

# **2023 AIA | DC Chapter Design Awards**

**Project Title:** Empty Nester

**Location:** Wesley Heights, Washington D.C.

**Date of Completion:** November 2022

**Project Statement (150 words max):** This house is sited between Glover Archbold Park and backs to the Krueger Museum.

The client has recently sold their suburban colonial house and were looking for a change – the program called for a DC party house that could be enjoyed both by adult friends and adult children. Both clients were open to a modern approach, one that gave them a sense of openness and freedom.

The glass walls facing the street open to a 5-foot-deep terrace running the length of the house. A low retaining wall in the rear defines a rear gravel open court.

Textures and materials were used to help this new house blend in with its surroundings while making a statement that promotes sustainable architecture. The goal was to highlight the separation of vertical elements from horizontal planes. Stressing the floor and roof planes heightens the horizontal experience; the effect is a floating sensation above Glover Archbold Park.

**Design Narrative: How does this project address Design for Integration, Wellbeing, and Discovery? (150 words max)**

The floor plan was carefully studied, as the team worked towards the most efficient use of space which ultimately encouraged indoor/outdoor living, creating a feeling of space and calmness in the middle of a metropolitan area.

**Community Engagement: How does this project address Design for Equitable Communities and Economy? (150 words max)**

Being sited across from Glover Archbold Park and backing up to the Krueger Museum, our goal was to design a residence that does not disturb either public spaces and to properly ensure all site needs were met.

**Sustainability and Resilience: How does this project address Design for Ecosystems, Water, Energy, Resources, and Change? (150 words max)**

The in-town site offered a unique opportunity to build a structure that was both glassy and private at the same time, with primary spaces open to the West and East, to allow for passive ventilation of fresh air. Expansive views of biophilia to the West and East promote well-being and the large glass opening make for a consistently bright interior. The plan of the house is defined by two solid walls spaced on the side lot lines, and open glass walls on the long sides facing Glover Archbold Park and the open wooded lot in the rear. The passive ventilation and effort to work with the surrounding environment were a priority, as the residence uses geothermal HVAC, solar panels on the roof, and large overhangs to shade glass areas.





## EMPTY NESTER

This new house is sited on a steep Wesley Height lot which overlooks Glover Archbold Park and backs to a wooded lot adjoining the Kreeger Museum.

The clients had recently sold their suburban traditional center hall colonial house and were looking for a change - their program called for a DC party house that could be enjoyed by both adult friends and adult children. Both clients were open to a modern approach, one that gave them a sense of openness and freedom.

The in-town site offered a unique opportunity to build a structure that was both glassy and private at the same time, with primary spaces open to the West and East, to allow for passive ventilation of fresh air. Expansive views of biophilia to the West and East promote well-being and the large glass openings make for a consistently bright interior. The plan of the house is defined by two solid walls placed on the side lot lines, and open glass walls on the long sides facing Glover Archbold Park and the open wooded lot to the rear. The passive ventilation and efforts to work with the surrounding environment were a priority, as the residence uses geothermal HVAC, solar panels on the roof, and large overhangs to shade glass areas.

The glass walls facing the street open to a 5 foot deep terrace running the length of the house. This serves to open up the house during parties and to block the view of the road from inside the house. A low retaining wall in the rear defines a pea gravel open court which is used for outdoor dining. When the glass doors of the first floor are open the front terrace and rear pea gravel court become outdoor rooms, making the first floor feel expansive and open to nature. The floor plan was carefully studied, as the team worked towards the most efficient use of space which ultimately encouraged indoor/outdoor living, creating a feeling of space and calmness in the middle of a metropolitan area.

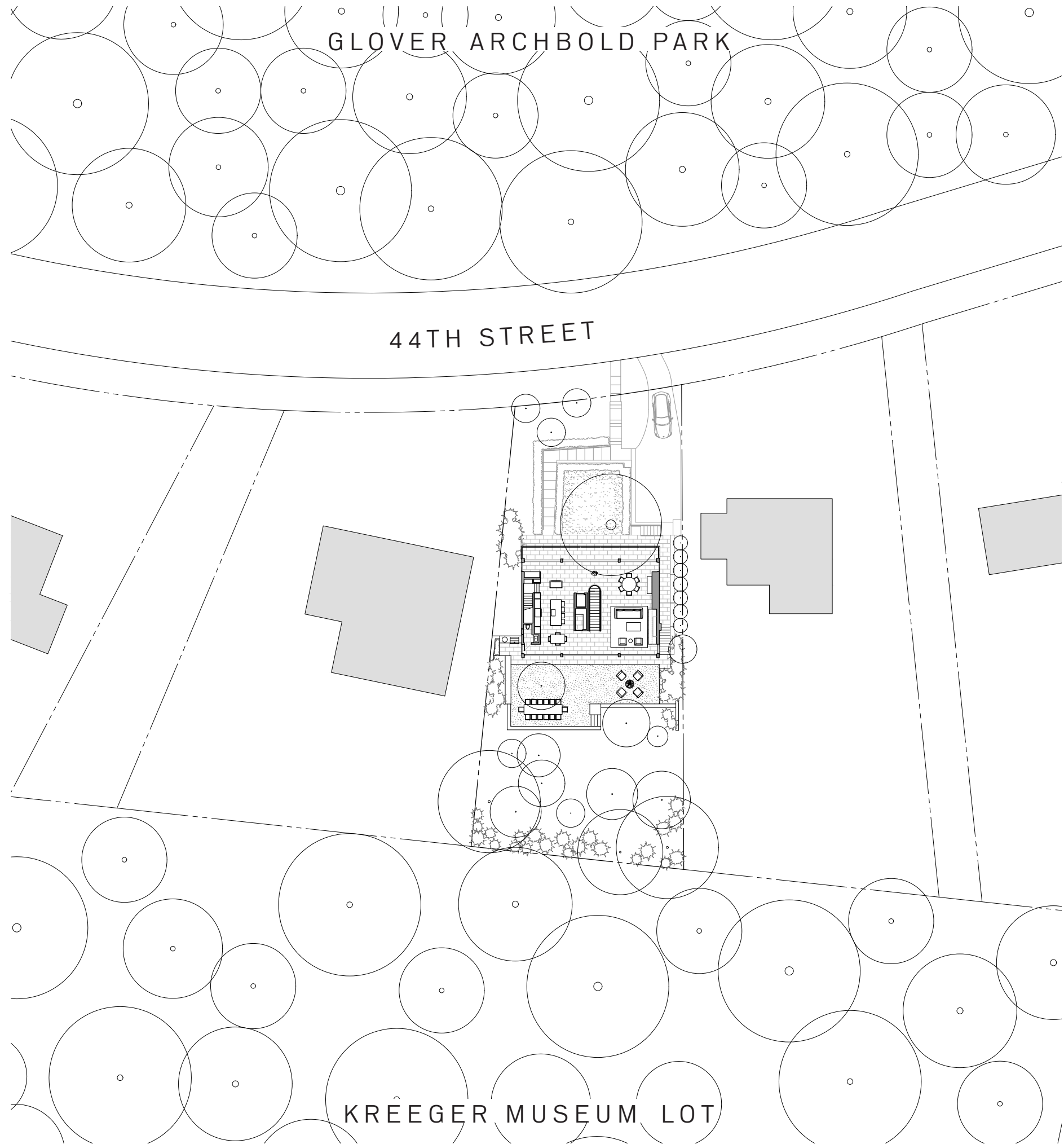
A carefully selected palette of textures and materials was used to help this new house blend in with its surroundings while making a statement that promotes sustainable architecture. The goal was to highlight the separation of vertical elements (stained wood walls) from horizontal planes (travertine floors and plaster ceilings). Stressing the floor and roof planes heightens the horizontal experience; the effect is a floating sensation above Glover Archbold Park.

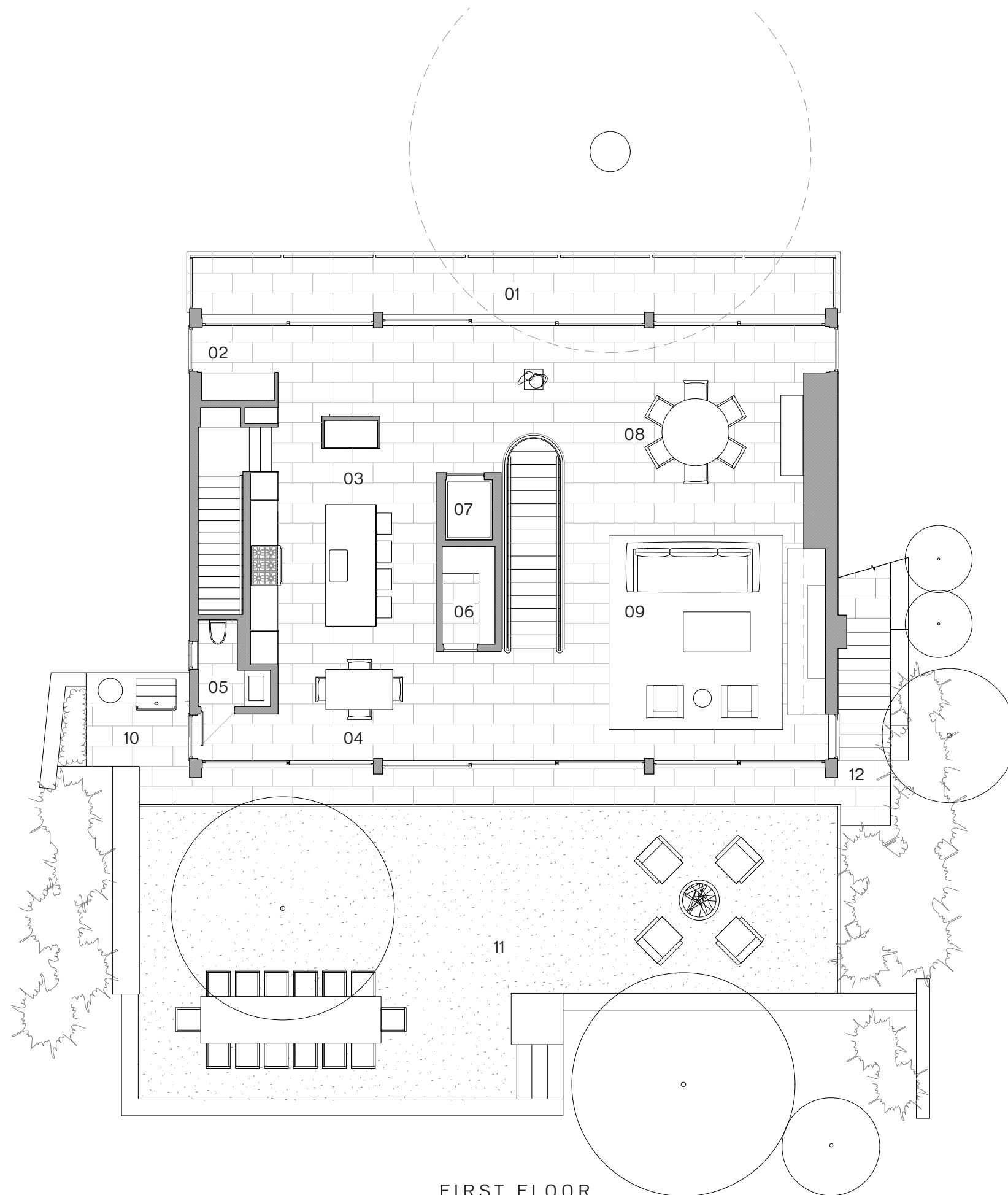
GLOVER ARCHBOLD PARK

44TH STREET

KRÉEGER MUSEUM LOT

  
SITE PLAN





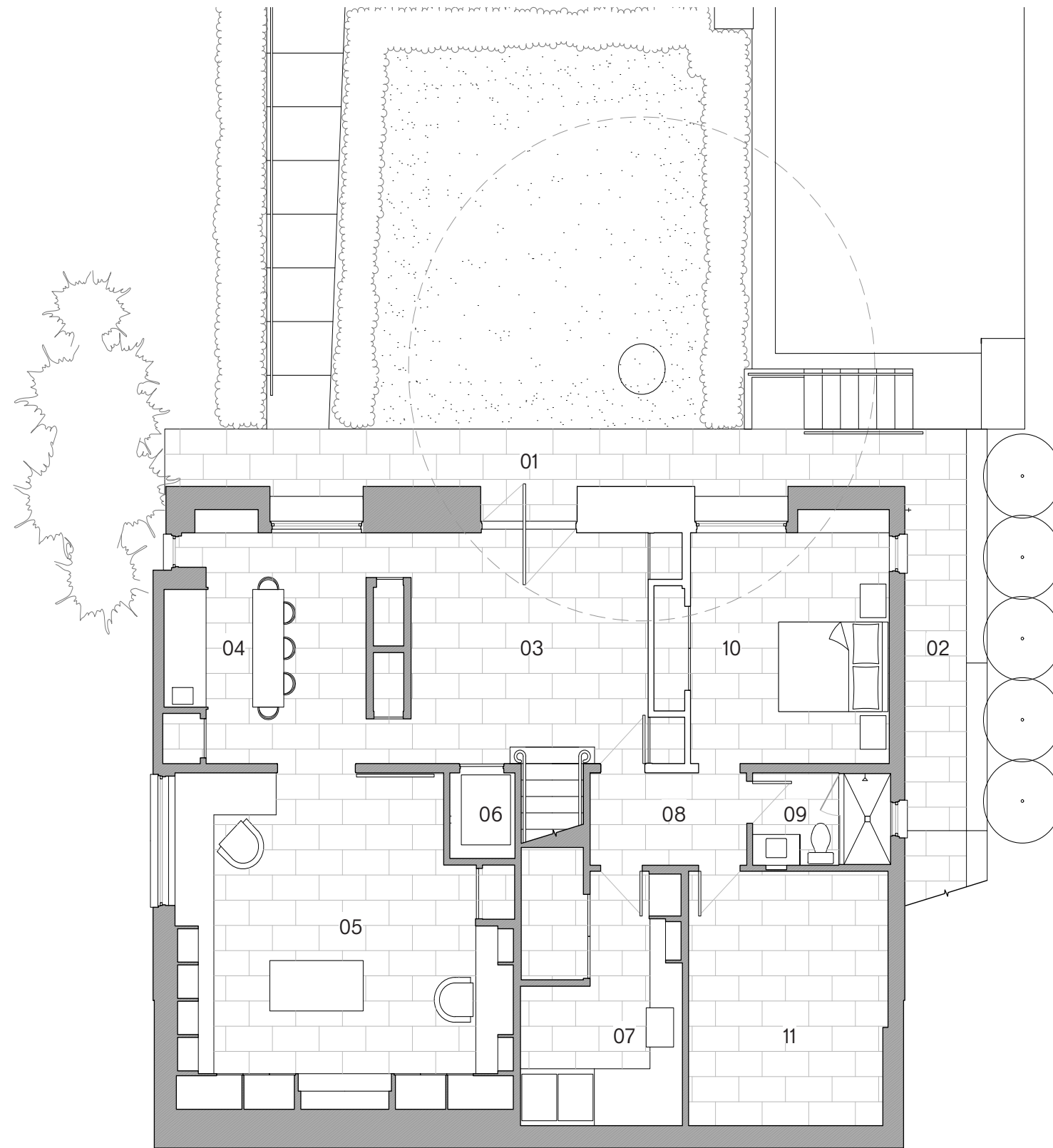
FIRST FLOOR

01. BALCONY 02. BAR 03. KITCHEN 04. BREAKFAST 05. POWDER ROOM 06. PANTRY 07. ELEVATOR 08. DINING ROOM 09. LIVING 10. GRILLING PATIO 11. GRAVEL COURTYARD 12. SIDE ENTRY



SECOND FLOOR

01. STAIR HALL 02. SITTING ROOM 03. BEDROOM ONE 04. BATHROOM ONE 05. BEDROOM TWO 06. BATHROOM TWO 07. HALLWAY 08. VESTIBULE 09. MASTER BATHROOM 10. MASTER CLOSET 11. MASTER BEDROOM



LOWER LEVEL

01. ENTRY TERRACE 02. SIDE ENTRY 03. ENTRY FOYER 04. BAR 05. OFFICE 06. ELEVATOR 07. LAUNDRY 08. VESTIBULE 09. GUEST BATHROOM 10. GUEST BEDROOM 11. MECHANICAL





































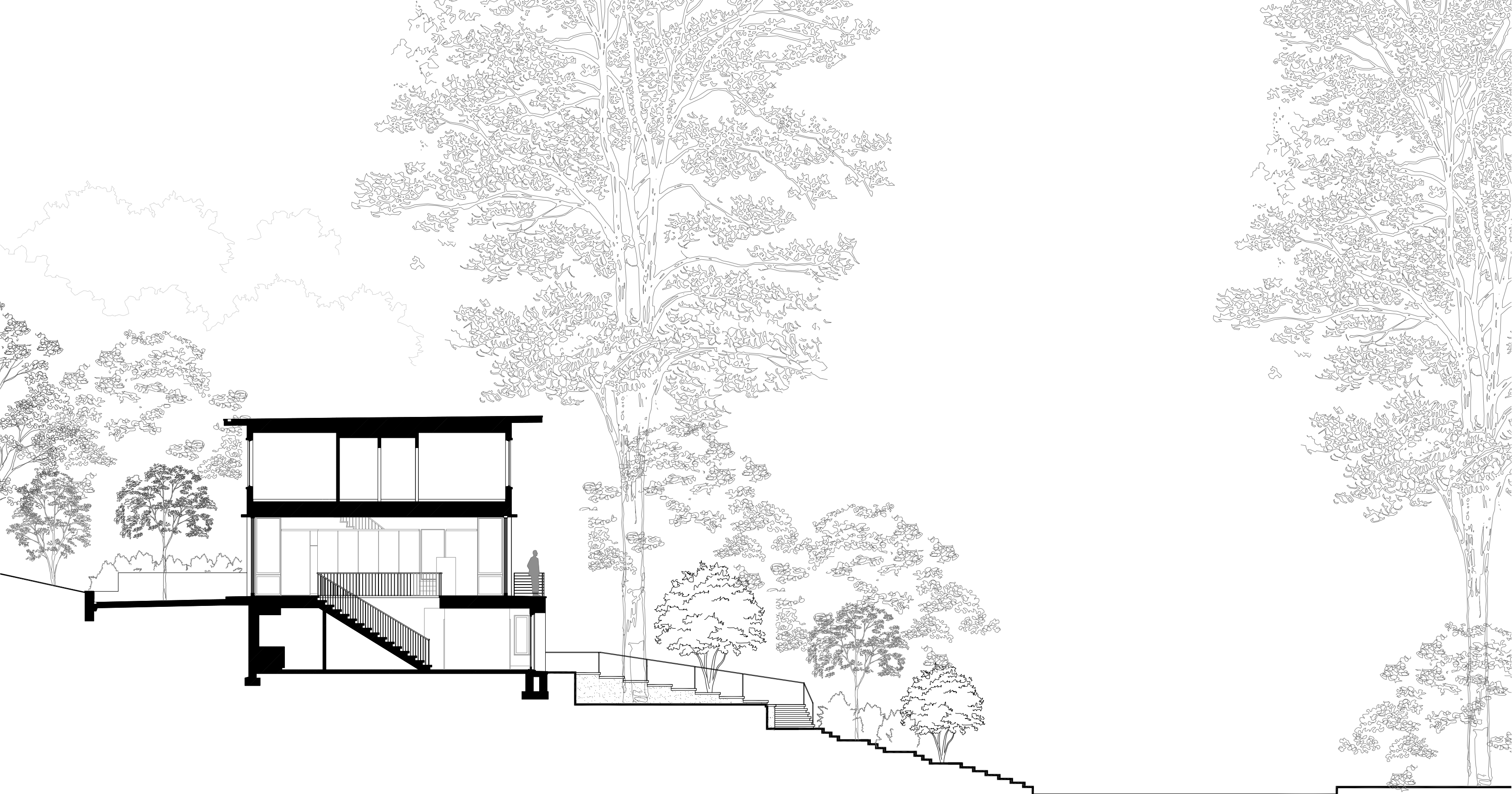




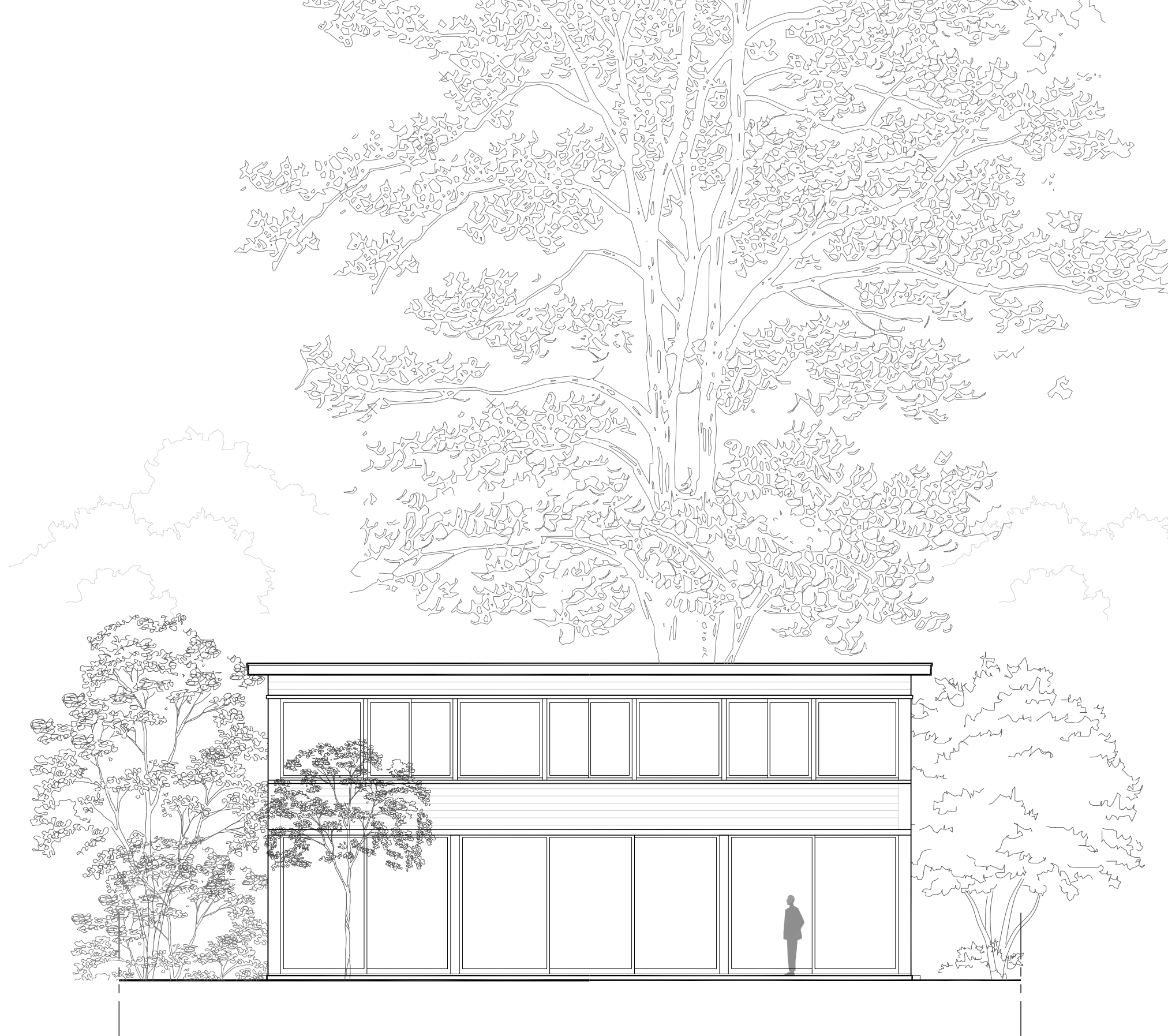
EAST ELEVATION



SOUTH ELEVATION



SECTION



WEST ELEVATION

# SUSTAINABLE STRATEGIES

