

2024 AIA | DC Chapter Design Awards

Project Title: House in Washington DC

Location: 3300 O Street NW Washington DC 20007

Date of Completion: 2022

Project Statement (150 words max):

This project reflects a complete renovation and restoration of a 160 year old single family house in an historic district. The main house was reunited with its two historic accessory buildings combining the three properties which provided a lap pool while creating a complimentary garden space that protected a heritage magnolia tree. An existing mid-20th century garage was removed and replaced with a large open porch at the first floor level designed to be sympathetic with the original architecture using the detailing and materials of the time period of the house. An elevator was sensitively inserted providing an accessible route to all of the levels with minimum damage to the historical fabric, concealing it within the casework and interior detailing. The entire facade was restored, by removing the paint on the brick, repointing the "battered joint" brickwork, and restoring the original brownstone details that defined each opening and entrance facade and stairs.

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

The design work reflects integration and discovery through it's rigorous attention to retaining existing historic fabric where possible and replicating historic detailing for all new work. One can appreciate and discover the craftsmanship of it's period in the combination of the retained fabric as well as the new work informed by the existing fabric. The house promotes well-being for it's inhabitants by seamlessly integrating all new electrical, mechanical, lighting, and media systems throughout the house. The mechanical systems in particular are designed to provide maximum granularity of control for the occupants in different spaces. The 19th century masonry construction method presented thermal challenges for modern life. Radiant heat was integrated into the baseboard millwork to temper the masonry and to prevent condensation on the plaster walls and reduce thermal movement. The mechanical systems are also designed to seamlessly integrate into the house while retaining existing spaces, ceiling heights and millwork.

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

This house is sited in the Georgetown Historic District which is our nations' 2nd oldest historic district. The architecture of the neighborhood reflects a cross section of economic scale in both residential and commercial buildings. Georgetown has a diverse history and this project reflects the preservation of a large historic home from 1860. One of its early inhabitants played a critical role in establishing of one the fine universities located in Washington. It also served as an orphanage before returning to its original use as a single family home. This project exists in an urban context and also addressed the needed improvement of the perimeter retaining wall on the sidewalk, restoration of the historic wrought iron railings, as well as carefully restoring the garden fence for public enjoyment. The steady

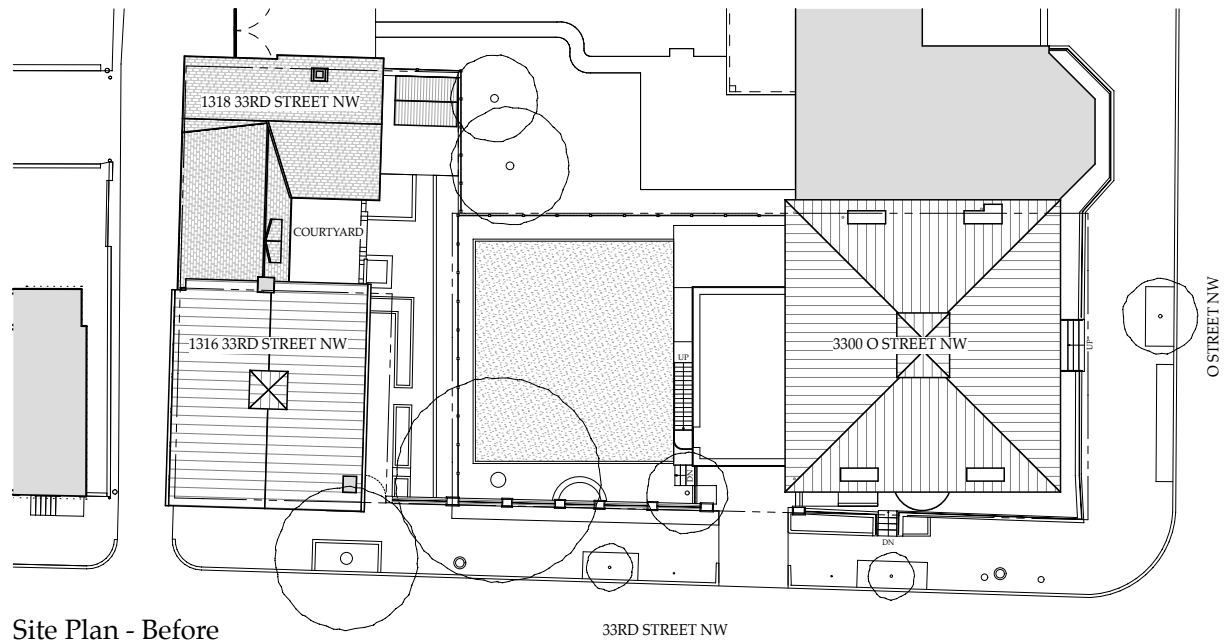
flow of public foot traffic allows for an appreciation of the historic structure, sensitively restored to its original appearance.

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

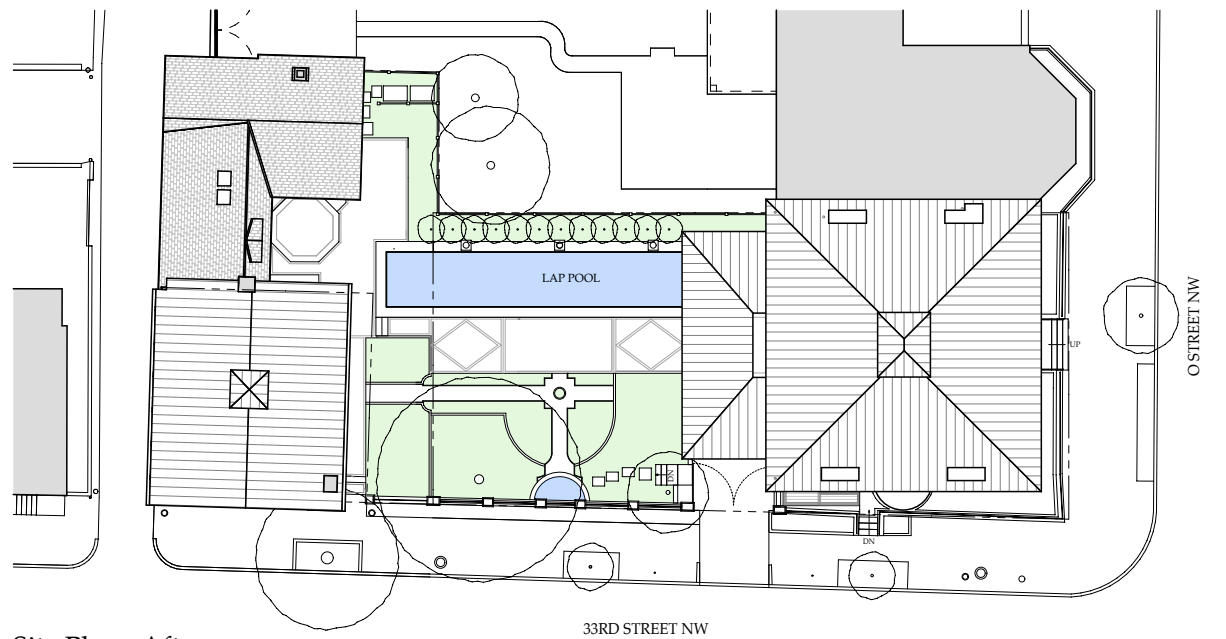
The house and property provided updated systems to increase efficiency by carefully considering the integration of new , building systems for water and energy use while preserving the character and details of an historic house. The windows and exterior doors were restored to eliminate air infiltration, while allowing new fully operational windows and doors to provide ventilation as originally designed. 19th century interior shutters were restored to limit solar gain in the summer and retain heat in the winter. The garden's paved surfaces in the garden provide a pervious surface for rain. Reuse of materials and refurbishment of existing ironwork, flooring, windows, glass, plaster moldings, doors, and millwork was a priority. The new porch integrates steel framing to represent period design while providing for longevity and low maintenance . This is a large building and has served many purposes over the last 160 years and retains that inherent programmatic flexibility.

Would you like this project to be considered for a Jury Citation in any of the following categories? (For more information on the 10 Measures from the Framework for Design Excellence, please [click here.](#))

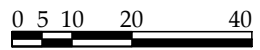
- Integration
- Equitable Communities
- Ecosystems
- Water
- Economy
- Energy
- Well-being
- Resources
- Change
- Discovery

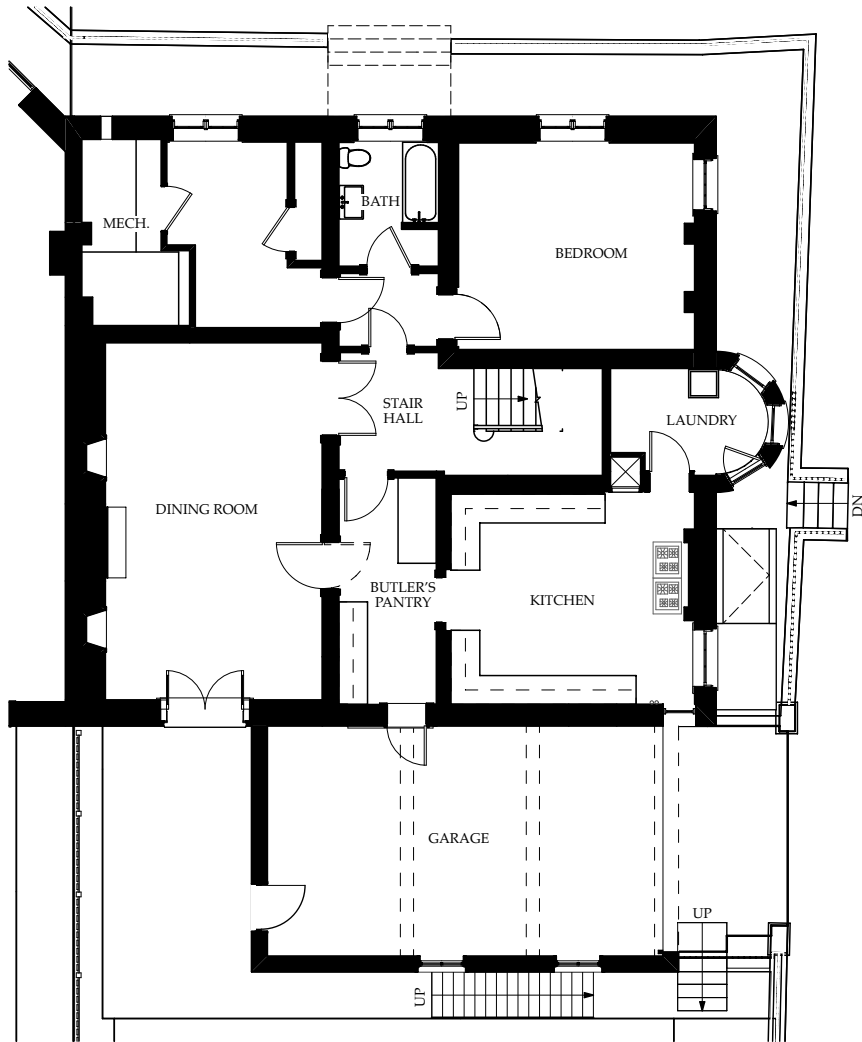


Site Plan - Before

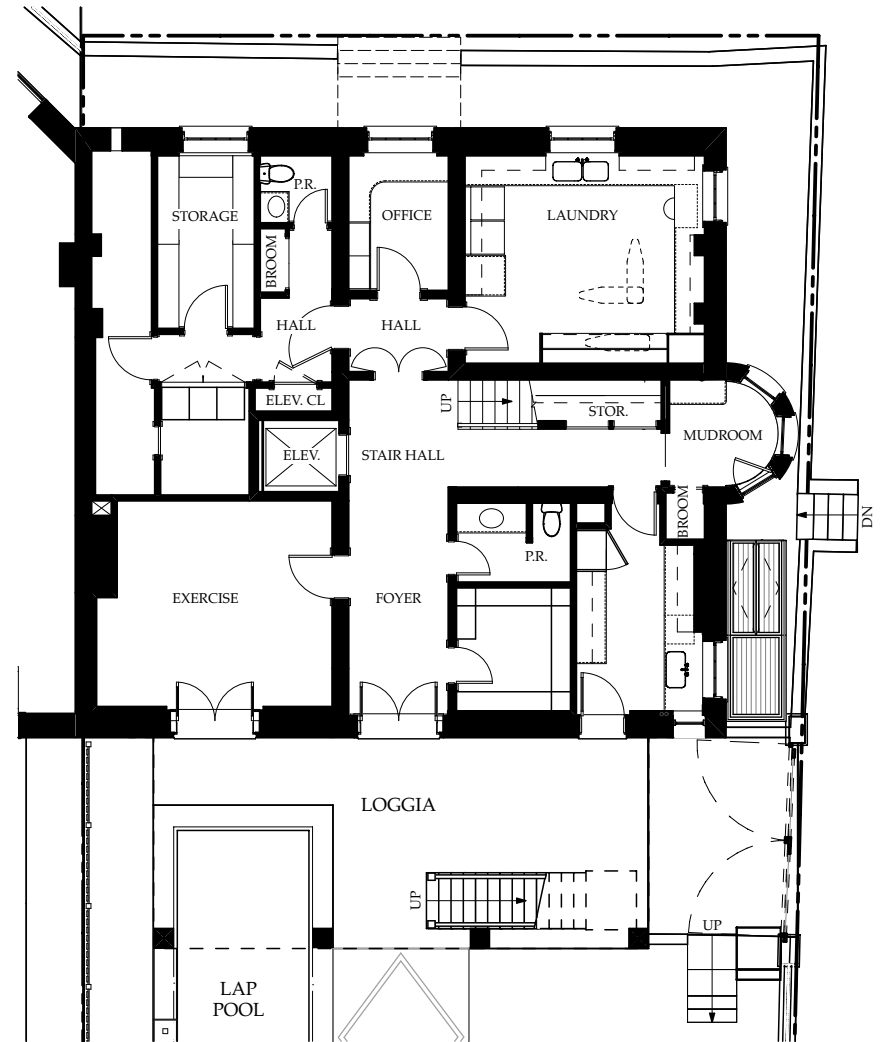


Site Plan - After

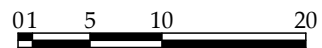


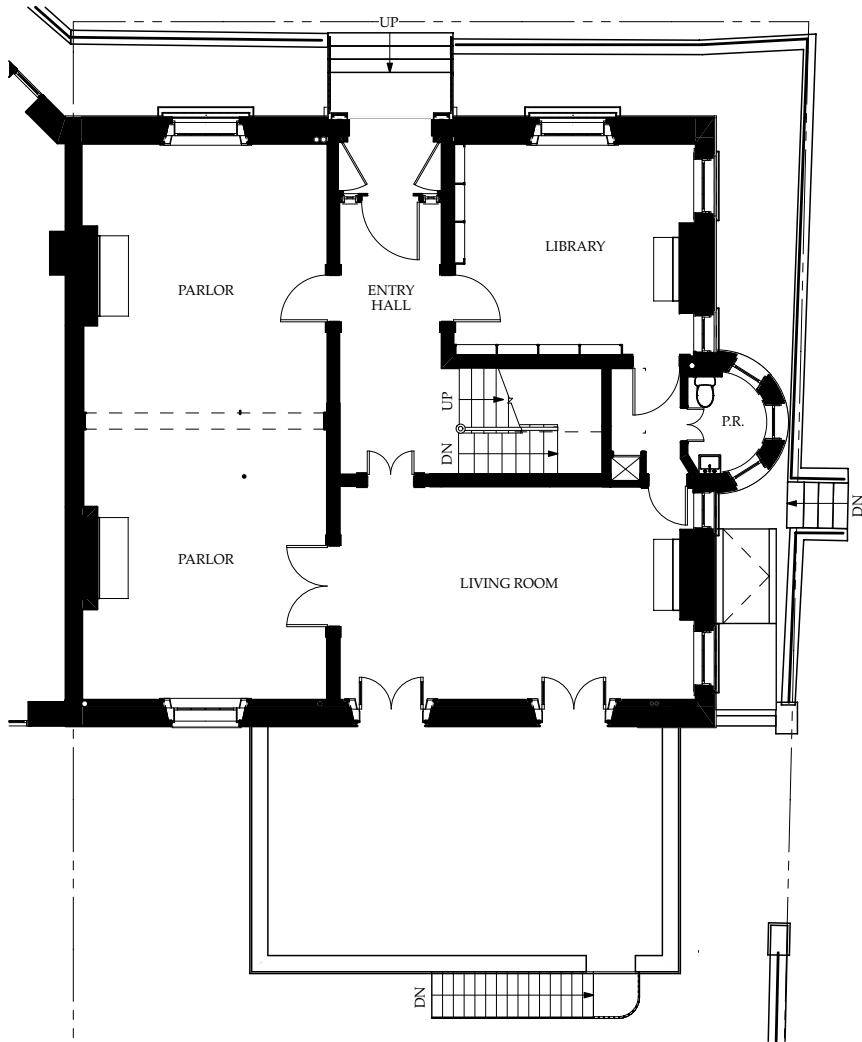


Ground Floor - Before

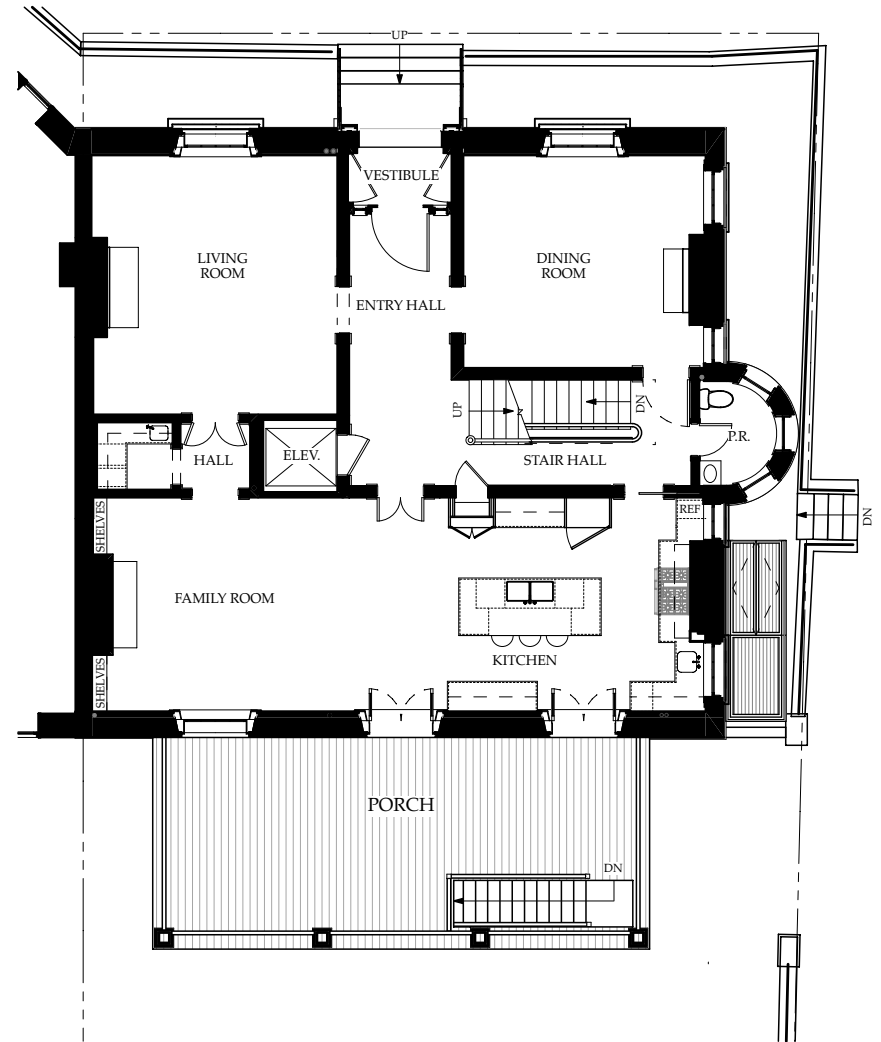


Ground Floor - After

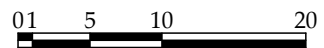


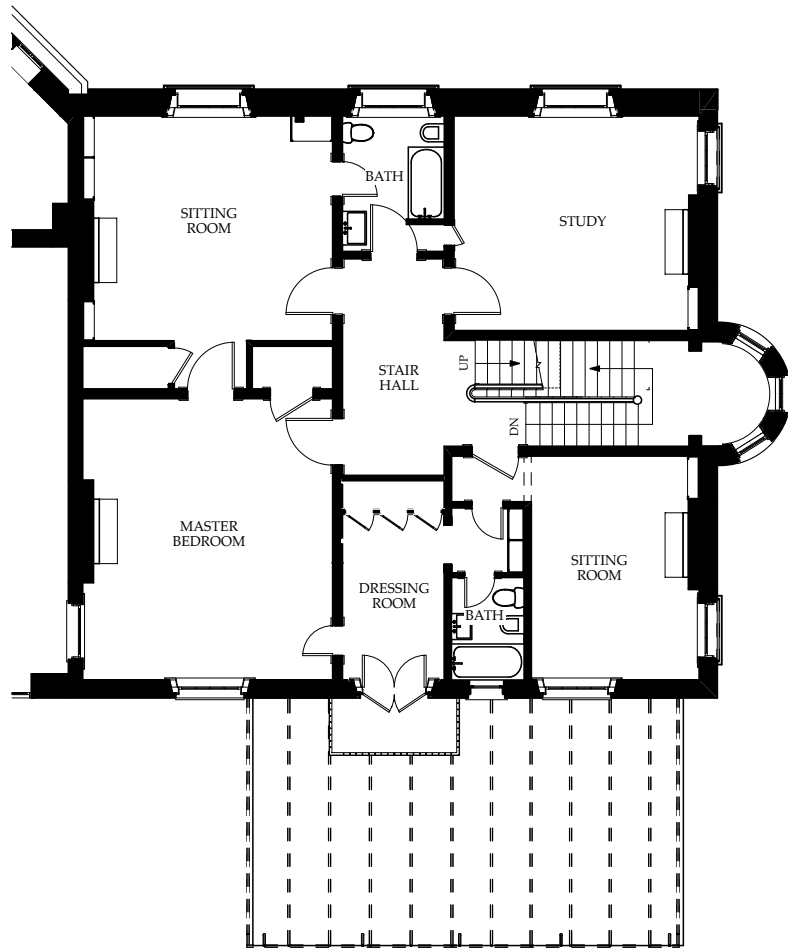


First Floor - Before

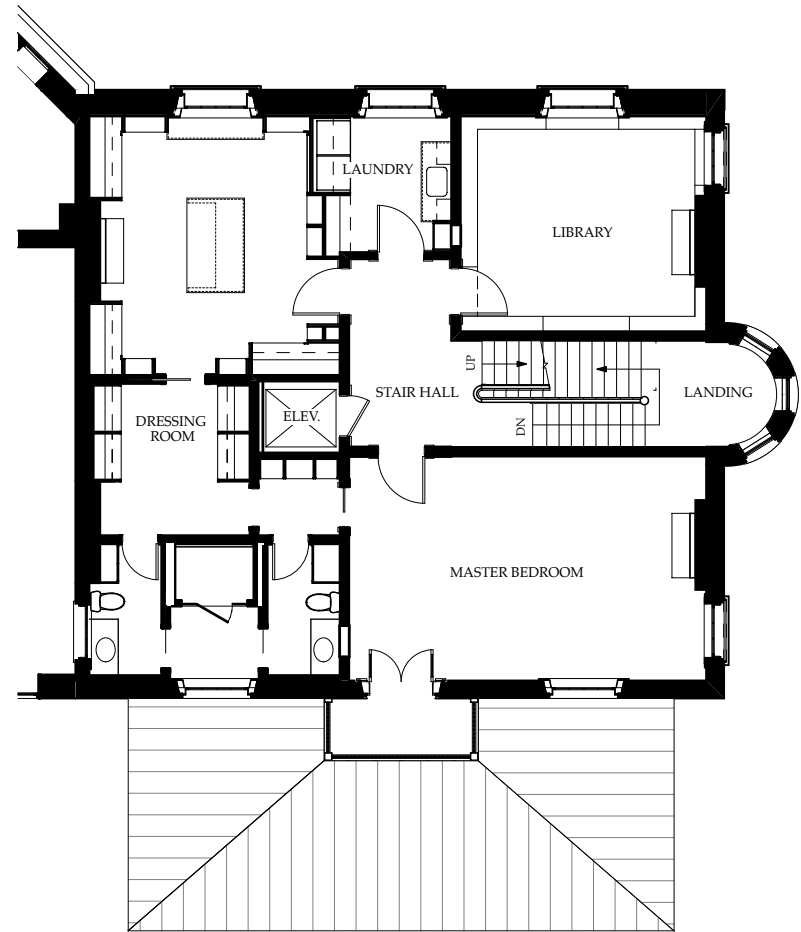


First Floor - After

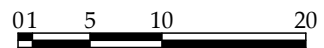


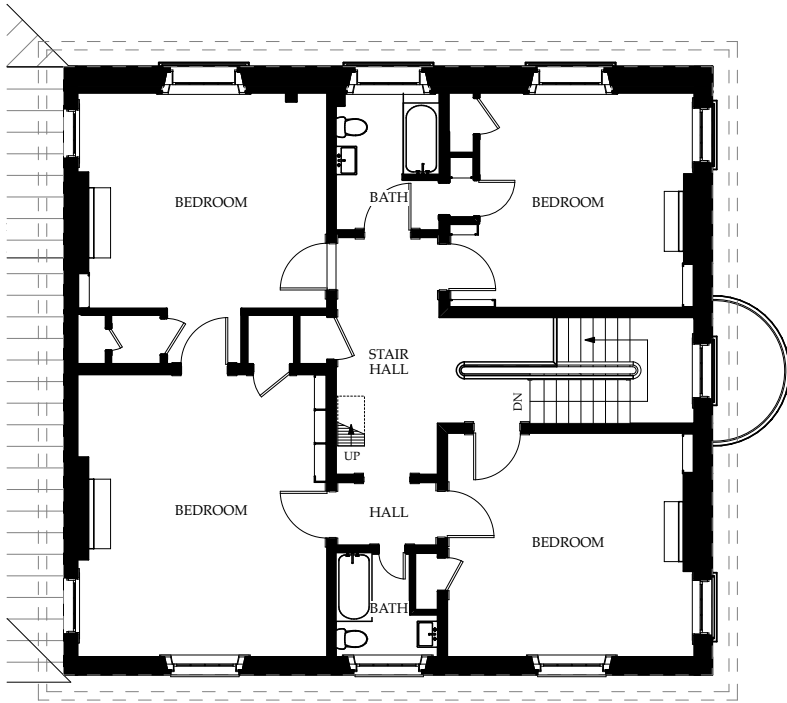


Second Floor - Before

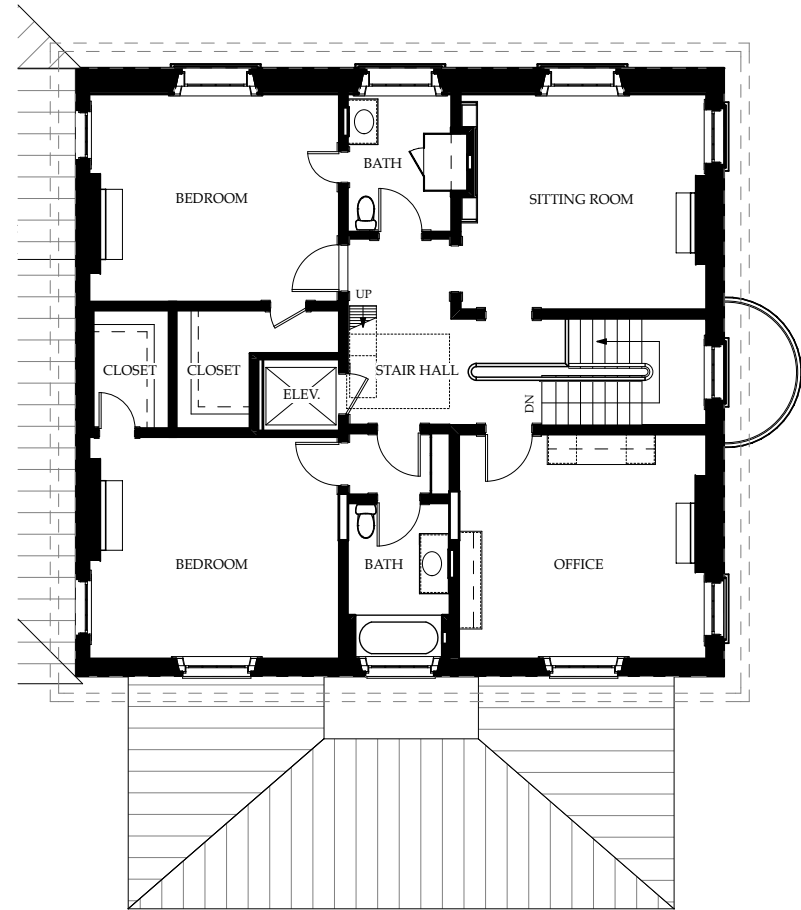


Second Floor - After

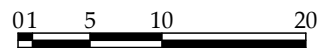




Third Floor - Before

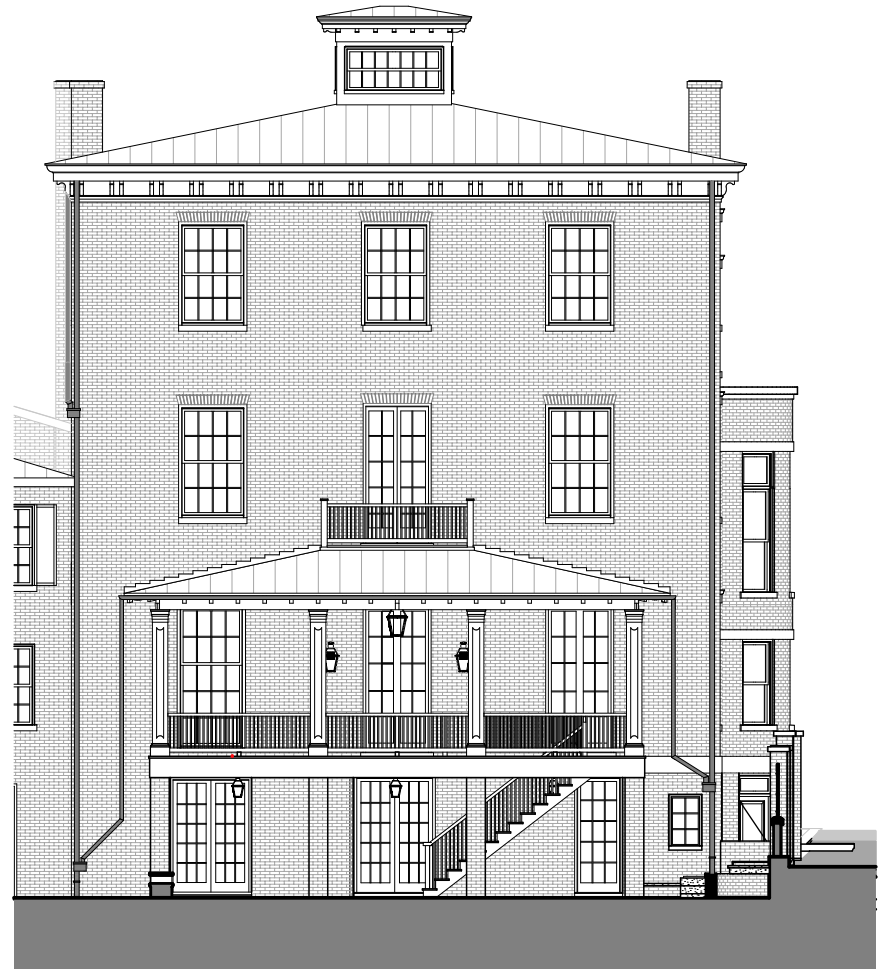


Third Floor - After

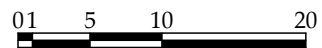


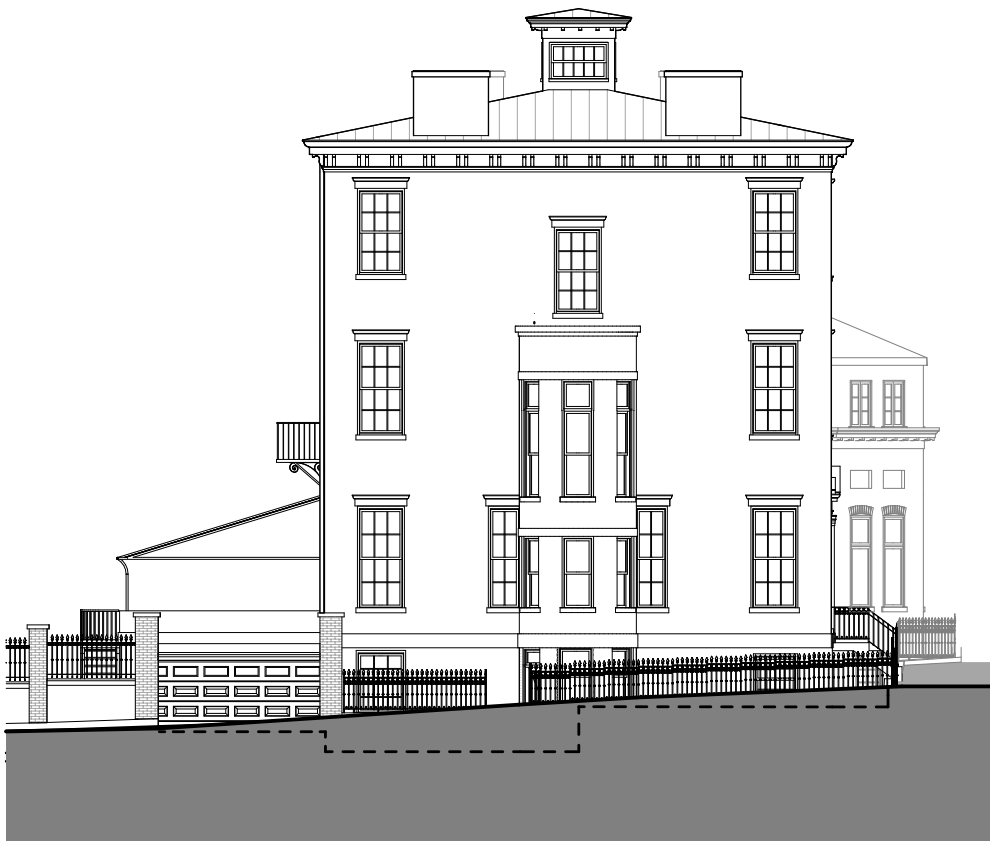


South Elevation - Before



South Elevation - After



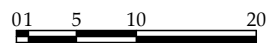


East Elevation - Before



East Elevation - After

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View From Northeast - Before



View From Northeast - After



View of Entrance - Before



View of Entrance With New Front Door Design



Restored Stone Detail 1



Restored Stone Detail 2



Restored Stone Detail 3



Restored Stone Detail 4



South Facade - Before



South Facade - After



View in Entry to Kitchen Beyond



View of Entrance With New Front Door Design



View of Kitchen Family Room



View of New Stair - Basement



View of New Stair - First Floor



View of Porch Looking West



View From Northeast At Dusk



View From South At Dusk