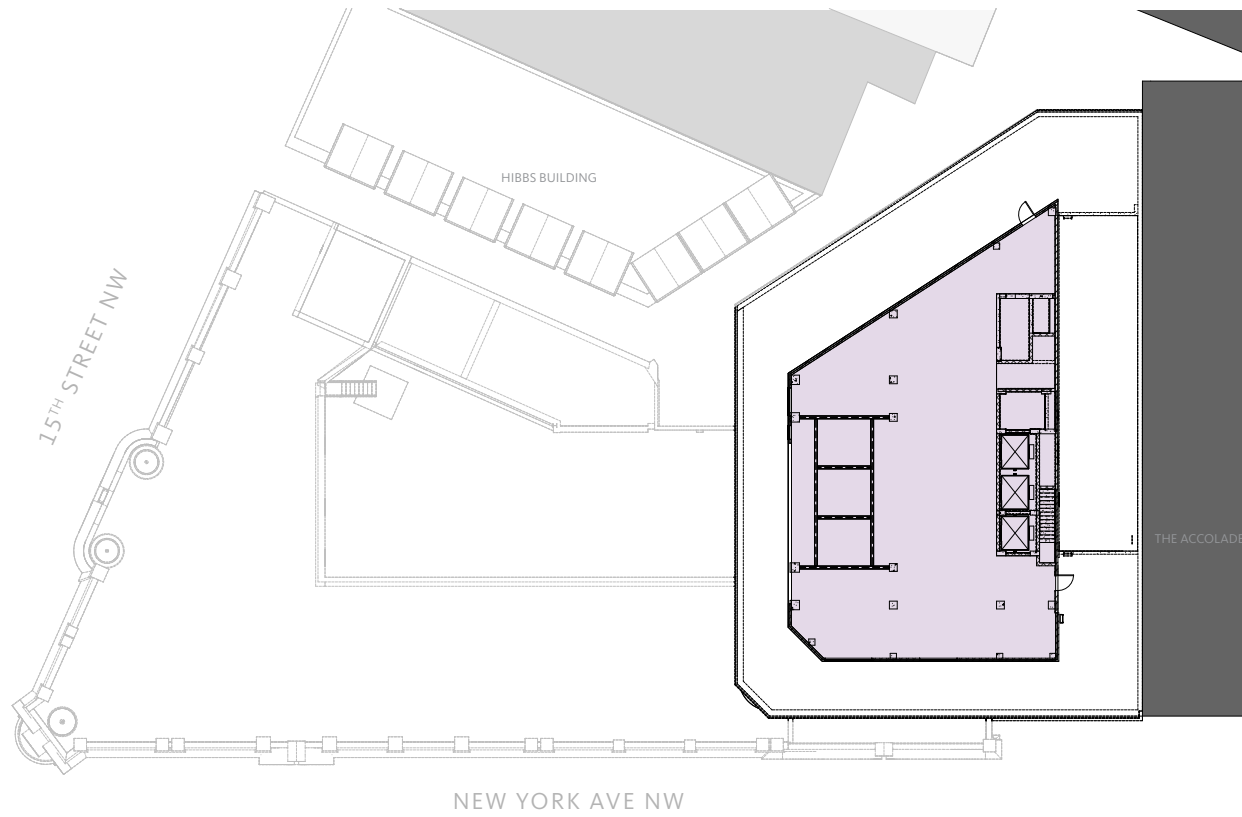
HABITABLE PENTHOUSE + ROOF DECK

Mechanical penthouse redeveloped as an event space with an observation deck oriented toward the White House

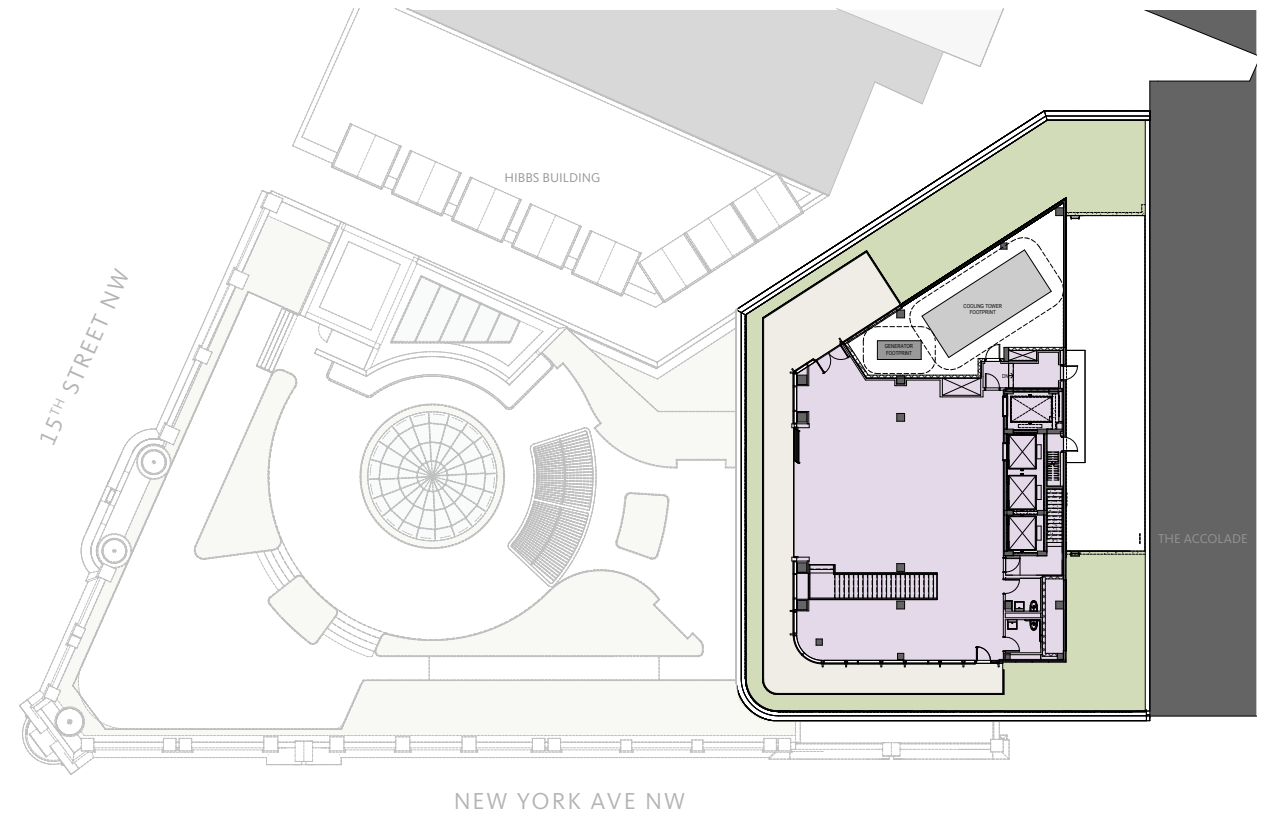


PLAN COMPARISON

PENTHOUSE LEVEL



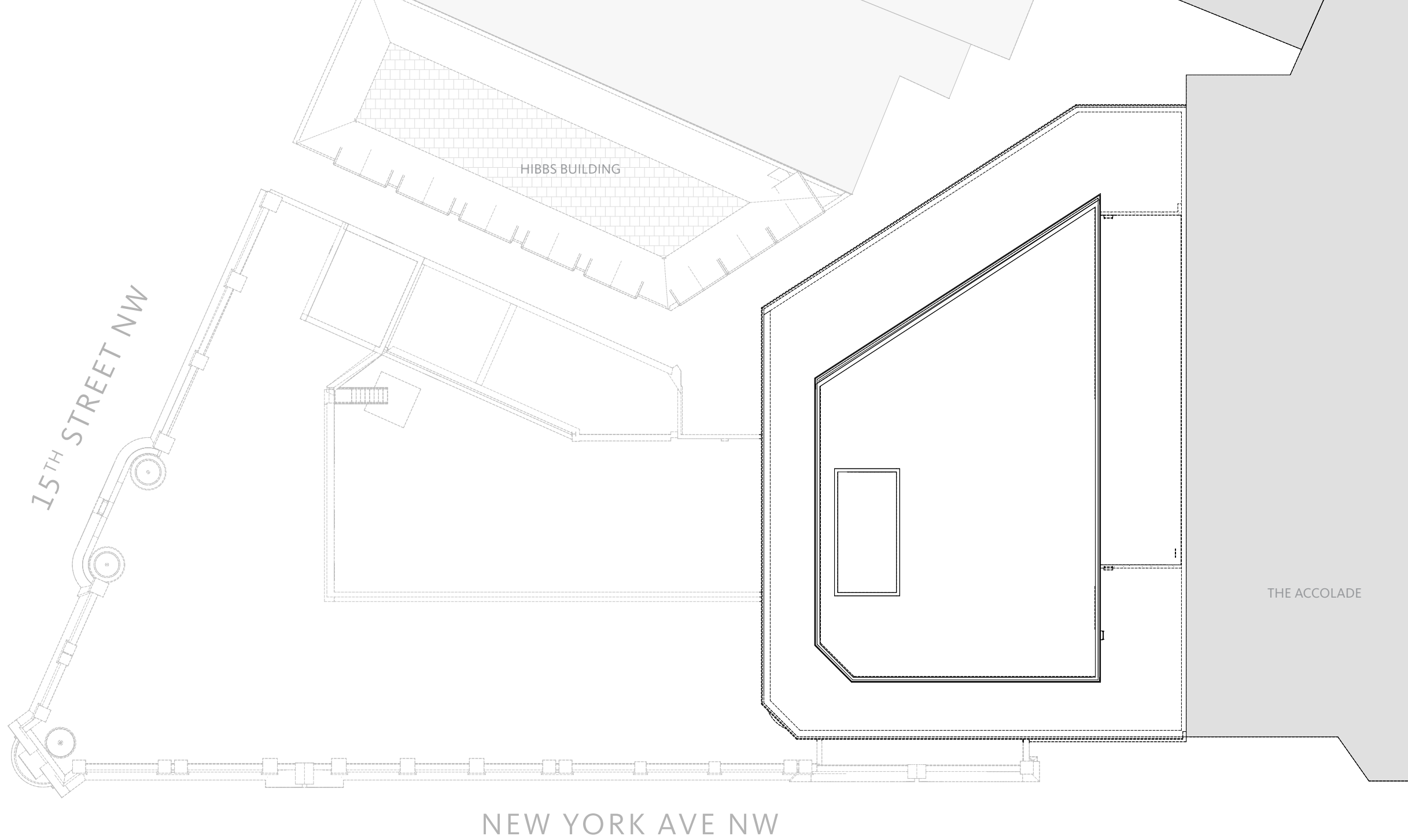
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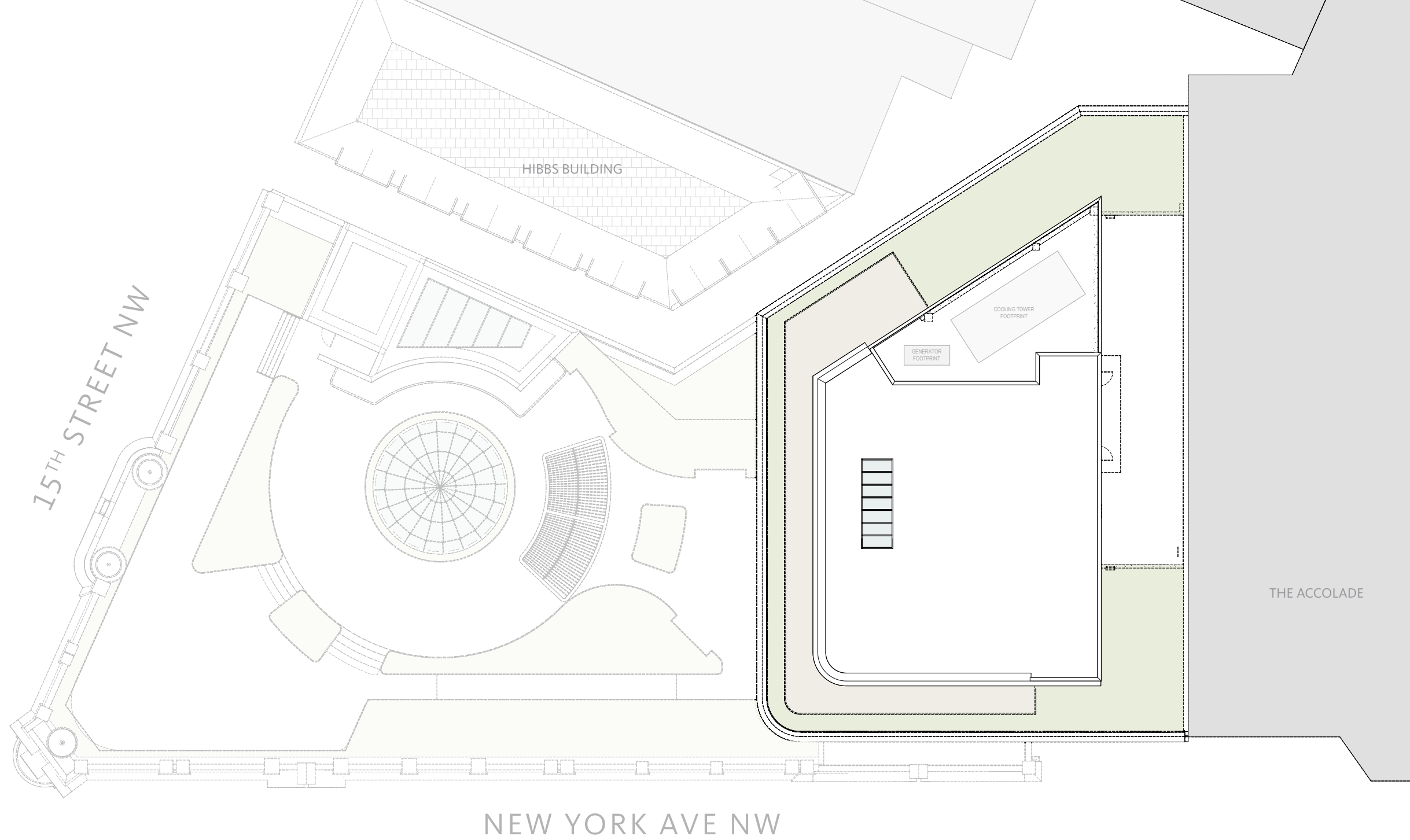
PROPOSED



EXISTING
PENTHOUSE ROOF

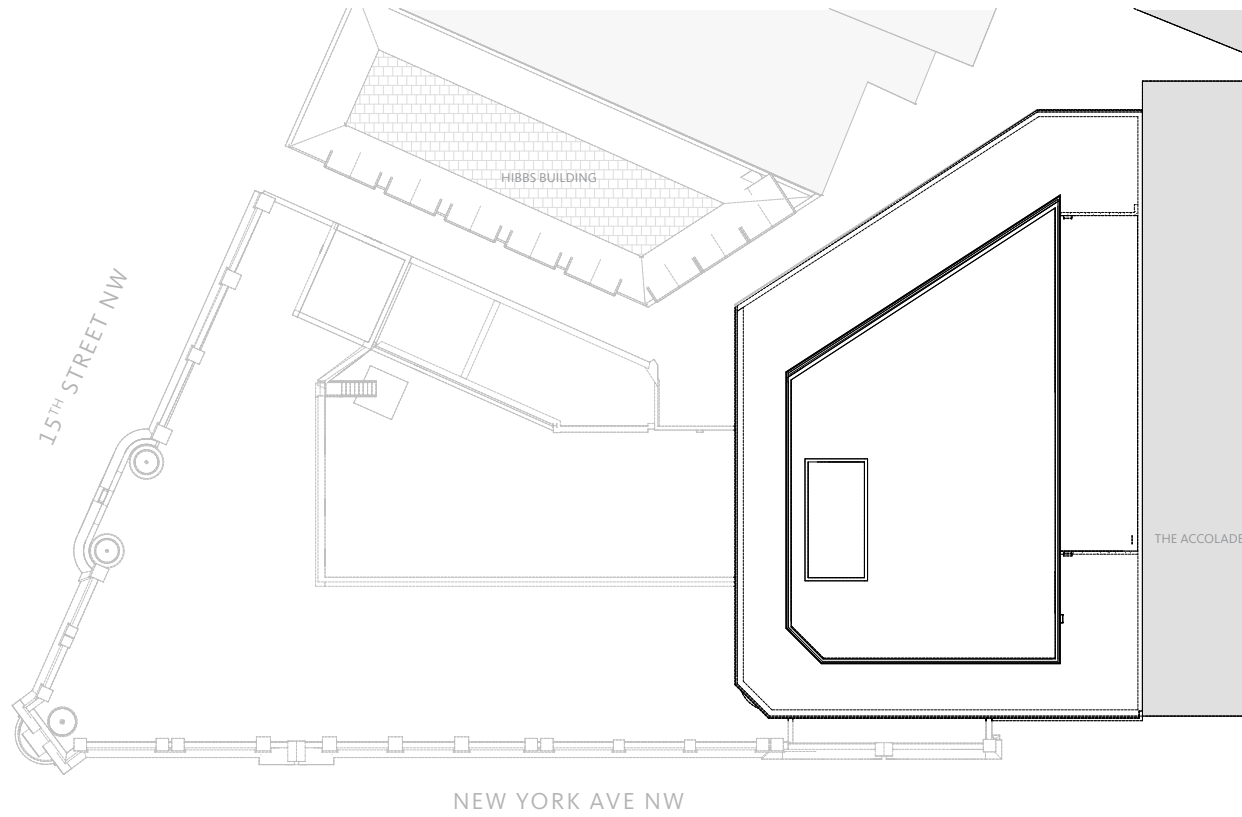


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PENTHOUSE ROOF

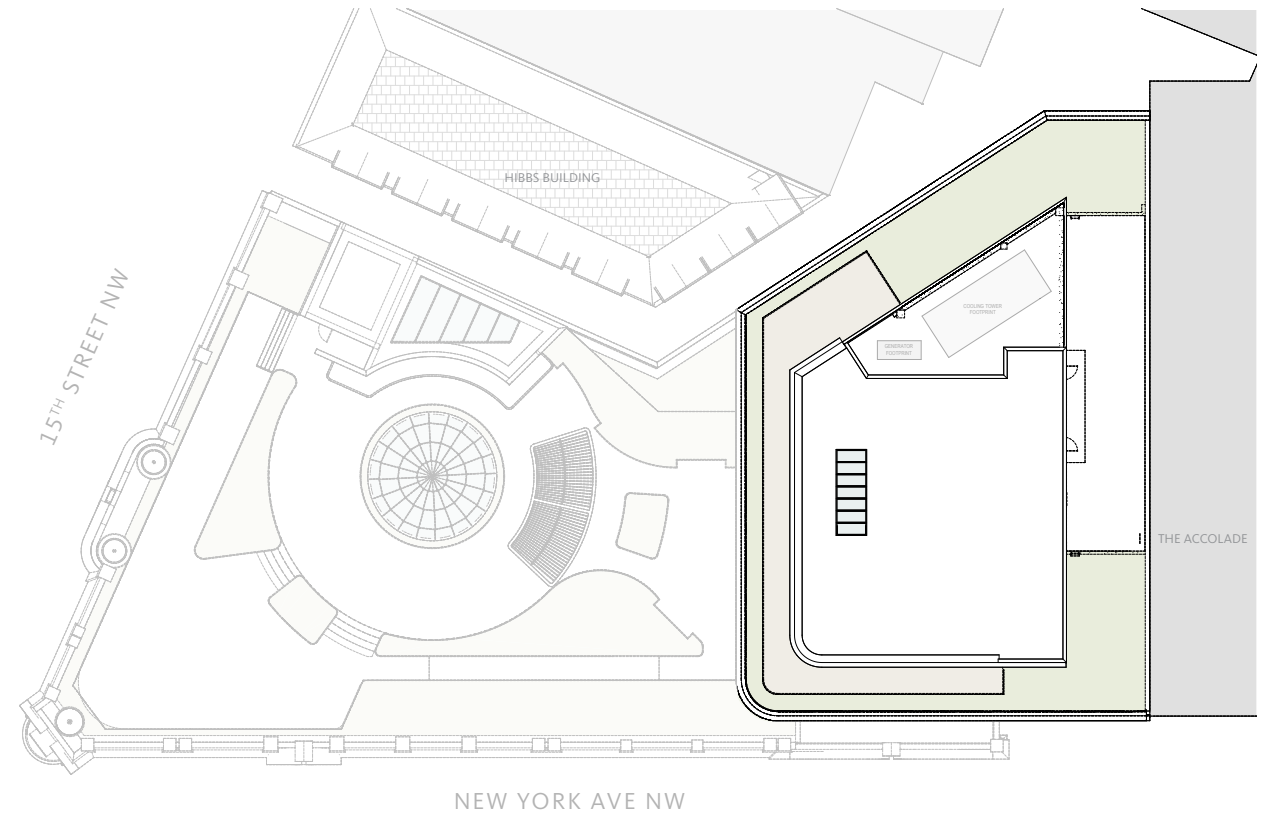


PLAN COMPARISON

PENTHOUSE ROOF



EXISTING



PROPOSED



END OF DOCUMENT

