

AIA | DC WASHINGTONIAN Awards

Project Title: WIMA 36

Location: Washington, DC

Date of Completion: September 2022

Project Statement (150 words max):

In this project, a Federal Style house located in the Observatory Circle neighborhood of Washington, DC is transformed into a modern, light filled structure with a strong connection to the rear yard. The existing gable roof and an unsympathetic rear addition were replaced with a glass volume and a two-story addition with a roof terrace to add light and outdoor living areas. A linear volume was inserted through the existing masonry shell, connecting the new and existing volumes. Organized around a light-filled stair volume, the interior spaces are designed to be practical and livable. Expanses of glass lead physically and visually to a lawn and garden, unifying the interior and exterior. This project becomes an arrangement of simple intersecting volumes, rendered in varied materials, combining solids and voids to flood the spaces with natural light.

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

The design of the house is integrated with the landscape. The use of sliding doors and large windows allows natural light to penetrate the interior spaces and promotes a strong connection between the indoor and outdoor environments. The house also features an open floor plan that encourages social interaction and provides a balance between privacy and public interaction. The use of sustainable and energy-efficient materials and systems promotes the wellbeing of both the occupants and the environment.

The house encourages discovery through its design features, such as the floating staircase and cantilevered roof, which create visual interest and sense of exploration. A minimalist aesthetic and subdued color palette further promotes a sense of calmness and relaxation in the space.

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

Much of the existing house, which was built in 1931, was retained and renovated to extend its lifespan for another century. By reusing the basement slab, foundation walls, exterior masonry walls, and floor joists, the project minimized waste and embodied carbon. The use of closed-cell spray foam insulation with the highest R-value, in the roof and exterior walls, ensures energy efficiency and reduces the environmental impact. This approach aligns with the principles of sustainable and equitable design, which prioritize minimizing waste, preserving the existing environment, and creating long-lasting structures that meet the needs of present and future generations.

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

All out-of-date infrastructure was replaced with energy efficient mechanical, electrical, plumbing systems and fixtures to save on long term costs and resources. Energy efficient appliances and LED light fixtures were used to keep electrical costs and usage to a minimum. A water filtration system is employed to mitigate harsh chemicals present in the urban water system. Operable windows allow for fresh air and natural ventilation, while humidity and air flow are additionally managed with the high efficiency HVAC system. A new skylight and floor-to-ceiling windows provide an abundance of daylight.

A small garage building, accessible from a public alley, was also renovated. The existing brick walls, foundation and floor slab were reused, and a new green roof was added to help offset storm water runoff from the new addition at the main house.

WIMA 36

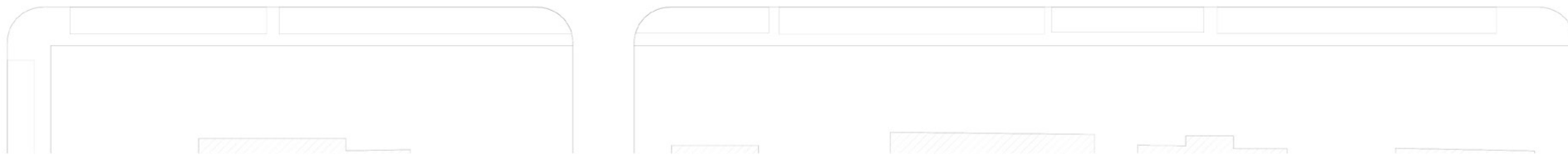
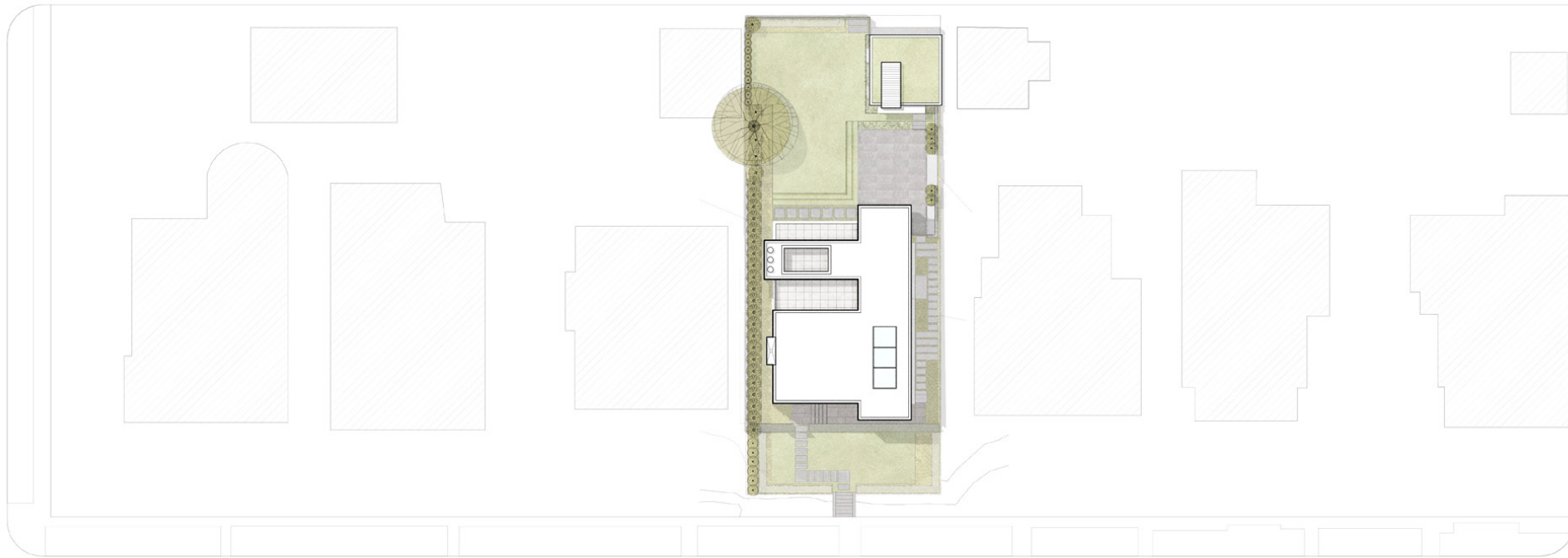
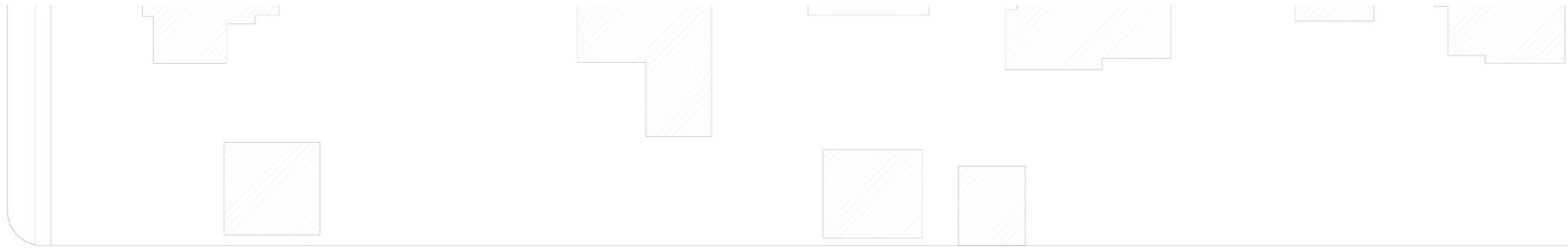


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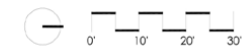
In this project, a Federal Style house located in the Observatory Circle neighborhood of Washington, DC is transformed into a modern, light filled structure with a strong connection to the rear yard. The existing gable formed roof was removed from its brick base and replaced with a simple glass volume. An existing unsympathetic rear addition was supplanted with a two-story addition and a roof terrace to accommodate programmatic requirements, infuse the spaces with light and provide additional outdoor living areas. A linear volume is inserted through the existing masonry shell, extending beyond, and connecting the new and existing volumes.

The interior spaces are organized around a light-filled stair volume. Balanced in scale, they are intended to be compelling, practical, and livable. Expanses of glass lead physically and visually to a lawn and garden, unifying the interior and exterior. This project becomes an arrangement of simple intersecting volumes, rendered in varied materials, combining solids and voids to flood the spaces with natural light.

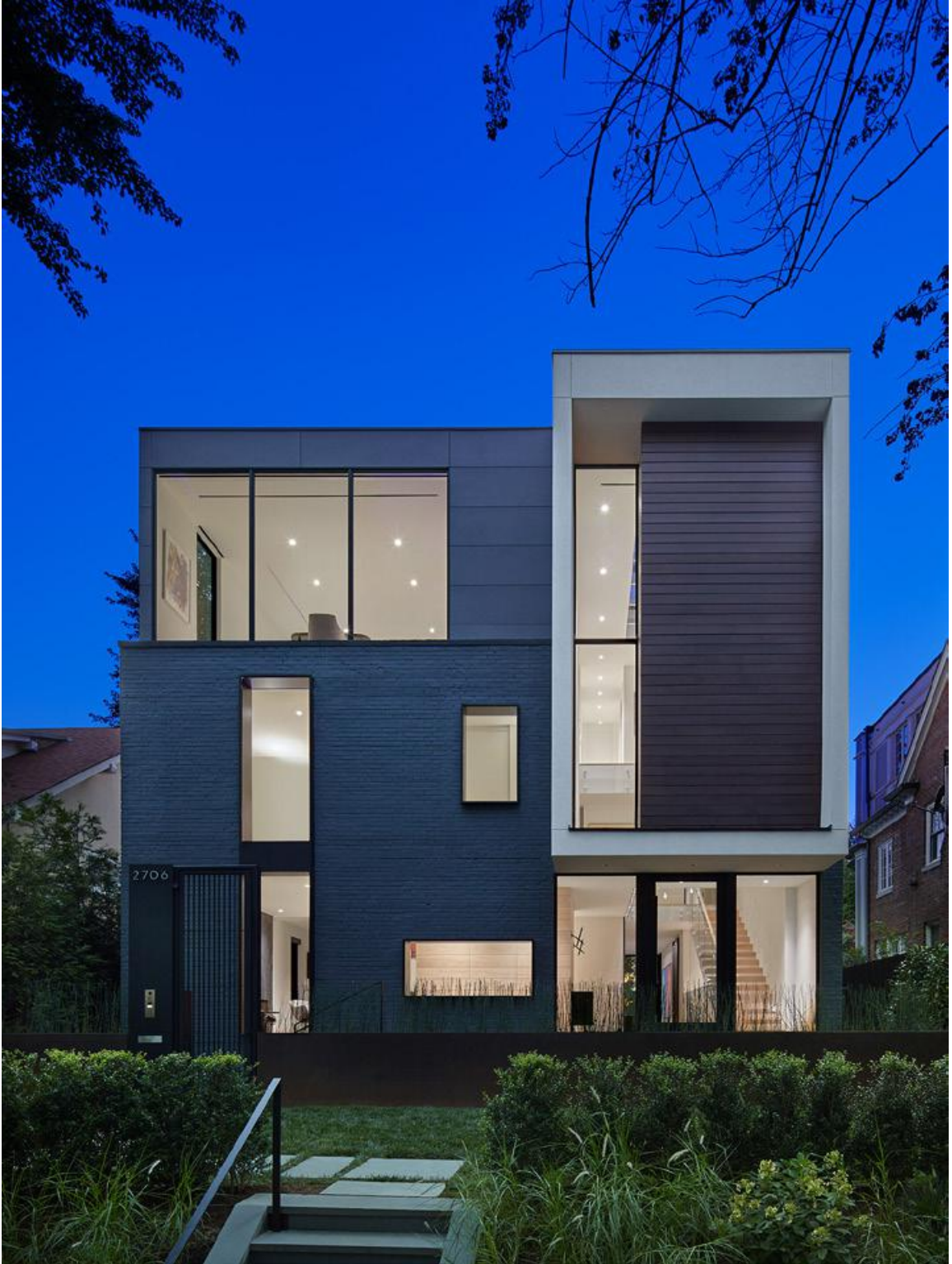


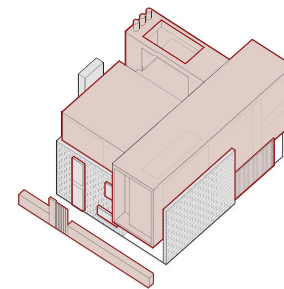
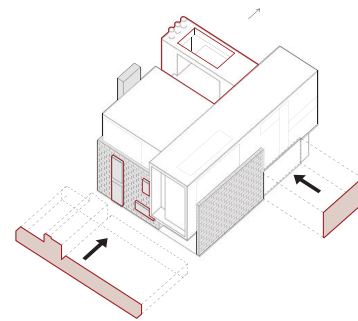
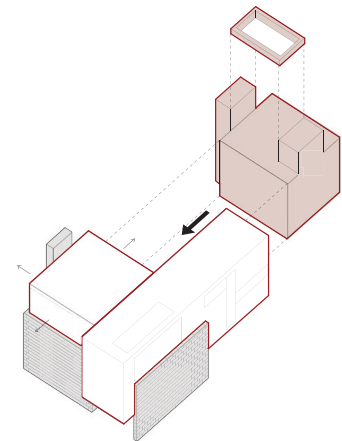
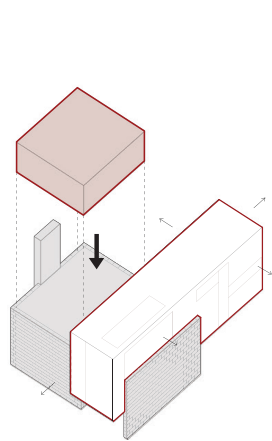
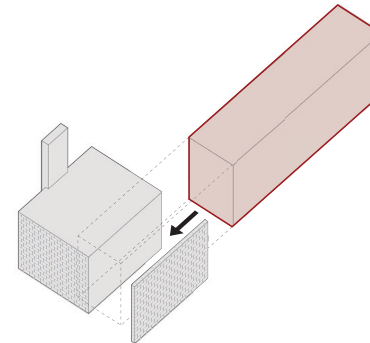
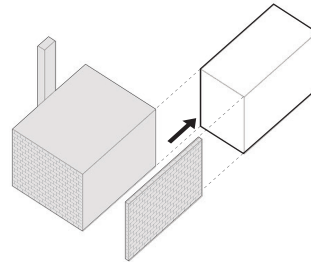
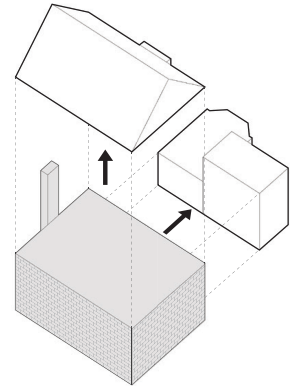
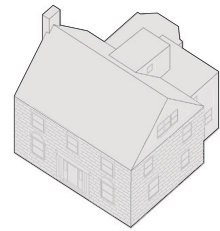


SITE PLAN

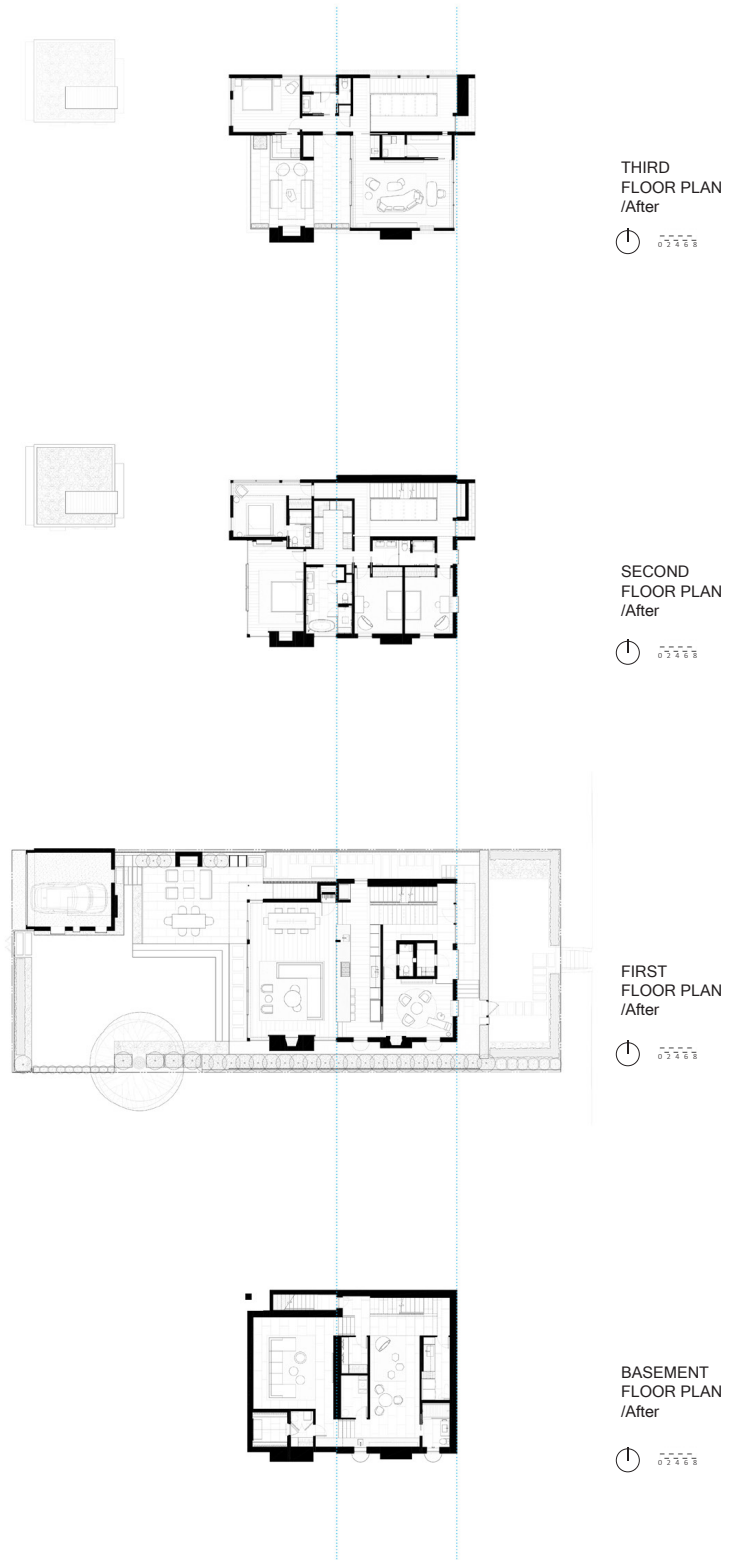


A majority of the existing house, originally built in 1931, remains intact. The existing basement slab, foundation walls, exterior masonry walls, first and second story floor joists were reused and repaired. This renovation work and the 3rd floor rear addition were built at a high-level in hopes of giving this nearly century old house another 100 years of life.





Existing
Addition





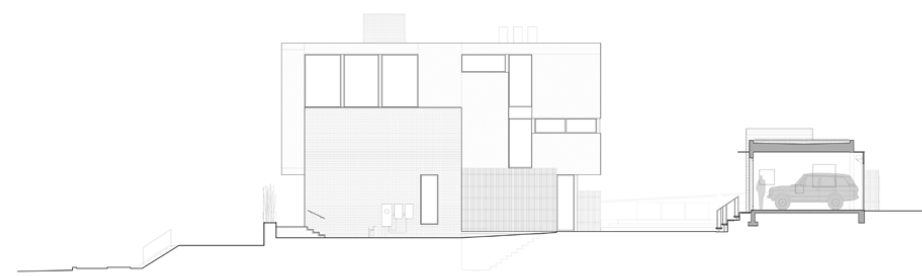


EAST ELEVATION

0' 2' 4' 6' 8' 10'

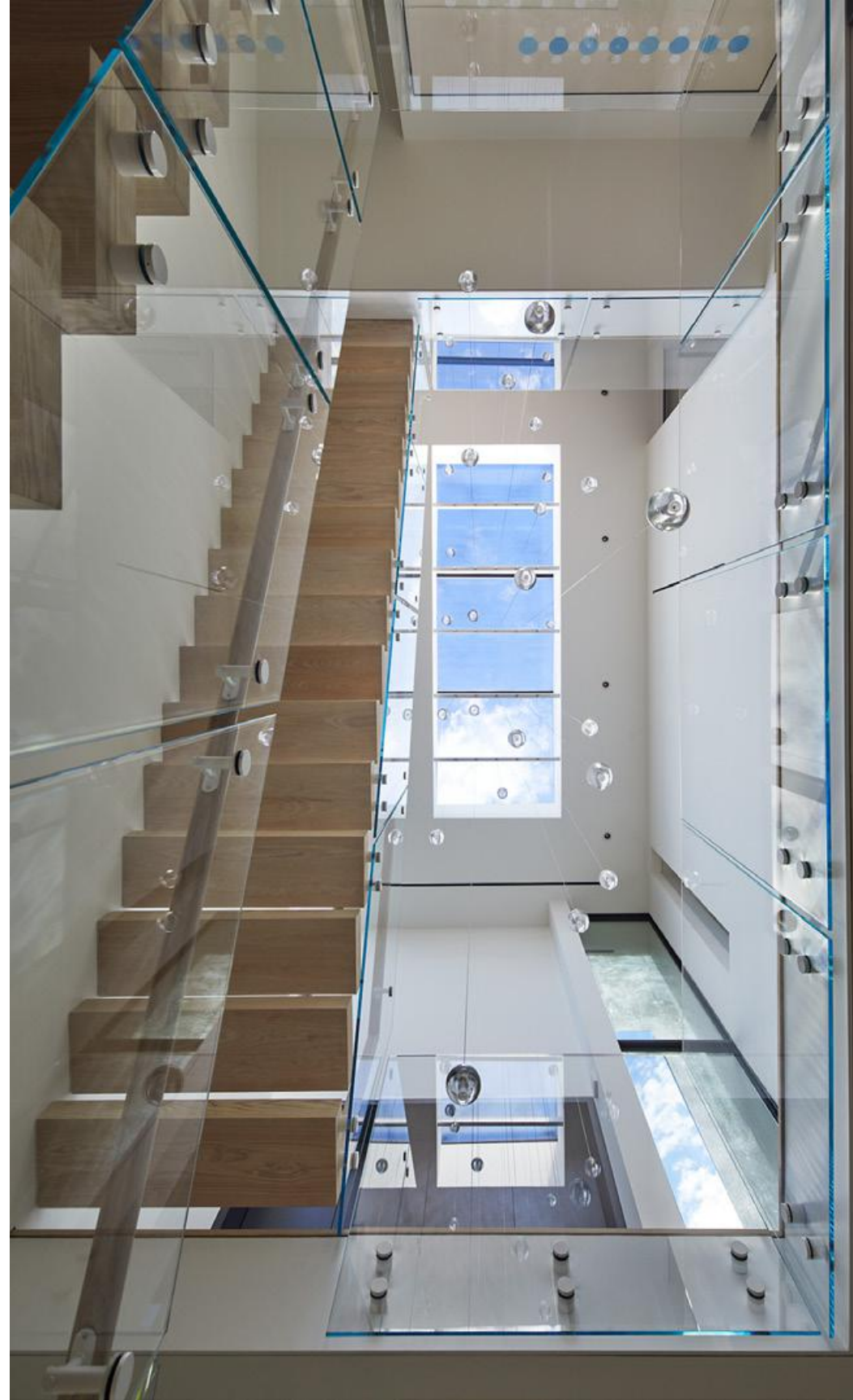




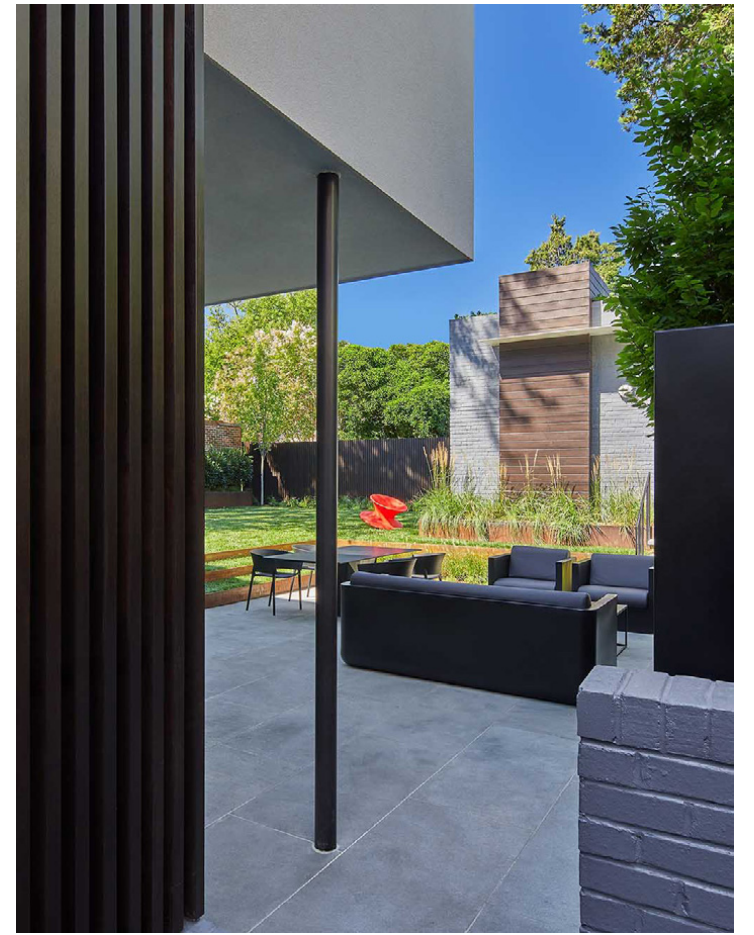


NORTH ELEVATION
0' 2' 4' 6' 8' 10'









WEST ELEVATION

0' 0" 6' 0" 12' 18'





SOUTH ELEVATION

0' 2' 4' 6' 8' 10'



