

THE AMERICAN INSTITUTE OF ARCHITECTS ARCHIVES

BRYANT AND BRYANT

ARCHITECTS AND PLANNERS



THE AMERICAN INSTITUTE OF ARCHITECTS ARCHIVES



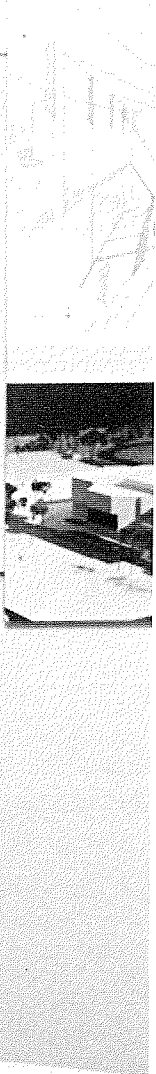
The Philosophy

Man's creative powers are ever-expanding, waiting to be unleashed. Architectural design provides an appropriate catalyst.

Bryant and Bryant harnesses these energies to impact the physical design of the environment as manifested within the pages of this brochure.



The Principals: Robert E. and Charles I. Bryant, A.I.A.

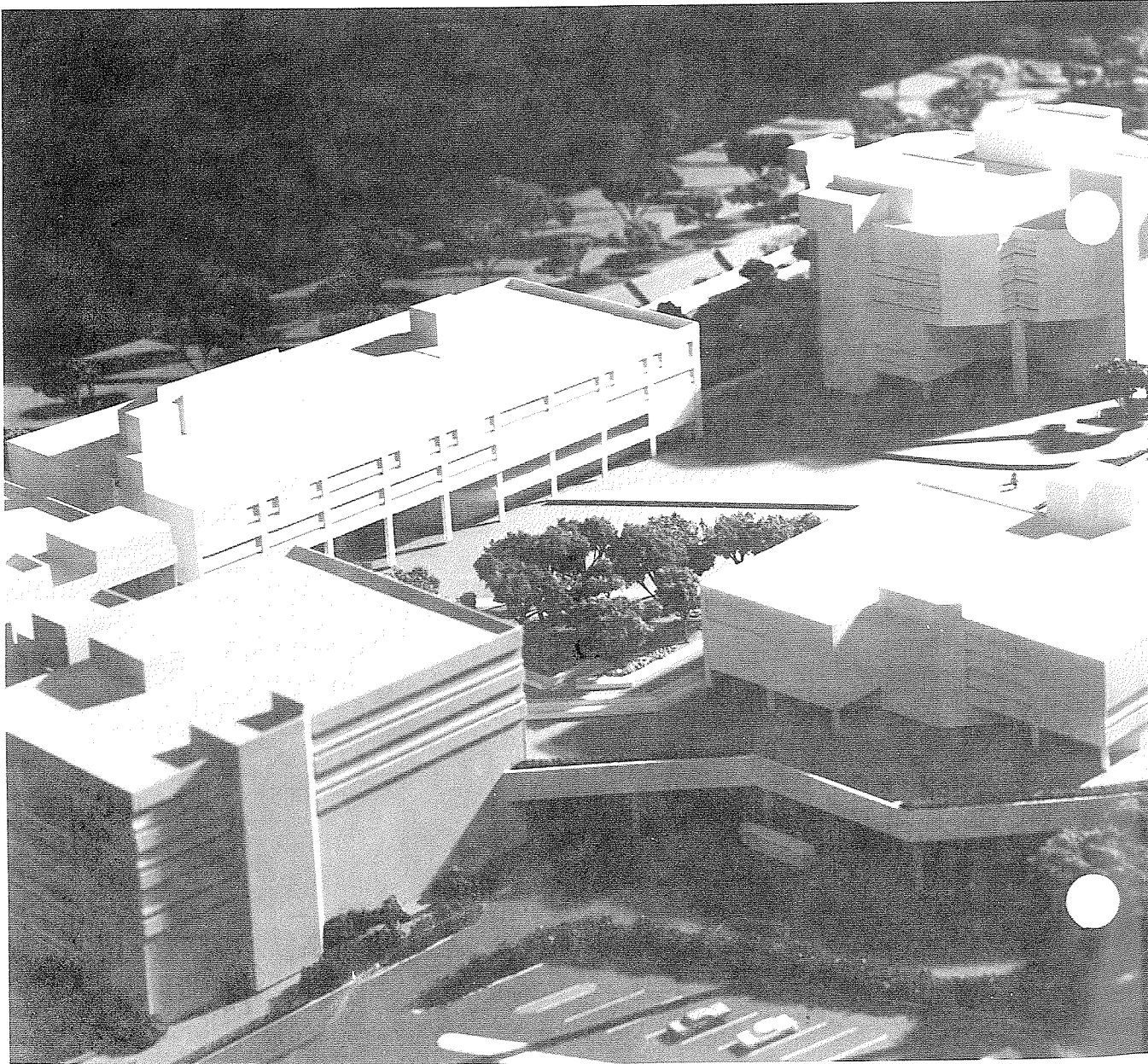


The Commitment

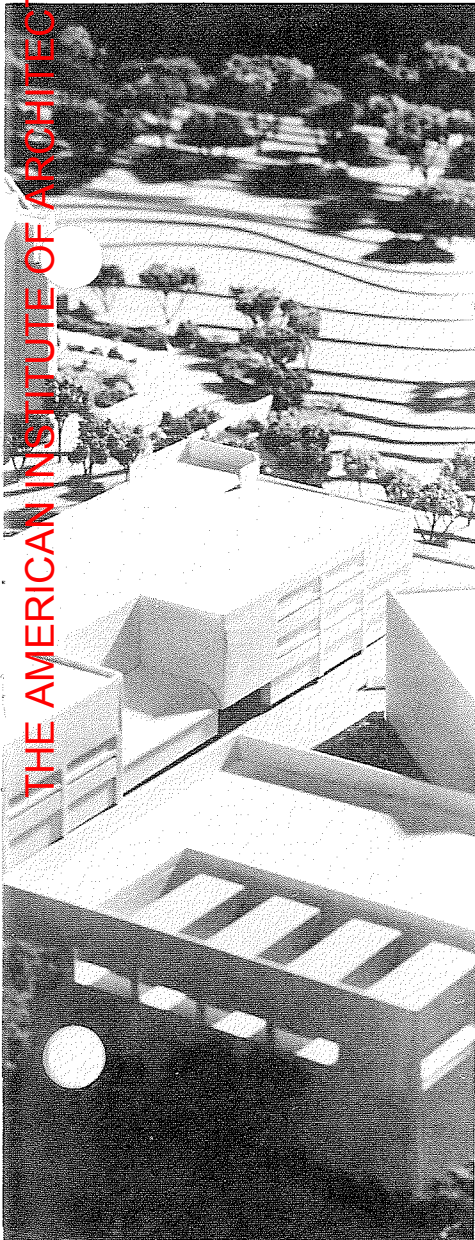
Design empathy consonant with the environment and people to be served represents the thrust of the firm's approach to architectural practice.

Bryant and Bryant challenges the tools of its profession to create this reality within its work.

THE AMERICAN INSTITUTE OF ARCHITECTS ARCHIVES



The Firm



To provide professional services which serve to shape the physical environs. To bring the fullest measure of impact to the forces which influence the quality of life. To perform as sensitive humanists. These concerns predominate the participation of the two Bryant principals in the architectural profession. From their earliest recollection, both gentlemen have shared an awe of man's capacity to physically affect the environment. That they should have chosen to become architects was perhaps the path of least attitudinal resistance.

Bryant and Bryant, founded in 1965, employs over 35 persons, of which eight are registered architects. In recent years, the firm has embraced the systems management approach to improve overall performance. Substantial importance is placed upon the effective deployment of manpower and the attendant concerns of cost and time control. Toward this end, the registered project architect is the center around which the company is organized, with the ultimate goal that each such employee becomes an Associate of the firm. These Associates serve as the nucleus of the project development team encompassing the project architect, responsible for project management; a job captain, responsible for supervising working drawing production; draftspersons; and, additionally, a designer and/or planner as required.

The team approach engendered in the organization's structuring centralizes time and cost control overview which highlights project troublespots before they become major problems.

Engineering requirements for each of the firm's projects are subcontracted to the engineering firm having the expertise most suitable to the project being performed. This access to engineers of choice broadens the firm's design capacity.

Operations

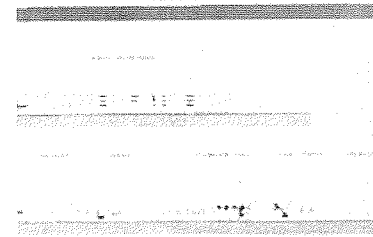
Programming

An emphasis on design must be authenticated by a need for the design. Bryant and Bryant places first echelon emphasis on program determinations, advocating a joint approach which allows the architect and client to evolve the narrative end-product tendered in time-phase for the first crucial mutual understanding of the project at hand. This done, a quantum perception of scope emerges, preparing the way for the more serious aspects of the exercise. Humanism, as part of the process, must be injected with program.

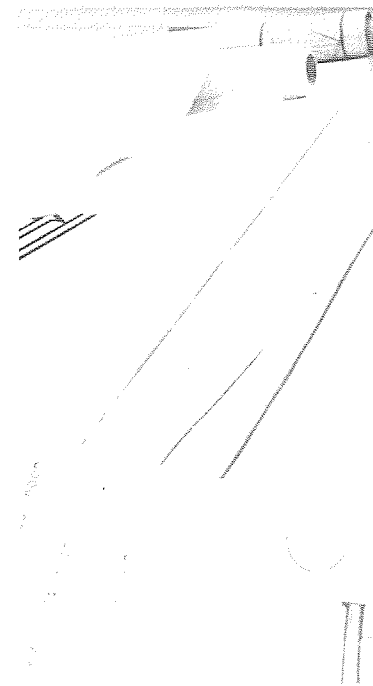
Project Planning

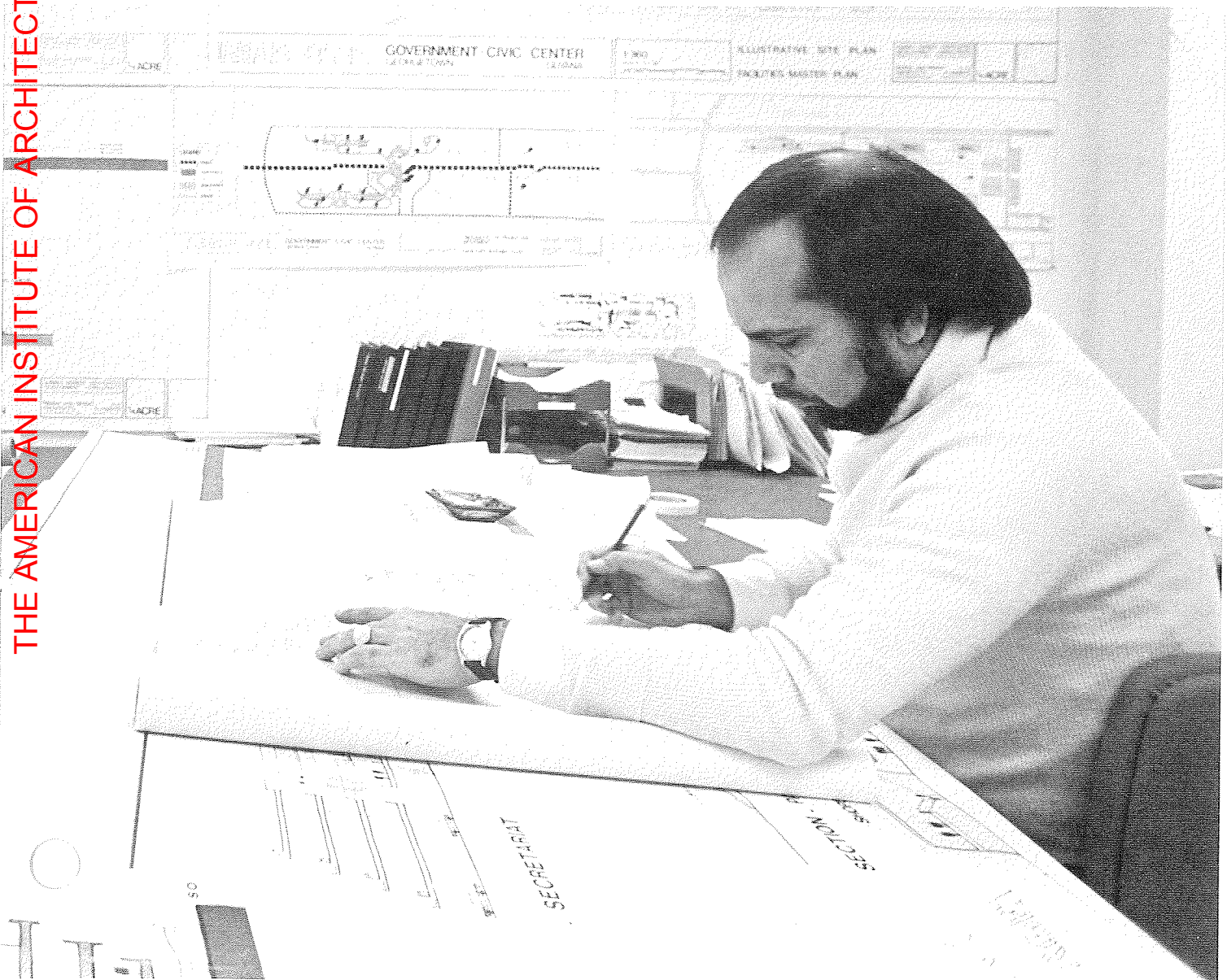
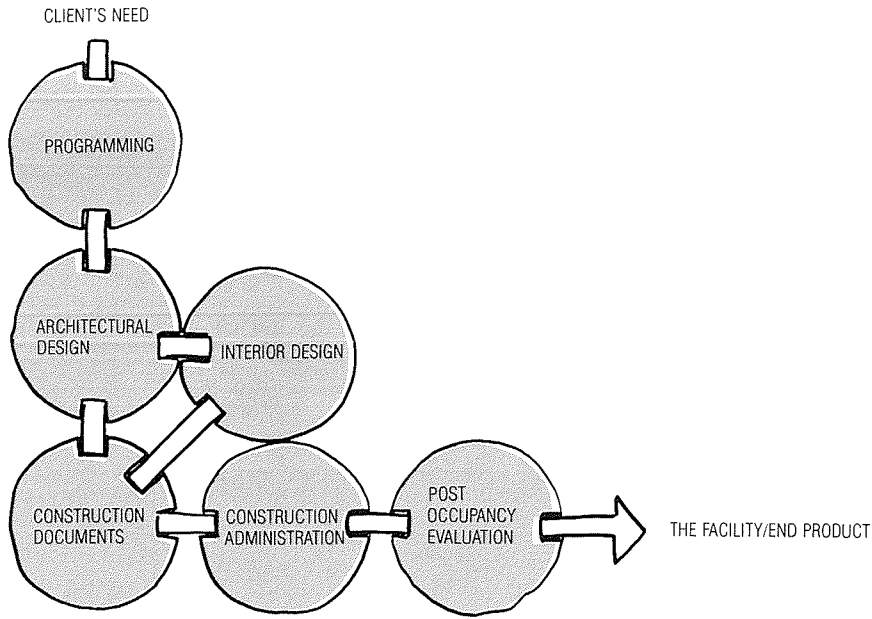
This phase provides perception of the program in spatial terms for measurement physically, economically, and aesthetically. At this stage, the seeds of the theme, "sensitivity," are sown — to be nurtured throughout the design. The project parameters here established provide the very necessary early test of the project's conformity to the overall development plan.

MEYKINS
PROJECTS
DESIGN OF FURNISHINGS
FACILITIES MASTER PLAN



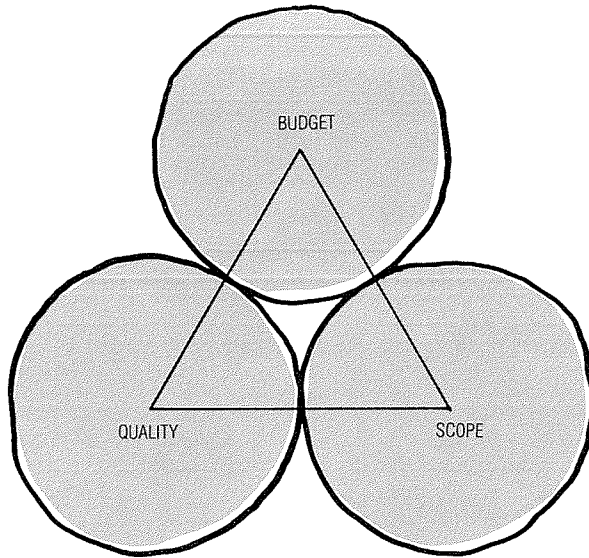
SECTIONS
ELEVATIONS
FACILITIES MASTER PLAN





THE AMERICAN INSTITUTE OF ARCHITECTS ARCHIVES





Architectural Design

We have empathized with the client and reached concurrence on program. We have talked and understood the words. In design, we present what we have understood for the response of our visual senses. The presentation is a statement of the sensitivity, judgment, and capability of the design team. Bryant and Bryant is dedicated to reaching this milestone with maximum empathy as an apparent fact.

In its essence, the design reflects the program narrative and generates the "reason for being" of a proposed facility. Further, design allows the facility personality to emerge — to be reacted and responded to. Effective design is therefore a test of the architect's ability to deploy physical concerns in a manner which aesthetically enhances the environment and pleases the client.

Interior Design

The total impact of a facility is also contingent upon the user's reaction to the inner space. Thus, the theme for a facility is developed to be harmonious and logical — one to which response is invited in continuous movement from the exterior to the interior of the facility and vice

versa. Bryant and Bryant does not accept that design is complete until it reflects this total perspective. In light of this concern, the firm has installed a Division of Interior Design. Bryant and Bryant interior designers function in concert with the architectural designers whenever the conditions of contract permit.

Construction Documents

It must all come together. With primary emphasis upon design, Bryant and Bryant is well aware that the design must be capable of implementation. Design staff at Bryant and Bryant are selected for the ability to detail their creations — acknowledgment that construction contract documents are the principle vehicle of quality control for the client. The firm's project persons bring many years of experience to their area of responsibility and manage assigned projects from inception through implementation. From experience gained in designing complex institutional facilities, the firm has developed a high degree of capability in contract documentation.

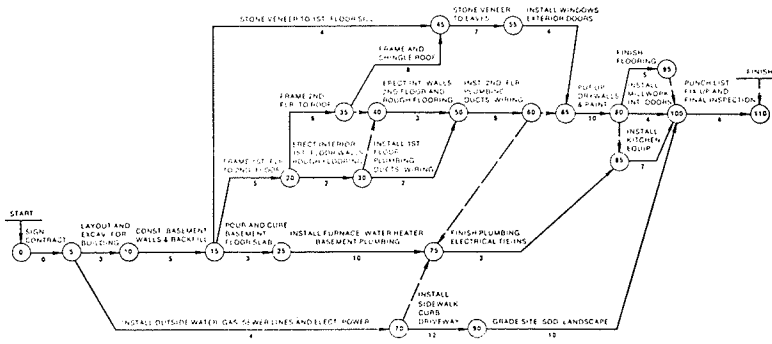
Construction Administration

The harmonious interface of all the ingredients that make up planning and design requires a sophisticated administrative process. This fact is even more true in dealing with the construction industry. Because of the complex nature of the construction process, Bryant and Bryant feels it especially important that

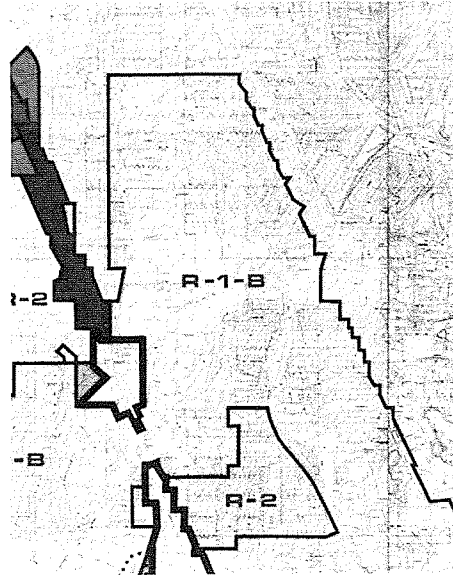
adequate time be made available to help the client understand this multi-faceted process. Towards this end, the firm's participation in preparation of agreements and project reports, maintenance of adequate and informative data to explain job requirements, etc., is all part of construction administration.

Post Occupancy Evaluation

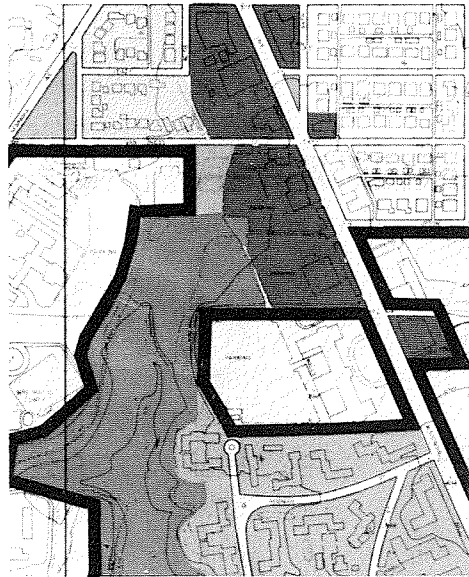
We would be arrogant if we implied that our finished facilities are beyond improvement upon completion. The post-occupancy evaluation allows for a follow-up consideration with regard to all projects. That we should subject ourselves to the learning curve associated with each project is to the advantage of the firm as well as the client. Post-occupancy evaluation is a relevant process which will continue to occupy a conspicuous position in the Bryant and Bryant standard operating procedure.

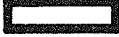


















EXISTING ZONING



EXISTING LAND USE



-  C-3-A MAJOR BUSINESS AND EMPLOYMENT CENTER
-  C-2-B COMMUNITY BUSINESS CENTER. HIGH DENSITY MIXED-USE
-  C-2-A COMMUNITY BUSINESS CENTER. MEDIUM DENSITY
-  C-1 NEIGHBORHOOD SHOPPING
-  R-5-C MEDIUM-HIGH DENSITY F.A.R. 3.5
-  R-5-B MEDIUM DENSITY F.A.R. 1.8
-  R-5-A LOW DENSITY APARTMENT F.A.R. 0.9
-  R-4 R-3 R-2 R-1-A R-1-B LOW DENSITY
-  GLOVER ARCHIBALD PARK

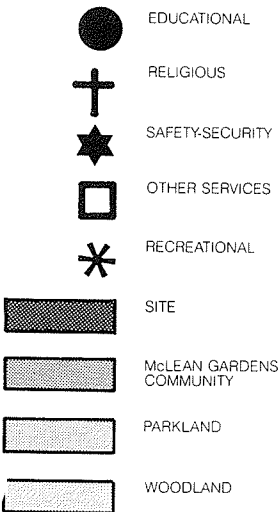
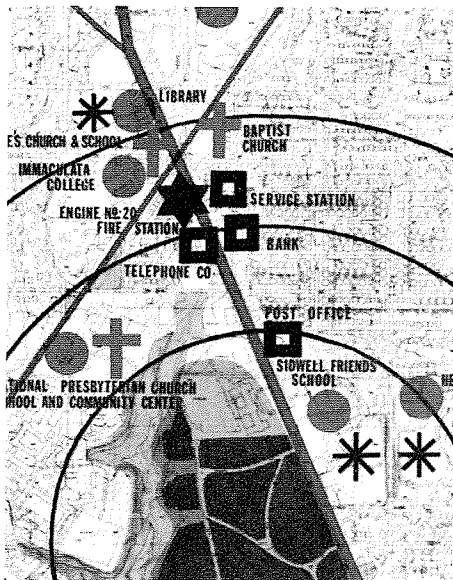
-  LOW DENSITY
-  LOW DENSITY APARTMENT
-  MEDIUM DENSITY
-  MEDIUM-HIGH DENSITY
-  PARKLAND
-  WOODLAND
-  COMMERCIAL AND BUSINESS
-  INSTITUTIONAL



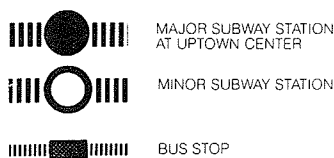
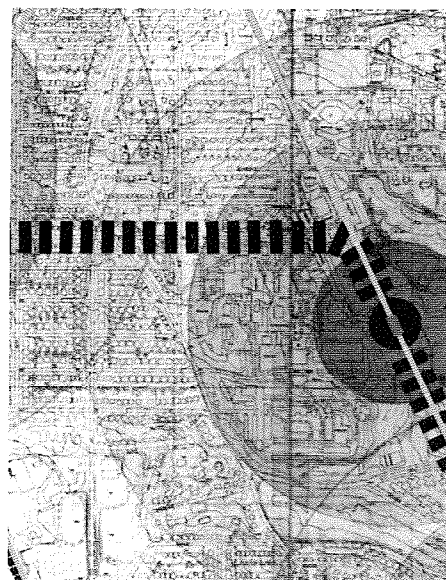


Urban Planning Activity

COMMUNITY FACILITIES



MASS TRANSIT ACCESSIBILITY



To improve the urban environment warrants treatment in major segments. Bryant and Bryant, a product of the urban core, has a special affinity for projects of this reference-frame and works together with impacted communities to develop residential and institutional facilities that are good for the people as well as the environment. The firm approaches such undertakings with an open attitude, acknowledging a multi-disciplinary spectrum need. For example:

- In Washington, D. C., Bryant and Bryant involvement in the planning study for McLean Gardens underscores an important land use concern which impacts crucial questions of tax base. Extraordinary consideration was directed to this development to ensure that it did not insult its adjacent uses.
- In Washington, D. C., the Change/All Souls Housing Project represents a successful marriage of the Federal Housing Authority 236 Program with community organization to create 406 units of moderate and low income housing in the urban core.
- In Georgetown, Guyana, the D'urban Park Master Plan sets out development of a civic and governmental center for that new nation. After many years of prudent planning, the government is now able to direct its resources to creation of such facilities for the people.

Urban planning is a central theme of the Bryant and Bryant outlook, reflecting faith in urban revitalization.



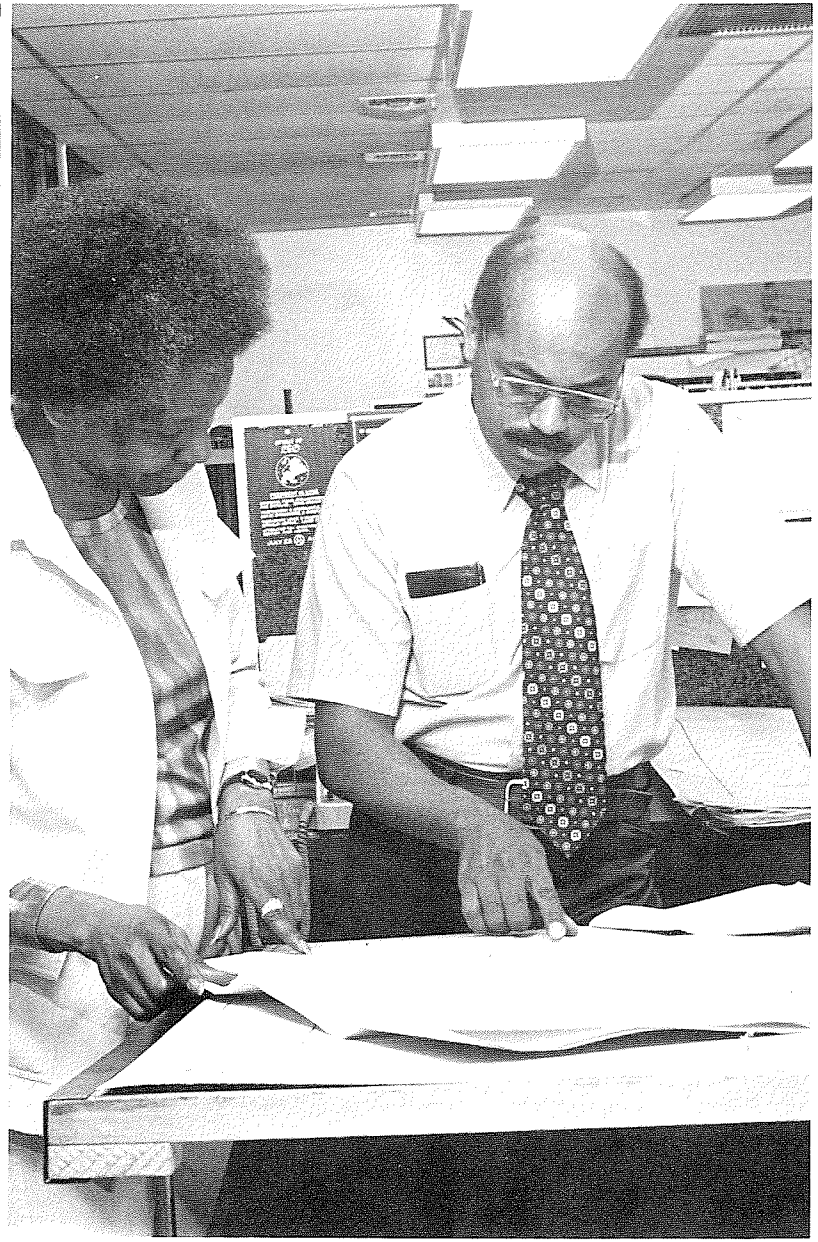
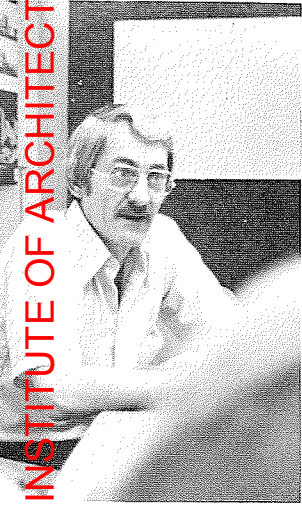


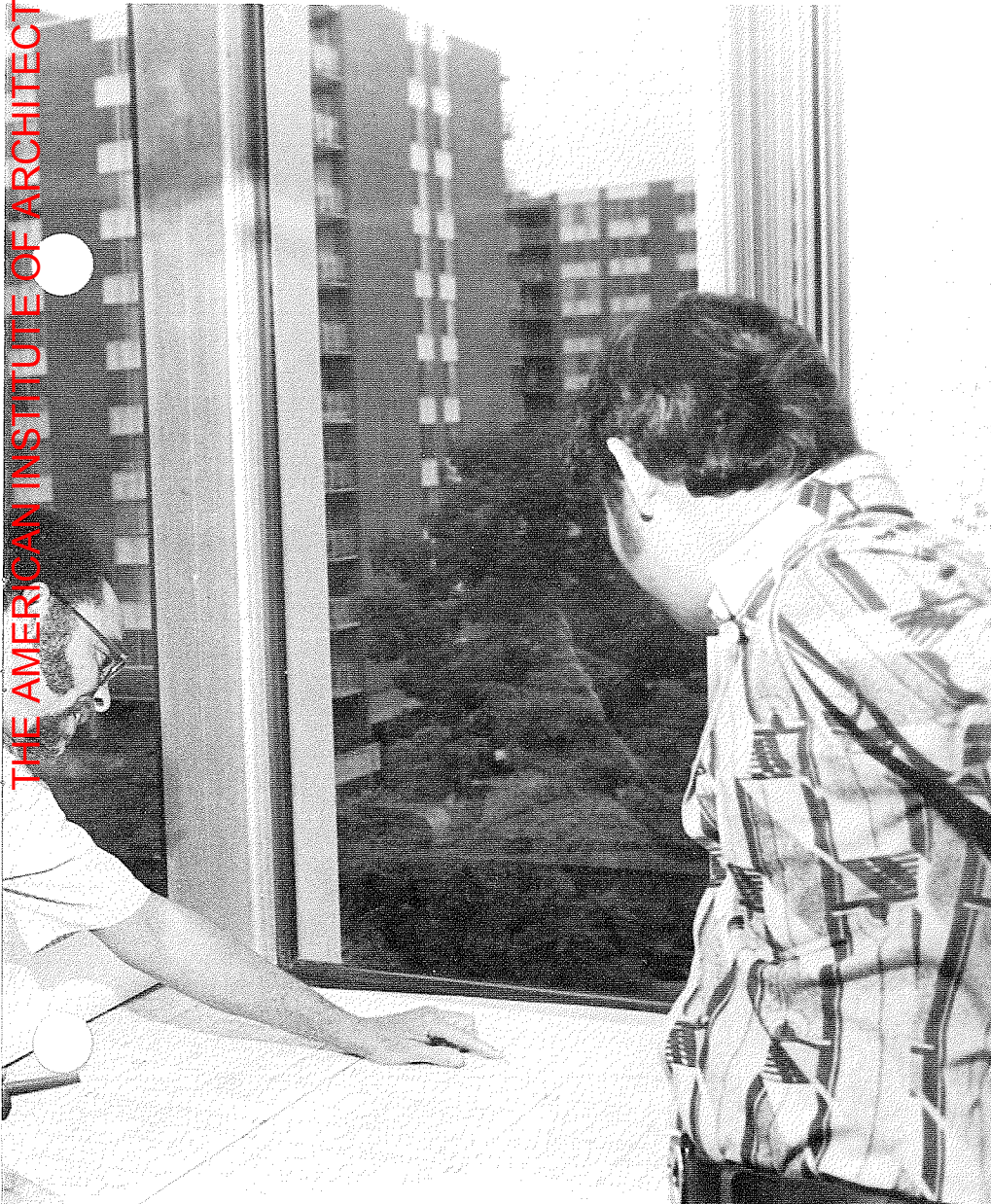
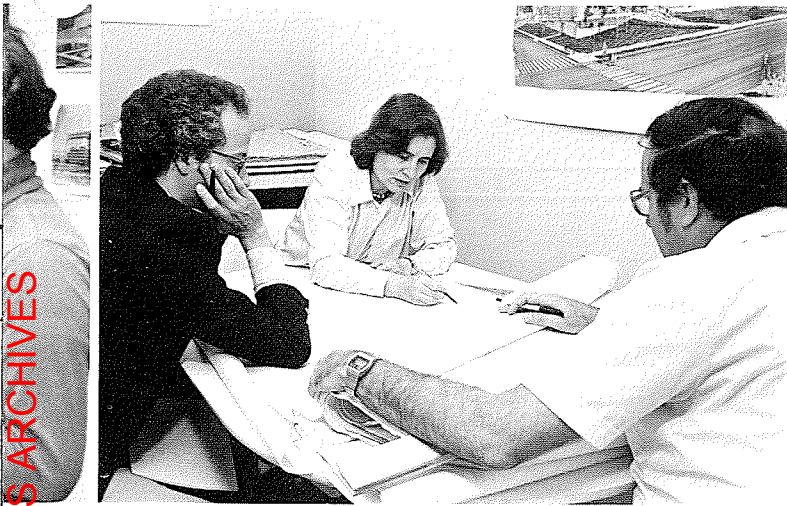
Location in a community which the principals have come to know over the past 40 years places a demand on the firm which it enthusiastically embraces to the limit of its resources:

- The Frontier's Housing Project in Washington, D.C. (54 townhouses) was developed in concert with Frontier's International as sponsor through the Turnkey Three funding vehicle. Each townhouse will one day be owned by its present occupant.
- The Dunbar Homes in Arlington, Virginia, a local community project still in its planning stage, can only be developed if Bryant and Bryant or some other professional service firm inspires, educates, and initiates at a level to provide motive force for a much needed project.
- Student interns have provided a valuable service to Bryant and Bryant through the years, not only for their direct labor but also for their inquiring and sometimes idealistic outlook on the profession. Interface with students is always challenging and, as a matter of policy, Bryant and Bryant expects to maintain that liaison.

These examples manifest community service integrally related to the professional activity of the firm. Such involvement allows the company to keep pace with and retain sensitivity to community concerns.

THE AMERICAN INSTITUTE OF ARCHITECTS ARCHIVES





"The Firm" is young in years but sophisticated in outlook. The foregoing sets out its attempt to achieve a managerial and professional resilience which will withstand the test of time. "The Work" set out in the following pages evidence the creative design sense propelling the forward direction of the firm and attest to the success of the organization's management approach.

The Work

The projects represented on the following pages indicate the variety of design solutions and level of project scope with which Bryant and Bryant has been involved. They range in size from \$100 thousand to over \$100 million in construction cost. Regardless of size, however, the maximum level of progressive and functional design was provided for each commission.

This project activity evidences Bryant and Bryant's growing design empathy which seeks always to be in concert with the environment while fulfilling the owner's requirements.

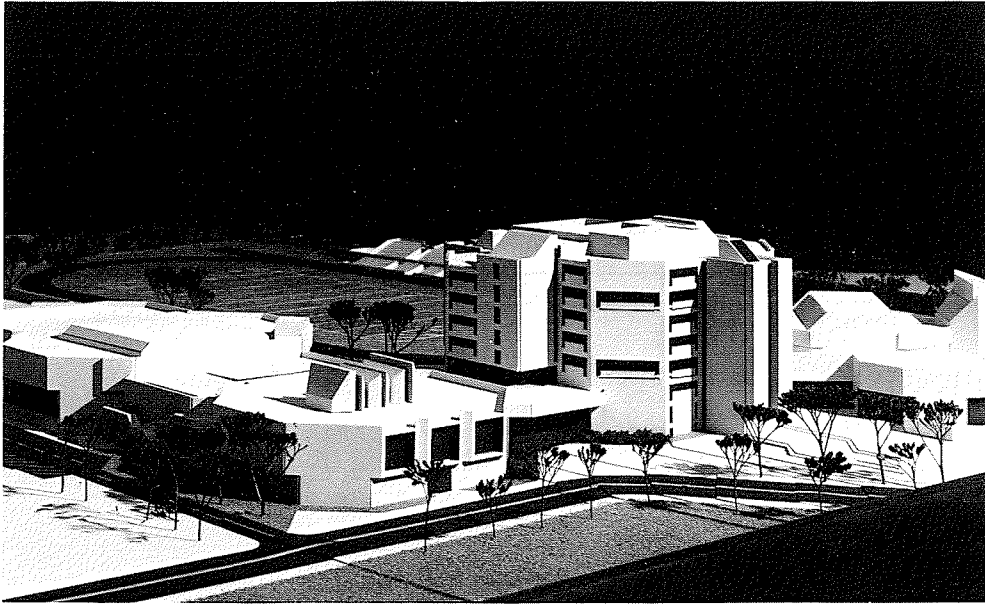
Dunbar High School Replacement and Community Center Washington, D. C.

This facility, accommodating 1,800 students, has been designed by Bryant and Bryant in an architectural character befitting its location on a major avenue leading to the Nation's Capitol. The masonry tones and skyline revetments reflect the architectural character of the historic structure it replaces. Rising 90 feet in the air, the 340,000 square foot school/community center is open-planned with three academic "houses" on a 12-acre site. A 100-car parking garage, an olympic swimming pool, and the full complement of conventional athletic facilities are included. As a community center, the school is open for evening education, recreation, and community activities.

The school has a reinforced concrete structural frame on a four foot thick reinforced concrete mat for the 90-foot tower section. The concrete spandrels feature masonry infill panel walls. The mechanical system is a variable volume air distribution system.

Construction Cost: \$20 million.





**Washington Technical Institute,
University of the District of Columbia**
Washington, D.C.

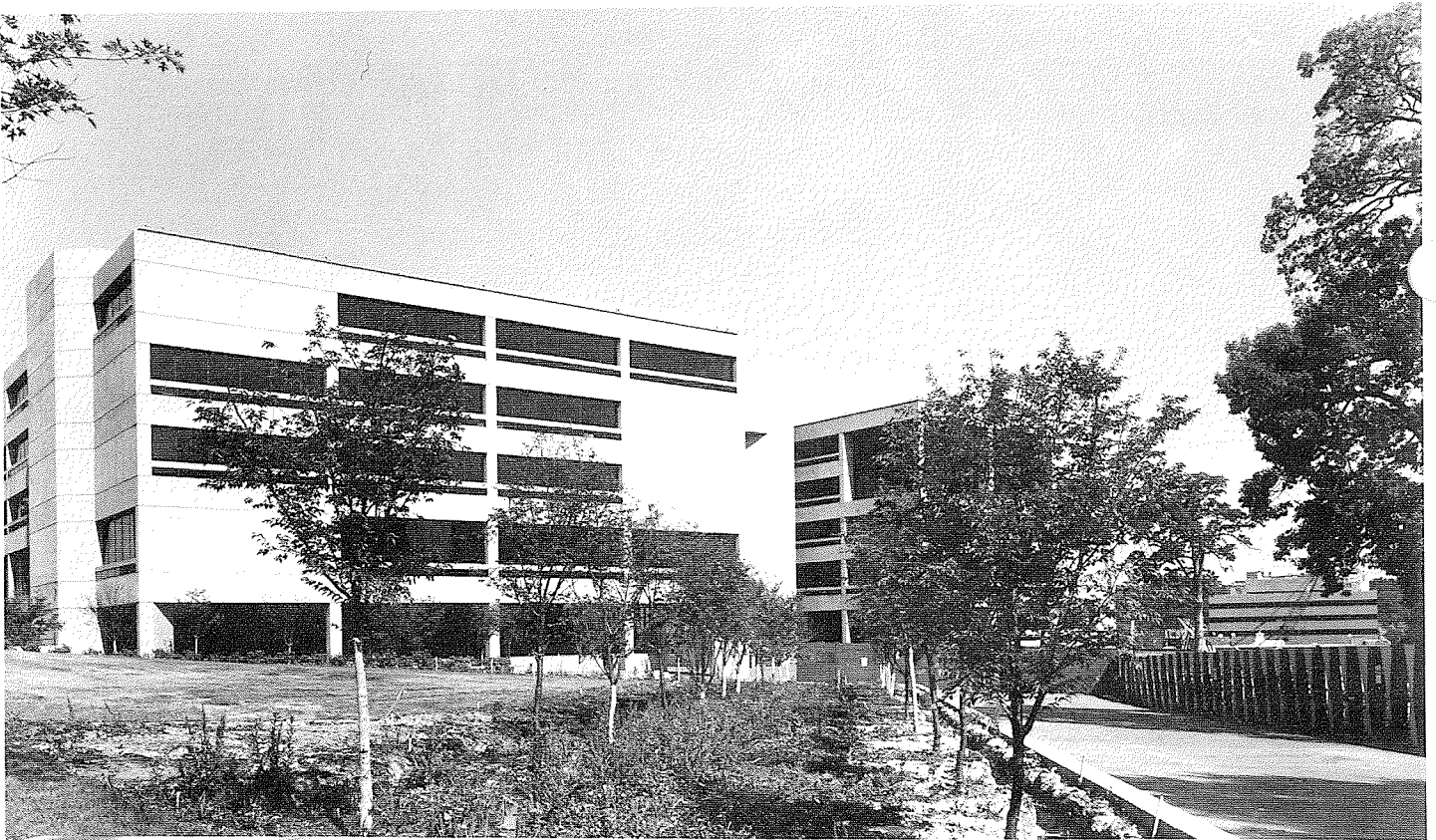
This project consists of the development of the master plan, Phase I and Phase II design development. Bryant and Bryant was project manager for the master plan and Phase II development of the 1.2 million square foot Van Ness Campus of the University of the District of Columbia.

The master plan for this urban technical campus responds to the cluster educational concept and incorporates separate buildings for Instructional Resources, the Student Center, Health and Physical Education, Allied Health, Fine Arts, Engineering, Administration, Power Plant, Ancillary Services, and a 750-car Parking Garage. Phase I consisted of the design development of the Student Center, the Administration Building, and part of the Engineering

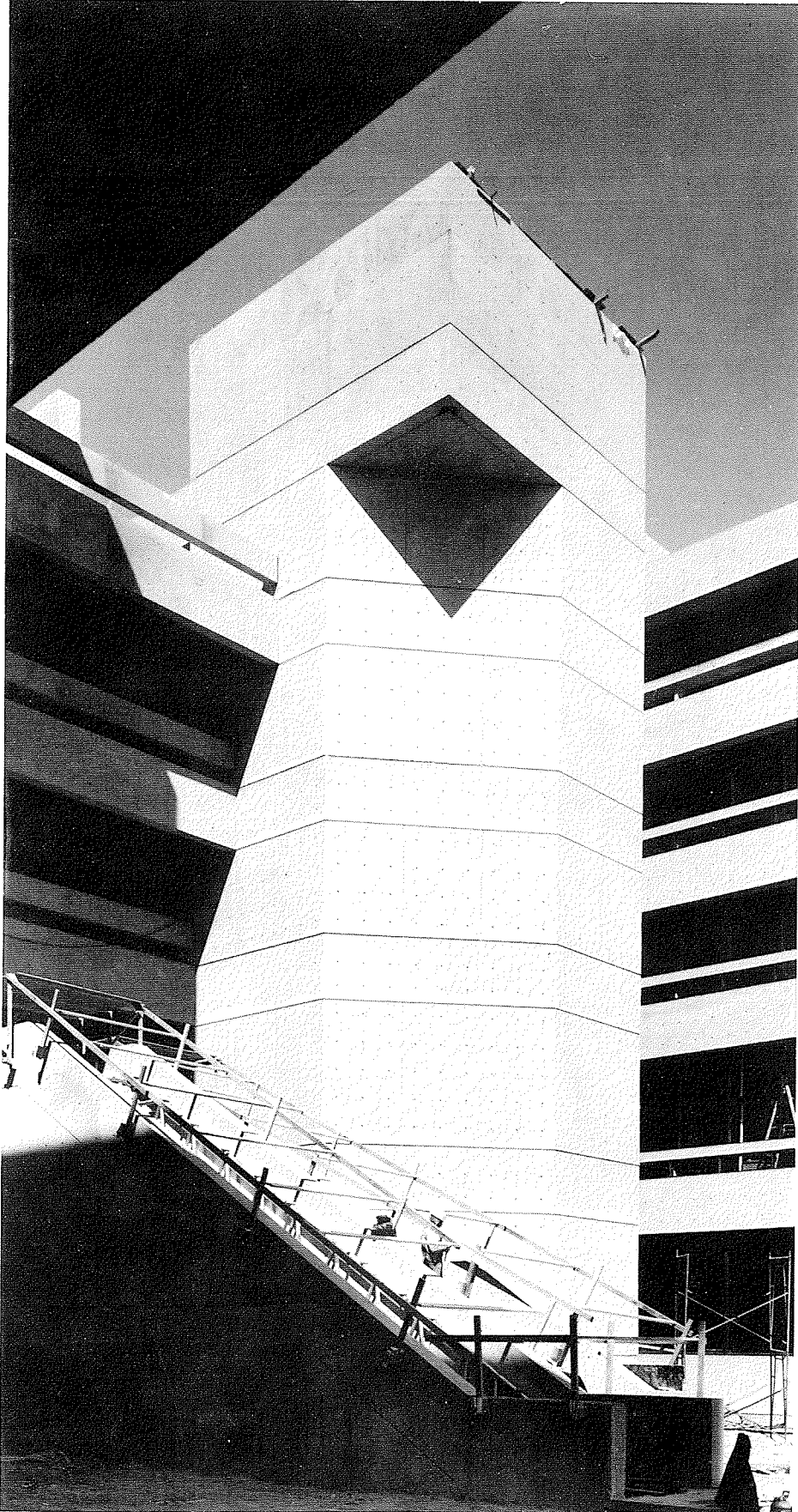
Building, as well as interior design for these facilities, all shared by Bryant and Bryant. Phase II development consists of eight buildings. Of these, Bryant and Bryant developed the Instructional Resources Center, completed the Engineering Building, and jointly developed the 750-car garage.

Highlighted on these pages are the Connecticut Avenue campus entrance pylon and the Administration Building and Student Center developed in Phase I.

Construction Cost: \$100 million.



Washington Technical Institute



Rockport Maine Medical Center
Penobscot Bay, Maine

Designed around an expandable chassis, this 150-bed Medical Center is planned with interstitial spaces to allow maximum flexibility for continuing change. The 65,000 square foot facility is located on a cliff overlooking the Atlantic Ocean. Courtyards reflect the capacity for future expansion inwardly as well as outwardly within the diagnostic unit.

Construction Cost: \$8 million.

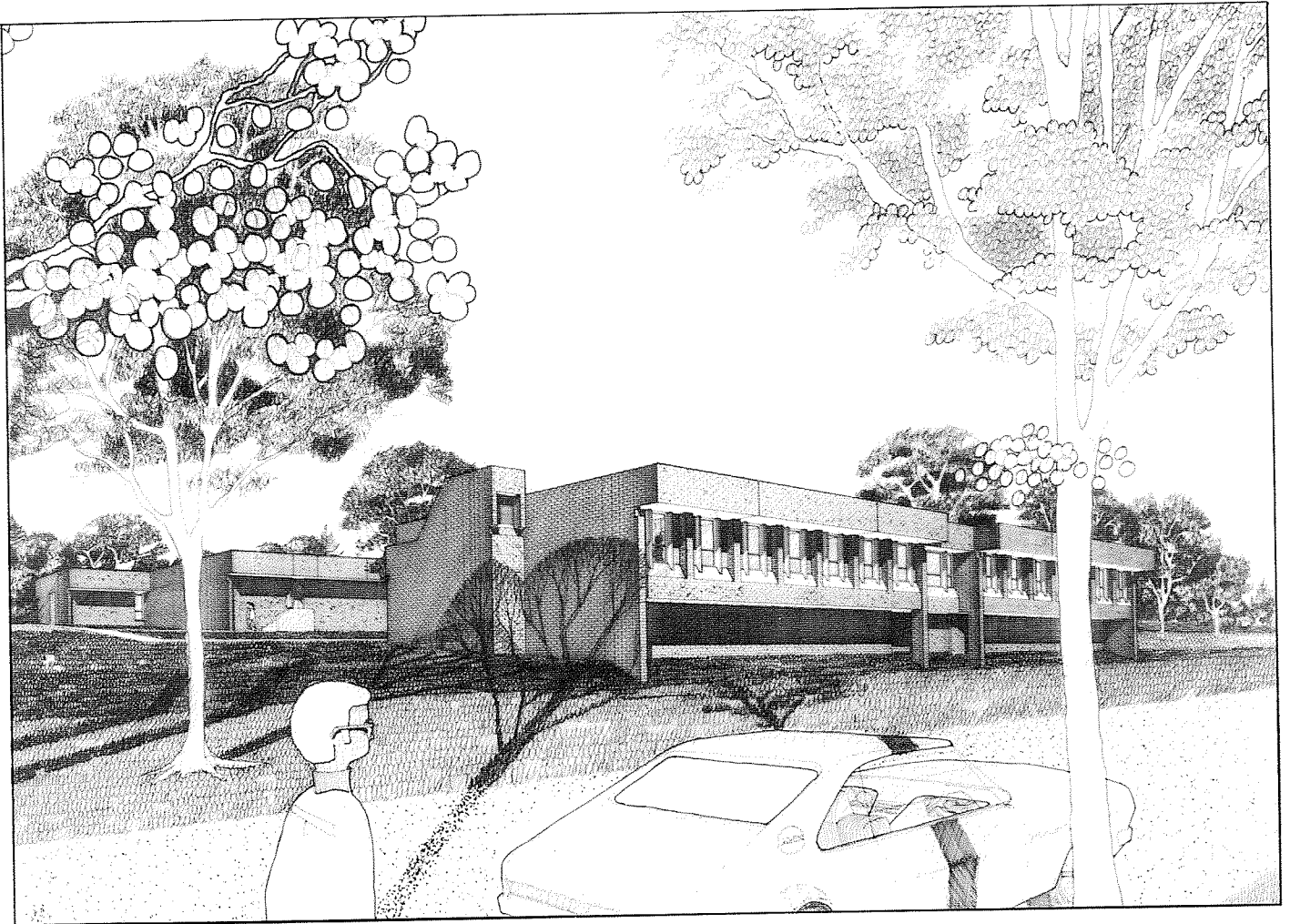




Penobscot Valley Hospital
Lincoln, Maine

This 50-bed hospital in Northern Maine was constructed on a chassis for expansion to 150-beds. It was designed around the concept of an automated central supply dispatch system. The facility was completed in 1973.

Construction Cost: \$1.5 million.

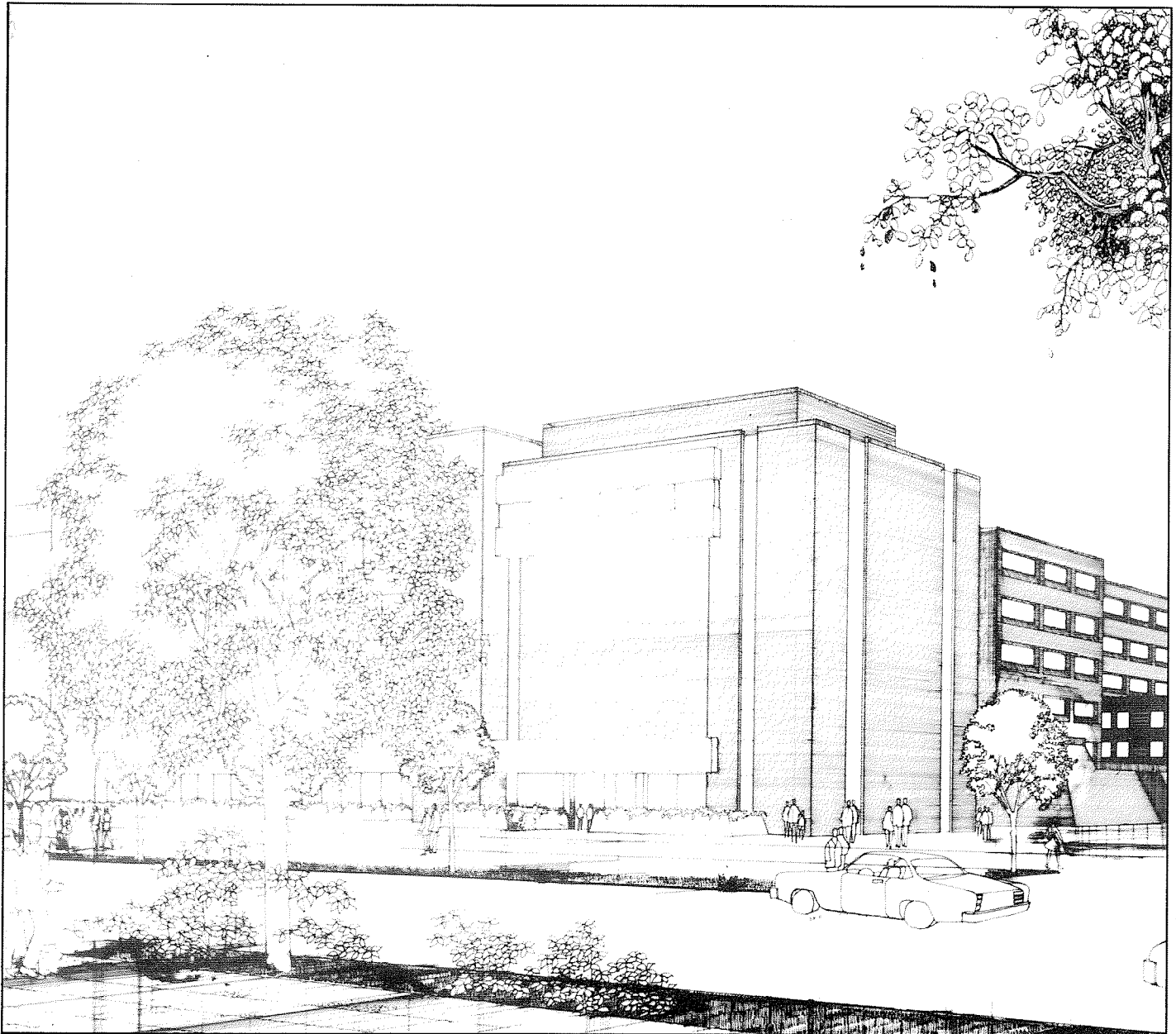


**Cancer Research Center,
Howard University Hospital**
Washington, D. C.

This unit is an extension to the Howard University Hospital and is architecturally unified with a new Ambulatory Extended Care Unit, also to be designed by Bryant and Bryant. The rendering on this page shows the Cancer Research Center in the foreground and the relationship to the Ambulatory Extended Care facility which is reflected in the overall mass of the perspective.

Designed to accommodate the ultimate in cancer research equipment, this research laboratory includes a 25 MeV linear accelerator.

Construction Cost: \$5.5 million.



Government/Civic Center

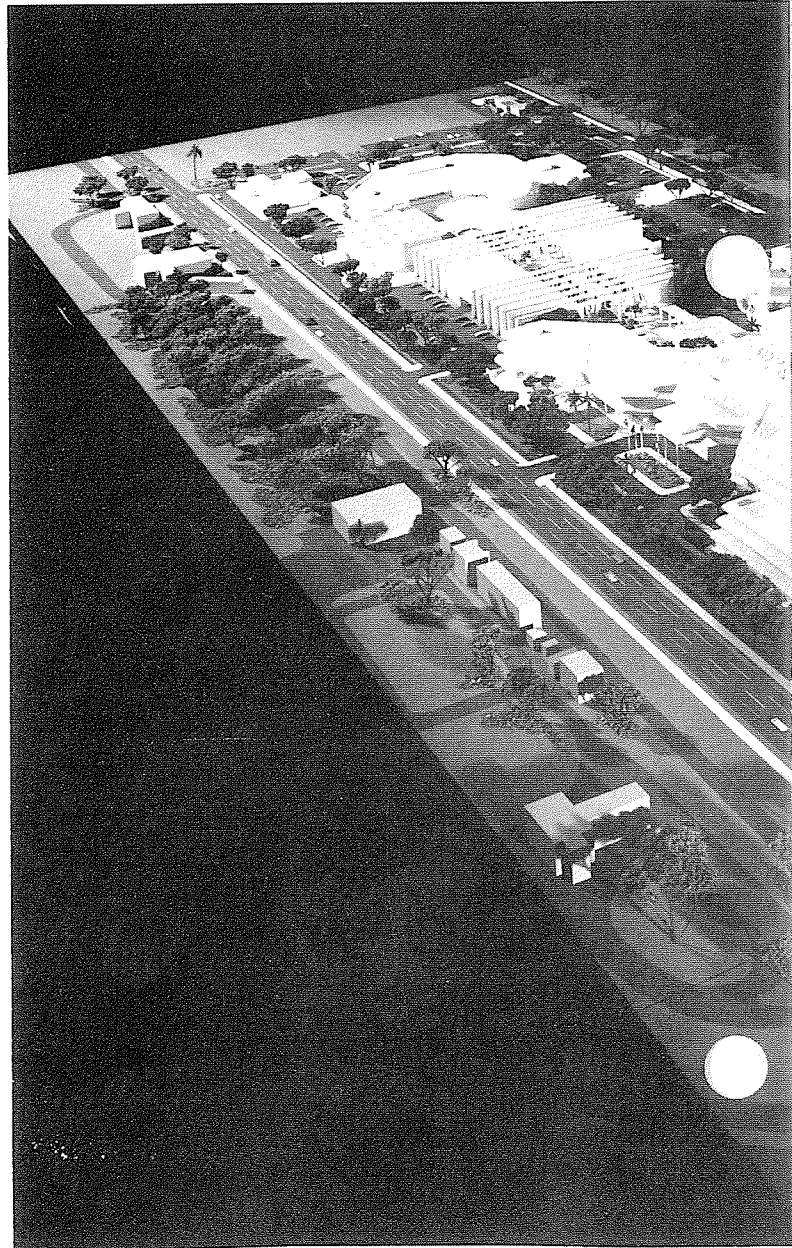
Georgetown, Guyana, South America

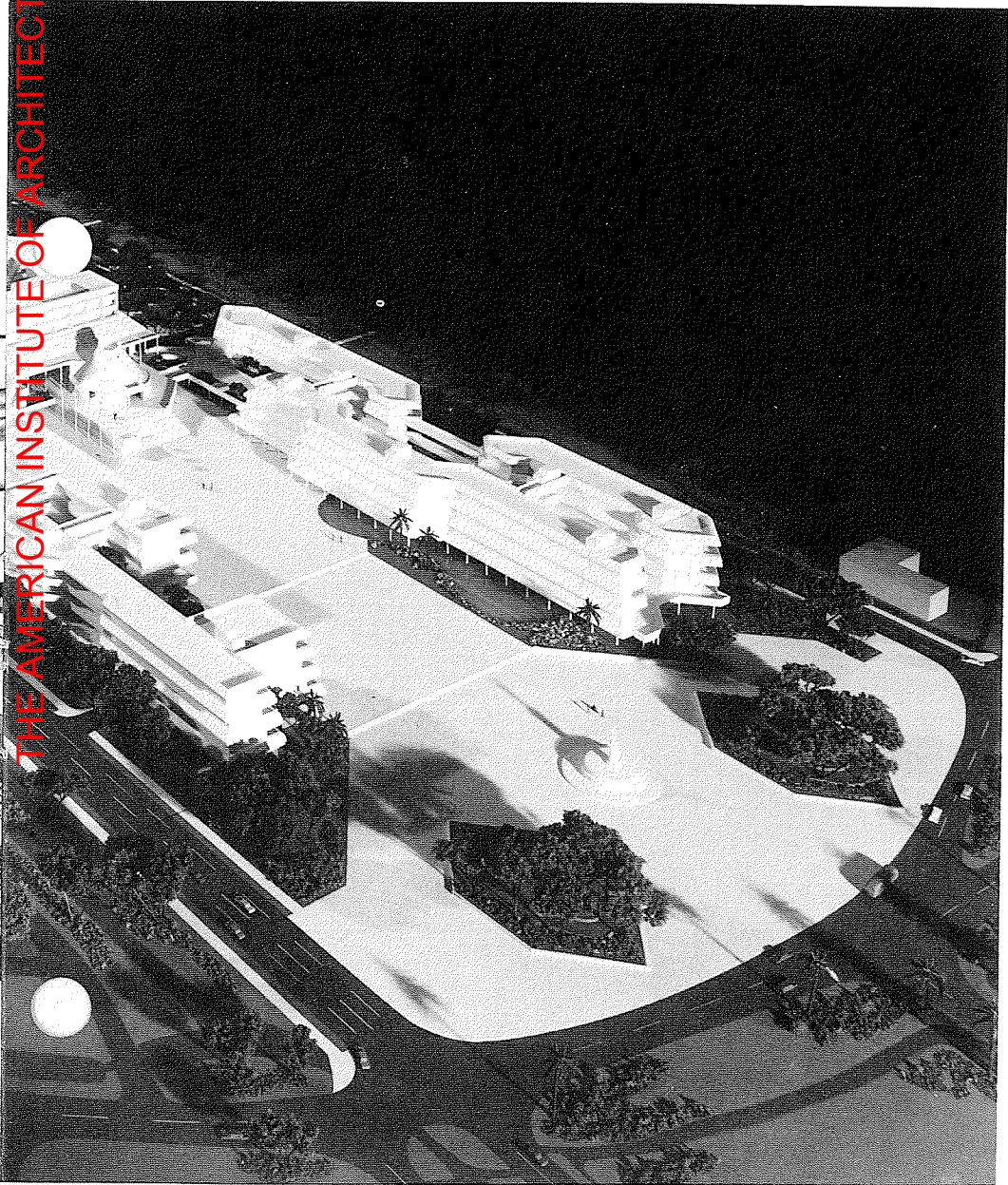
The master plan for development of the Guyana Government Ministry offices, a new Parliament Building and Secretariat, and the Georgetown City Civic Municipal offices is proposed with supporting commercial activity. The Bryant and Bryant proposal includes 500,000 square feet of Ministry office space designed for phased development.

A model of the master plan, shown in the illustration, reflects the government/civic center precinct which is approximately one-third of the total land area treated in the project. The balance of the master plan proposal incorporates a recreational and a cultural precinct.

Total land development consists of 57 acres, a strip approximately 800 feet wide and extending three-fourths of a mile. The site is centrally located in the Greater Georgetown area and total site development is planned to interface with the existing principal developmental axes of the city.

Construction Cost: \$25 million.

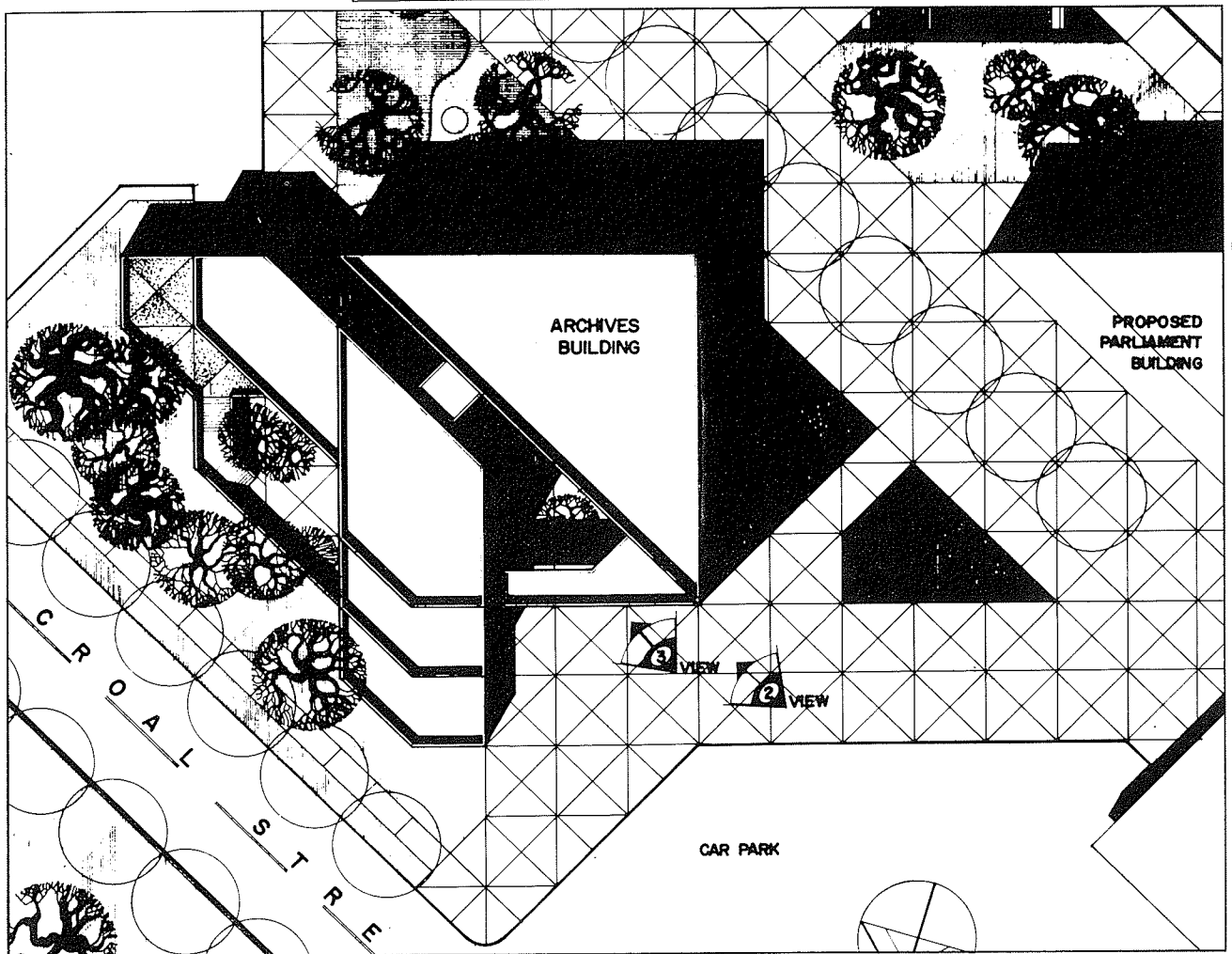
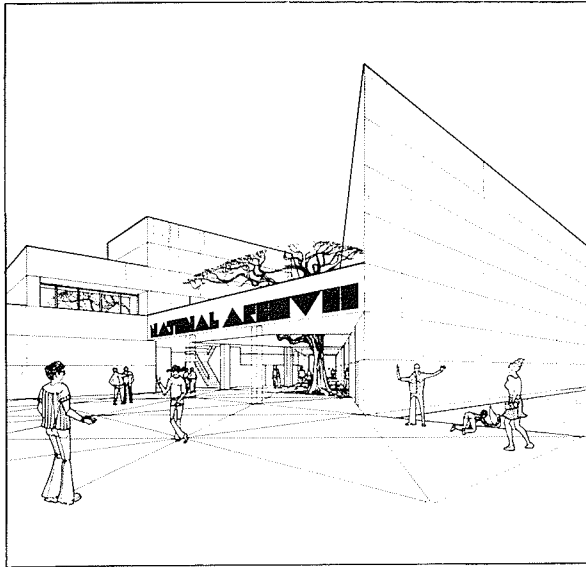




Archives Building, Government/Civic Center
Georgetown, Guyana, South America

A new National Archives for the Government of Guyana, this facility is the first element of the new government/civic center, designed simultaneously with master plan development for the earliest start in the Civic Center complex. The building's office spaces and massing are designed to facilitate prevailing breezes. However, the facility will have major air-conditioned spaces for the protection of valuable documents.

Construction Cost: \$600,000.

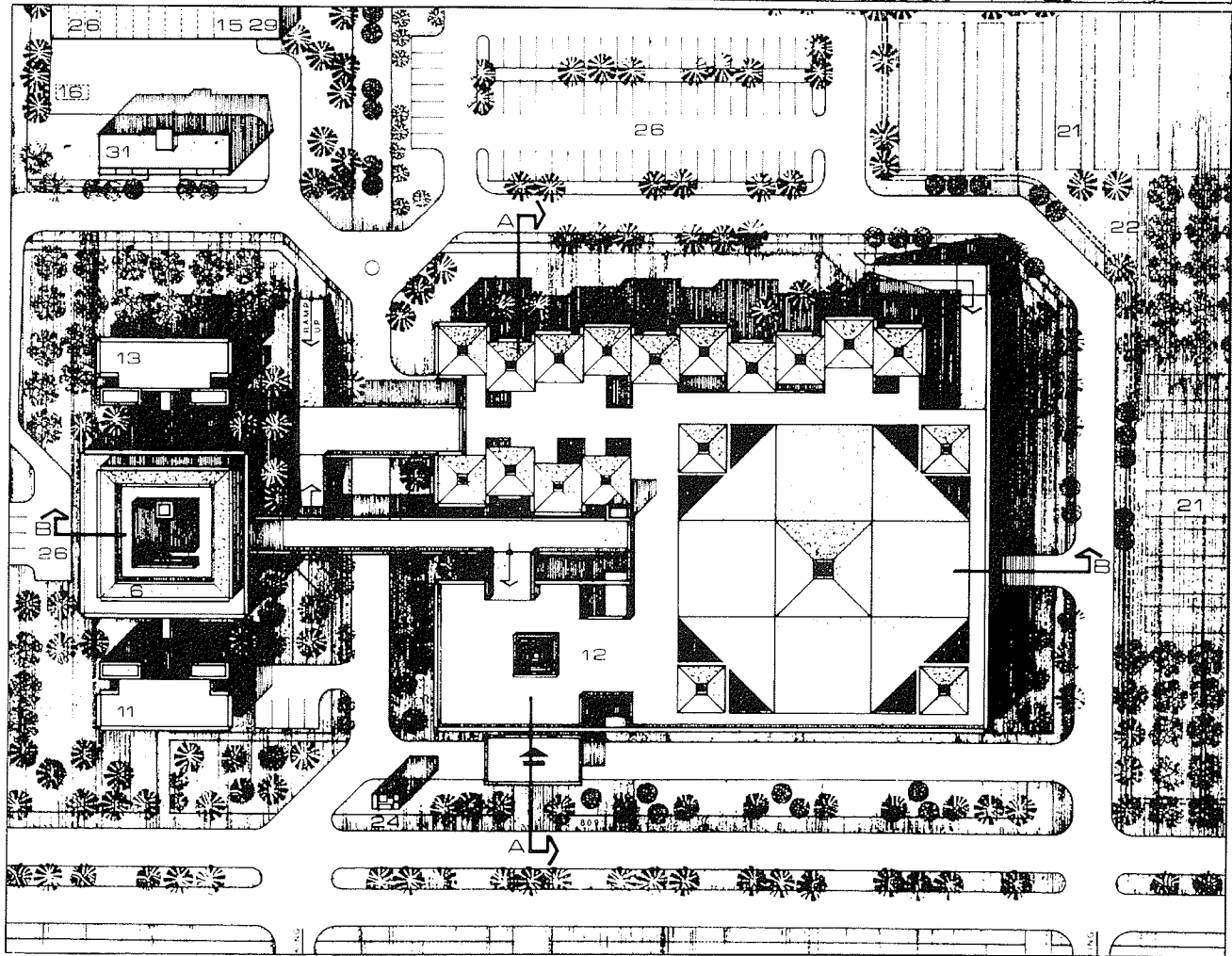
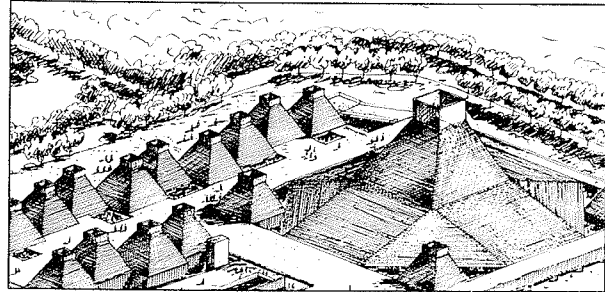


New Congress Place Complex at Sophia
Georgetown, Guyana, South America

This is a Bryant and Bryant entry in competition for the design of a new People's National Congress Party Headquarters and Conference Center in Georgetown. The scheme consists of office facility elements 6, 11, and 13 and a conference assembly facility at 12, surrounded by small kiosk-type shops.

Parking is at grade level, with principal pedestrian circulation on a promenade/pavilion one story above-ground.

Construction Cost: \$3 million.



Young Women's Christian Association (YWCA)

Fairfax, Virginia

Located in Fairfax County, a suburb of Washington, D.C., this facility consists of 16,000 square feet of space. The warm tones of brick selected give the facility a residential scale consistent with that of a school and fire station on nearby sites. The sloping roof adds a geometric note while accommodating the major spaces included in the facility.

The programming incorporates meeting rooms, office space, a nursery school, and an olympic size swimming pool.

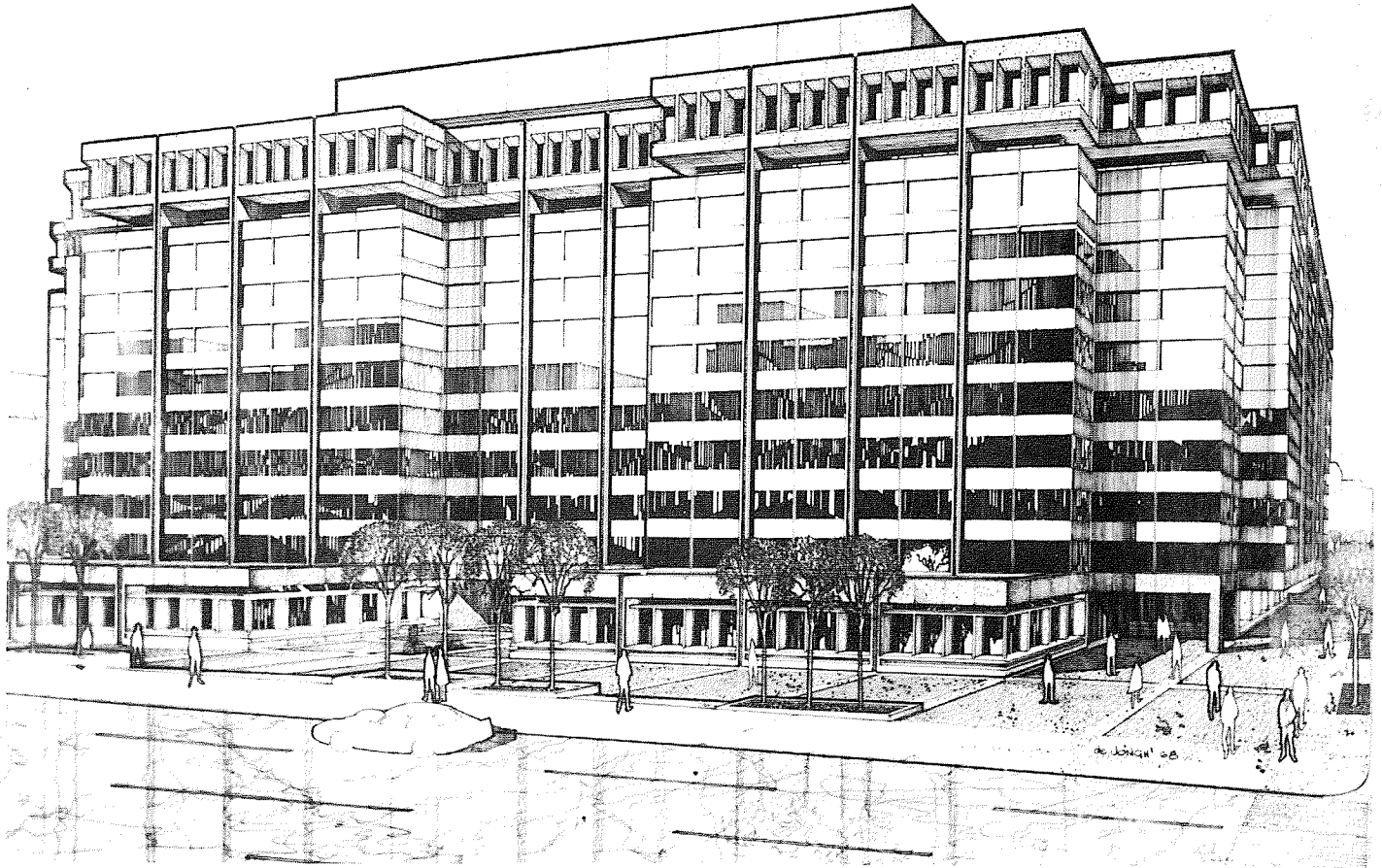
Construction Cost: \$500,000.



14th and U Streets Office Building
Washington, D.C.

An office building proposal for development on the northwest corner of 14th and U Streets on Parcel 13 within the Shaw urban renewal area, the facility provides office and community service space as well as a ground-level shopping mall to aid in replacement of businesses dislocated during the 1968 urban disorders. The program consists of 320,000 square feet, including underground parking.

Construction Cost: \$18 million.

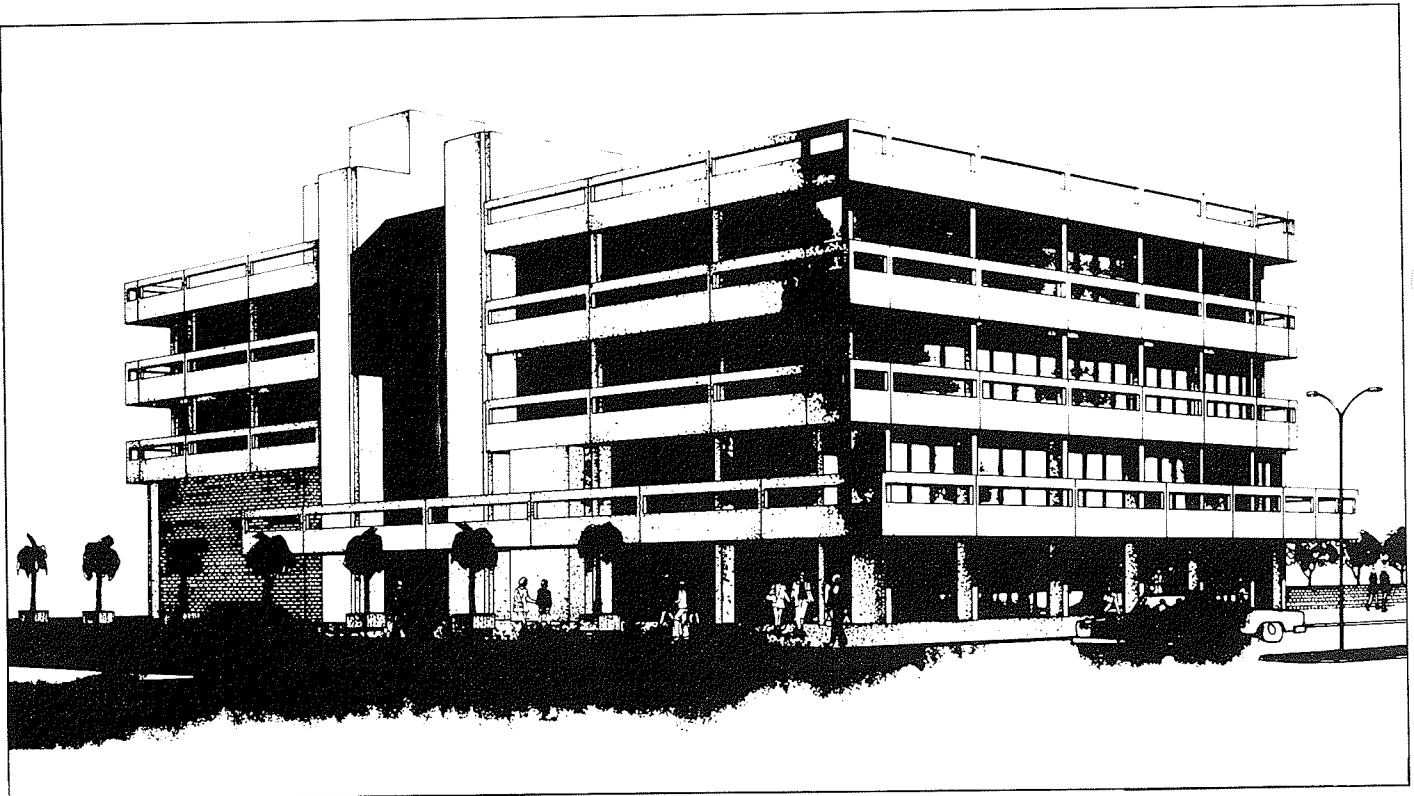


New Office Building

Georgetown, Guyana, South America

This 50,000 square foot facility was designed for the Booker Sugar Estates, now a part of Guyana Sugar Company (GUYSUCO). The project consists of offices and research space for activities controlling the administrative agricultural concerns of GUYSUCO. The facility is fully air conditioned and utilizes the open space concept of interior design, also planned by Bryant and Bryant.

Construction Cost: \$2.5 million.



Macedonia Baptist Church
Arlington, Virginia

The new church and community center for this congregation is located in South Arlington, Virginia. The 18,000 square foot facility provides space for a wide variety of community programs.

Construction Cost: \$300,000.

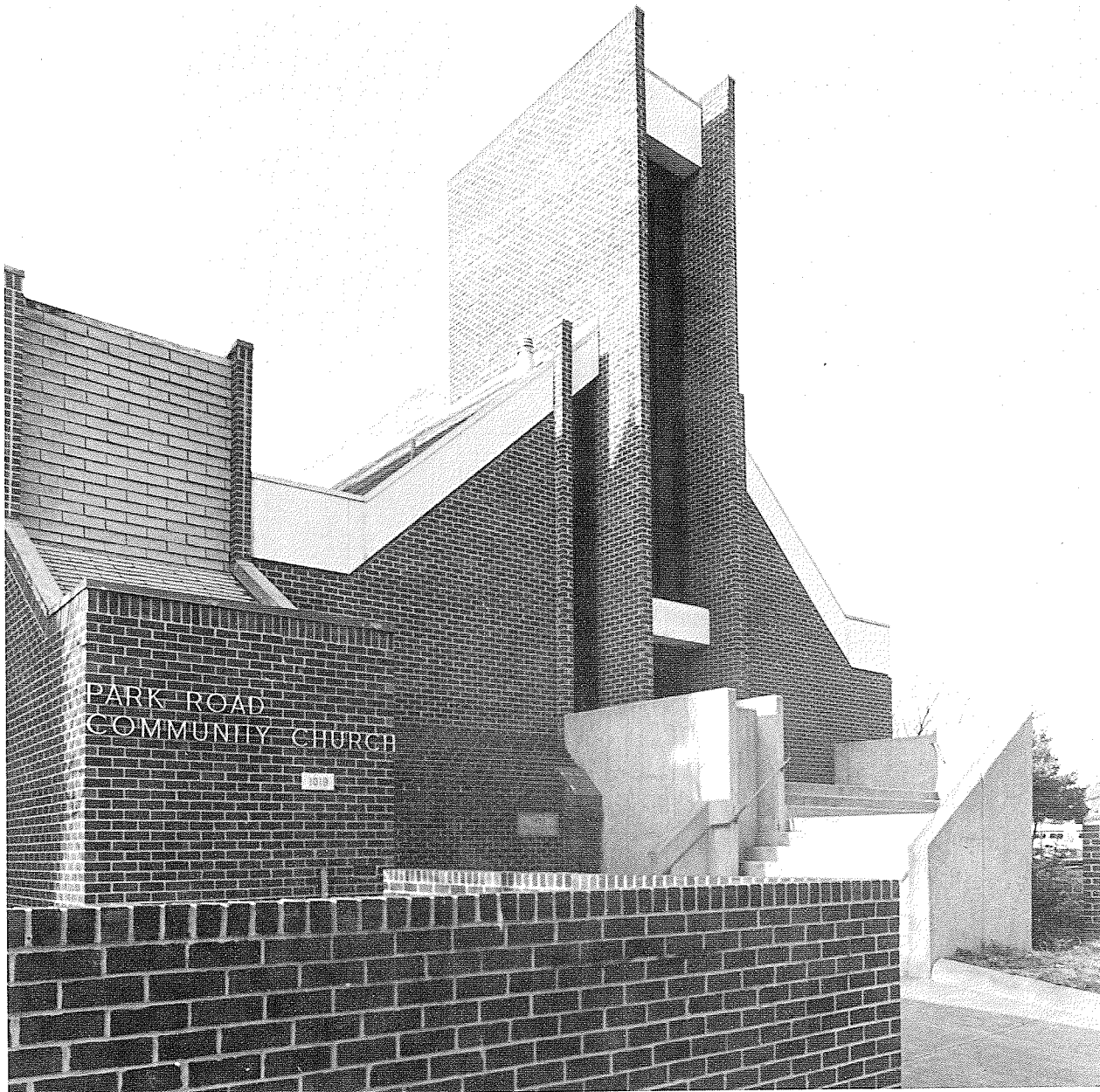


Park Road Community Church

Washington, D.C.

Upon analysis that the existing granite walled substructure was sufficiently sound and at a substantial savings in development costs, this new sanctuary was erected above a foundation and basement structure which had served the congregation since 1914. Further, the addition of religious education facilities on an adjacent lot provided a transitional unit between existing row houses and the new sanctuary, while affording the church a well-balanced program of community service.

Construction Cost: \$200,000.

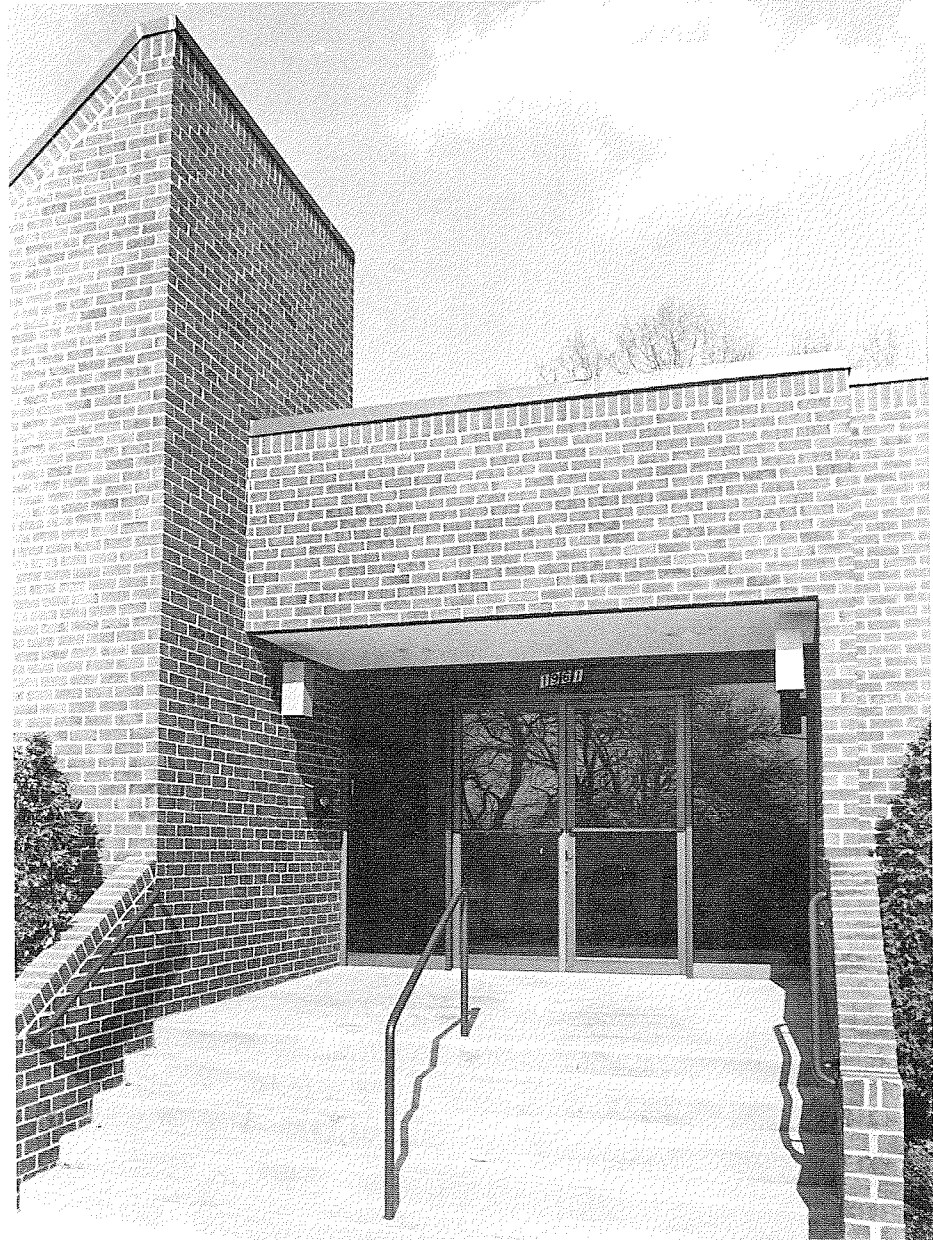


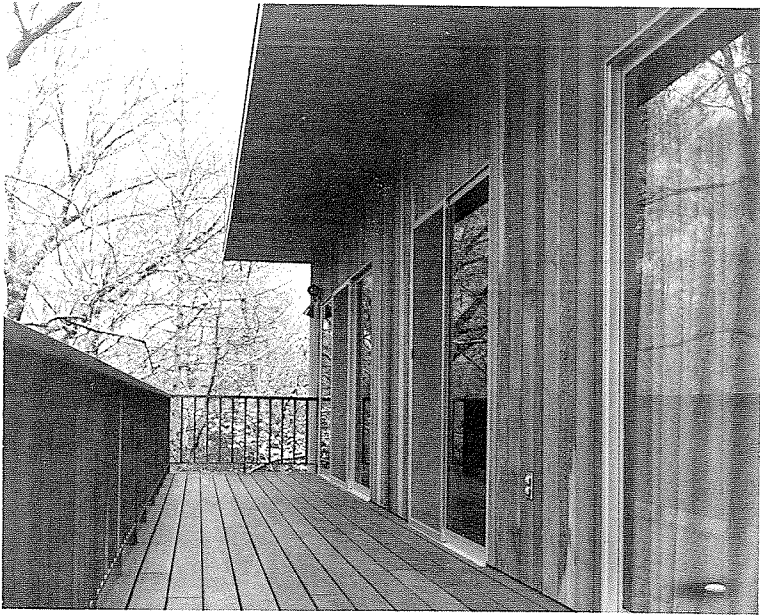


Mt. Salvation Baptist Church
North Arlington, Virginia

The facility shown, 15,000 square feet, includes sanctuary, office, and community space. The character of the building has been sensitively treated to meld into the residential massings of which it is a close part.

Construction Cost: \$450,000.





The Bryant House
Washington, D.C.

C. Bryant's own residence in Washington, D.C. has been planned to take advantage of a steeply sloping site dropping away from the street on which it is located. From the street, the three-level residence presents a subdued redwood facade.

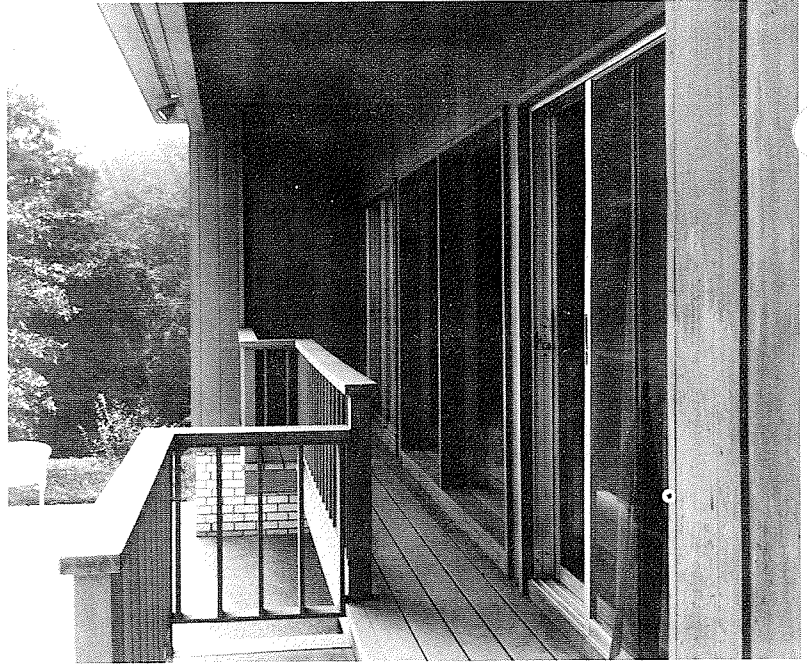
Construction Cost: \$60,000.



The Robinson House
McLean, Virginia

The third phase of development of Dr. Robinson's childhood home added a master bedroom suite and living room shown as the final element in the evolving development on the two acre site.

Construction Cost: \$40,000.



Immaculate Conception Apartments

Washington, D.C.

Consisting of 133 units of low to moderate income housing financed under the FHA 236 Program, this high-rise apartment building is located at 7th and O Streets, N.W., in the Shaw urban renewal area.

Construction Cost: \$2.5 million.



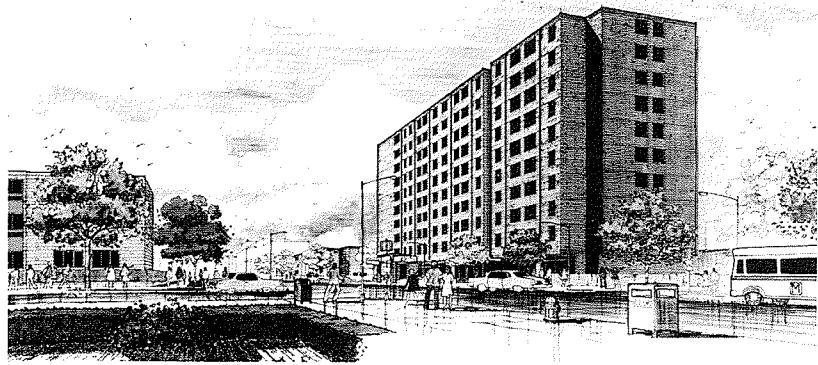
Change/All Souls Housing Complex
Washington, D. C.

With a total of 406 housing units, this project consists of a 10-story high-rise building, garden apartments, and townhouses located on four sites, all within physical proximity of each other. The high-rise building is being constructed by the unique post-tensioned lift slab process — a first for Washington, D. C.

The development is the initial stage of rebuilding in the 14th Street corridor since the urban disorders of 1968.

Construction Cost: \$12 million.



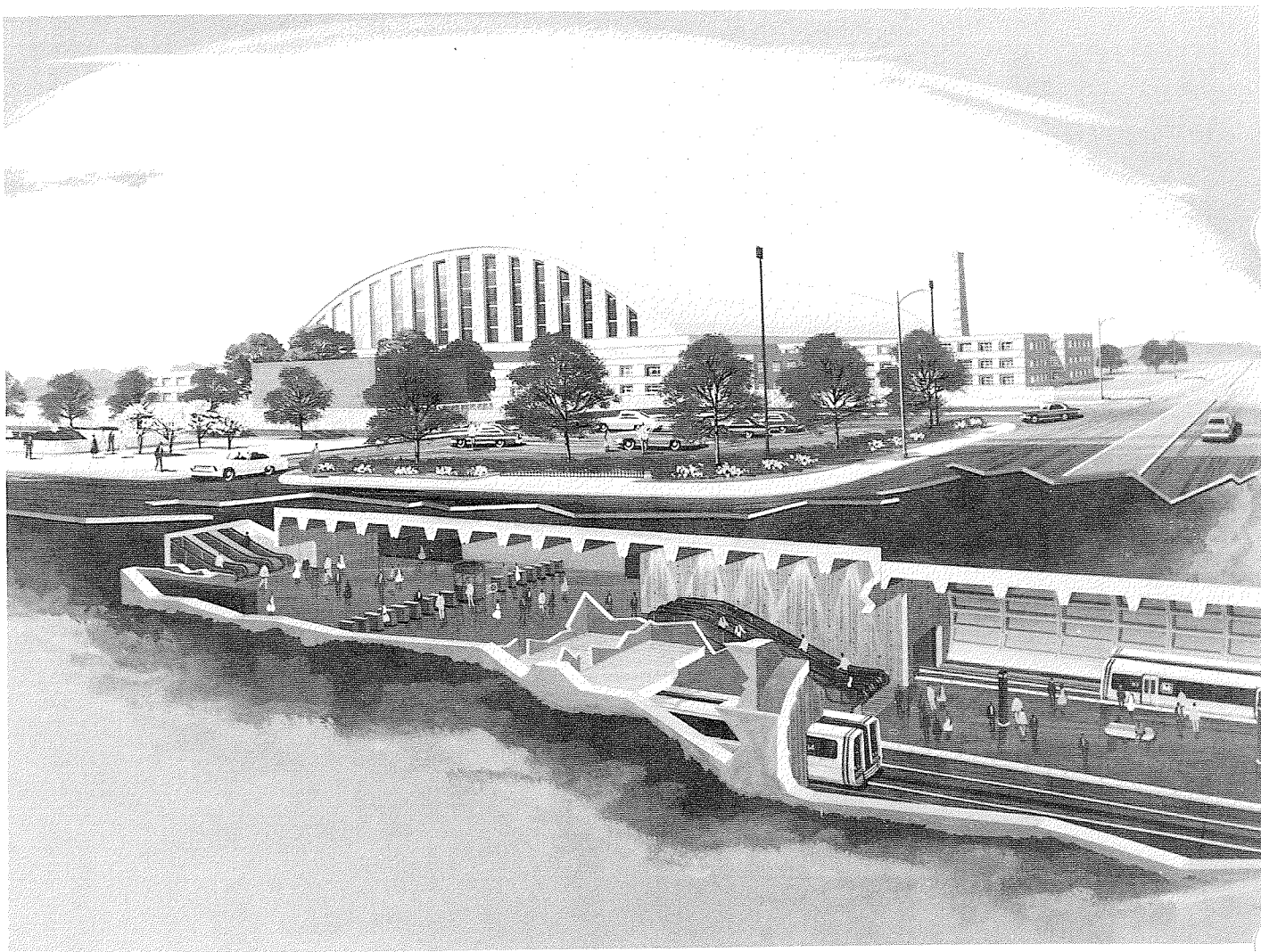


Stadium-Armory Station, WMATA

Washington, D.C.

This station is one of several projects participated in by the firm for the Washington Metropolitan Area Transit Authority (WMATA). It services commuters to the Robert F. Kennedy Stadium, D.C. Armory, D.C. General Hospital, and the D.C. Jail, all situated in the immediate vicinity of the station. In a view looking towards the northeast, the drawing shows the relationship of the station to the D.C. Armory. Bryant and Bryant provided planning studies and architectural services.

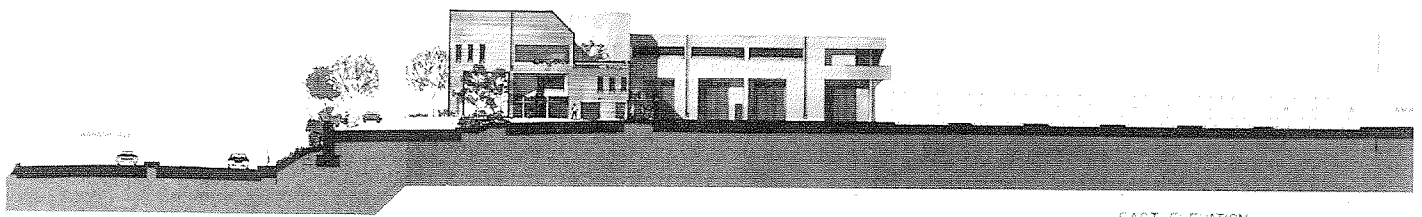
Construction Cost: \$22 million.



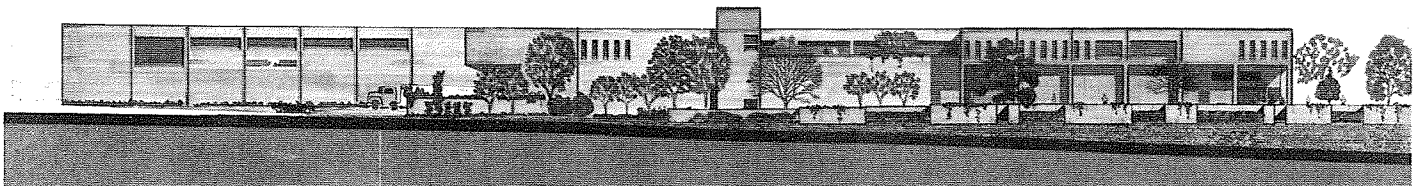
Service and Inspection Facility, BRRTS
Baltimore, Maryland

One of the earliest units to be implemented by the Baltimore Region Rapid Transit System (BRRTS), this 110,000 square foot facility will be utilized for the maintenance and repair of the system's trains. Administrative offices and ancillary facilities are also included. Bryant and Bryant's responsibilities include feasibility and planning studies, architectural services, cost estimating, and landscape design.

Construction Cost: \$5 million.



EAST ELEVATION

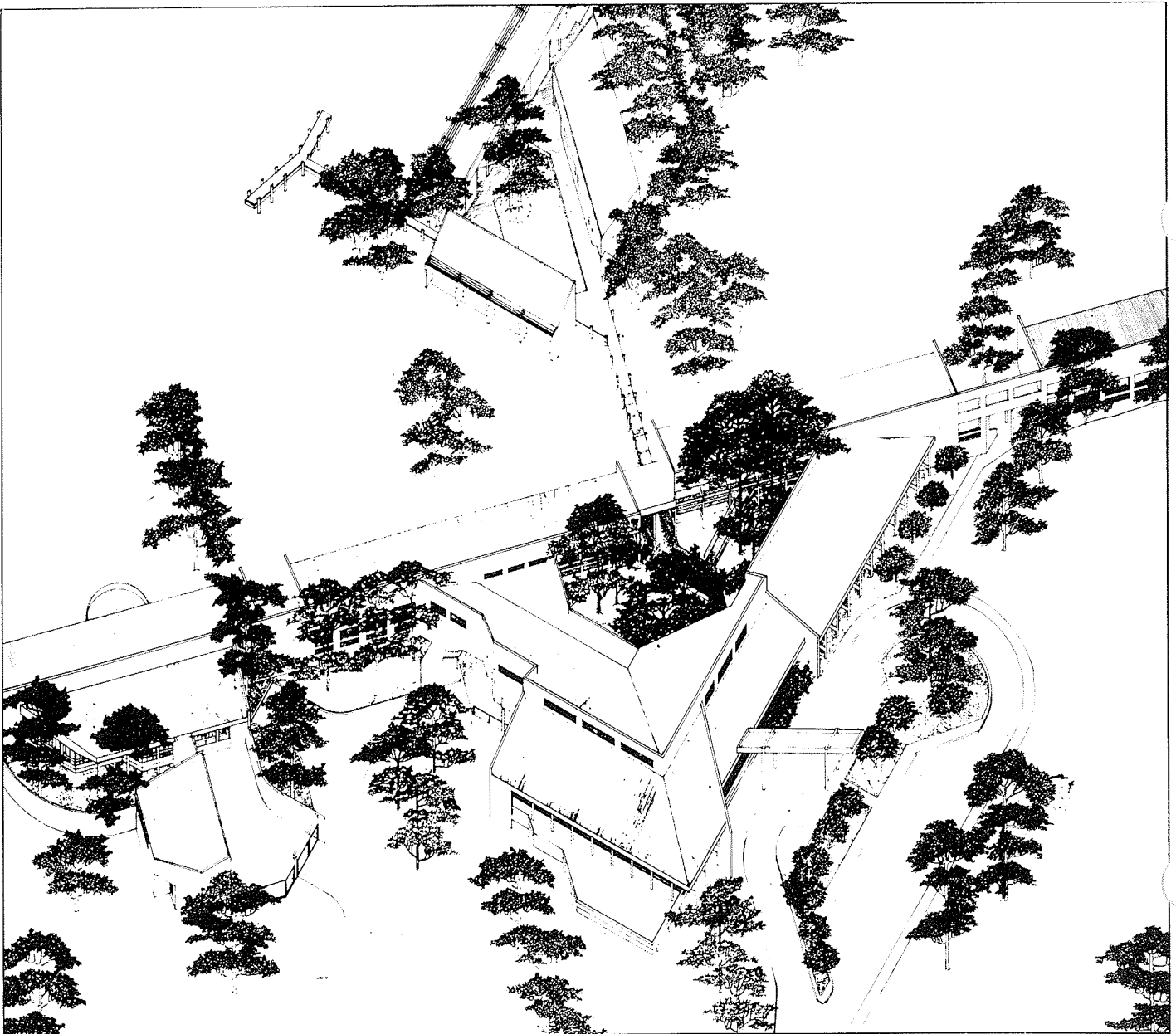


SOUTH ELEVATION

Holiday Facility at Mainstay Lake
Anna Regina, Guyana, South America

The facility shown is one of a system of national resorts to be constructed in Guyana. More than 100 guests can be accommodated with lodging, dining, and recreational activity at the facility. Also included are VIP quarters shown in the extreme left element of the rendering.

Construction Cost: \$1 million.



Other Projects

The projects listed below highlight additional facility types and client mix represented in Bryant and Bryant's practice of architecture:

Ambulatory Extended Care Facility

Howard University
Washington, D.C.

Animal Laboratory (Extension)

Howard University
Washington, D.C.

The Bernstein House

Mr. and Mrs. Lewis Bernstein
Glen Echo, Maryland

Booker's Office Building

Booker's Guyana Ltd.
Georgetown, Guyana

Camp Pickett Barracks

U.S. Corps of Engineers
Petersburg, Virginia

Computer Installation

U.S. Department of the Navy
Suitland, Maryland

Dunbarton College

(Alteration and Interior Design)
Howard University
Washington, D.C.

Elderly Housing

Center for the Black Aged
Washington, D.C.

The Ellison House

Dr. and Mrs. Oscar Ellison
Arlington, Virginia

ERTS Tracking Facility

National Aeronautics and Space
Administration
Greenbelt, Maryland

Georgetown Day School

(Extension and Playhouse)
Georgetown Day School Inc.
Washington, D.C.

Georgia Avenue Surgicenter

Dr. Lloyd, et al.
Washington, D.C.

High Energy Facility

U.S. Department of the Navy
Chesapeake Beach, Maryland

Kennedy Courts Apartments

Mr. and Mrs. George Hanes
Washington, D.C.

Kuru Kuru Agricultural College

Government of Guyana
Georgetown, Guyana

Lane Church

(Addition)
Lane C.M.E. Church
Washington, D.C.

Lomax Education Building

Lomax A.M.E. Zion Church
Arlington, Virginia

New Carrollton Station

Northeast Rail Corridor
Deleuw, Cather/Parsons
New Carrollton, Maryland

NIOSH Site Selection Study

Center for Disease Control
Atlanta, Georgia

Optical Research Facility

U.S. Department of the Navy
Washington, D.C.

Philip Morris Plant

Philip Morris, U.S.A.
Washington, D.C.

Postal Facility

U.S. Postal Service
Lanham, Maryland

Webb Elementary School

(Additions and Alterations)
D.C. Board of Education
Washington, D.C.

43

The Beginning

⁴⁴ Like other urban disciplines, the architectural profession is undergoing accelerated change. New societal pressures are being placed on these professionals in the struggle to preserve and upgrade the physical environment. At a time when limited economic resources are available, the architect must exercise creativity not only in design but also in value consciousness—helping the client get the most value for each design and construction dollar. These concerns have made it mandatory for the professional architect to become more involved in the management aspects of the construction process. Construction management, a systematic process of time and cost control uniquely interlaced with phased construction, is a service becoming more readily available through architectural firms. Bryant and Bryant, fully acclimated to this wave of change, has taken major steps to make this service available to its clients.

In Africa, Asia, Latin America, etc., increased emphasis is being placed on bringing the land under the people's dominion. This creates a tremendous requirement for expertise in physical planning and development. To participate in this activity, Bryant and Bryant has already established an office in South America and will continue this expansion to other parts of the world. The firm acknowledges the necessity for trained professionals to make their services available where required within optimum ranges of practice feasibility.

Development activity requires mammoth multi-discipline efforts and who but the professional architect is better trained to orchestrate the requirements with maximum empathy for people to be served and environmental concerns. From Bryant and Bryant's perspective, the architect who functions as a developer is afforded the opportunity to practice the profession in a manner which maximizes efficient use of resources, while maintaining a humanistic approach.

Upon review of the above, one notes the recurrent theme of expansion: expansion of role, expansion of horizon, and expansion of outlook. We are proud to leave this reflection as a portrayal of our firm's major focus.



BRYANT AND BRYANT
ARCHITECTS AND PLANNERS

WASHINGTON, D. C.
GEORGETOWN, GUYANA, S.A.