

# 2024 AIA DC Washingtonian Residential Awards

## SUBMISSION REQUIREMENTS

### Project Title:

Westmoreland Hills Historic Renovation and Addition

Completed: October 2023

### Project Statement by Category (limited to 150words)

This 1930's Colonial Revival home in Westmoreland Hills was among the first built and remained nearly unchanged for approximately ninety years. The basement level was underutilized, and the attic was unused.

Our goal was to preserve the historic home's character while nearly doubling the living area. The original house was restored, leaving the front façade and front rooms virtually unchanged. Despite the deep lot, the existing garage limited expansion. The garage was relocated farther back, allowing expansion to the rear.

A strong cross axis from the driveway entry creates a clear division from the original house. The unused attic and underused basement level accommodate much of the program. Relocating the main stair beside the central hall maintained the home's original character while bringing light into the prior narrow entry hall. The new second floor and attic follow the proportion of the existing house, creating a harmony of new and old.

### Responses to Framework Topics (limited to 150words each)

#### *Design Narrative: How does this project address Design for Integration, Wellbeing, and Discovery?*

The 1930's Colonial Revival home has been retained and integrated into the project, preserving its role in the community, and encouraging others to preserve the local history. The design delivers a balance of beauty and function that takes advantage of the best of the original home, while reorienting the home to the park to the south. The design connects its occupants to nature, supporting health and wellbeing. When one enters the home, the changes to the center hall brings light and an element of discovery and delight lacking in the original home, inviting its occupants to the enjoyment of the property.

#### *Community Engagement: How does this project address Design for Equitable Communities and Economy?*

As one of the first homes built in Westmoreland Hills, this project promotes a sense of continuity of the community, which impacts more than its occupants. There is a commitment to economy with the decision to salvage the original home and the selection of materials that will last for generations. Despite the considerable program, the design minimized the project footprint by utilizing under used spaces in the original home.

#### *Sustainability and Resilience: How does this project address Design for Ecosystems, Water, Energy, Resources, and Change?*

The decision to keep the original 1930's Colonial Revival home and expand it, instead of building new, was emblematic of "design for change". The project demonstrates the aspects of adaptability, resilience, and reuse. Portions of the original home that were removed, such as the original kitchen cabinets, were reused in the basement. By retaining the original garage, rather than rebuilding it, there was a demonstrable reduction in waste. From an energy conservation perspective, performance greatly exceeds applicable code requirements with the use of 24 SEER HVAC systems, improved insulation, and LED lighting and control systems. Rain gardens were employed for the management of storm water.



The Westmoreland Hills Residence



Before: North Elevation

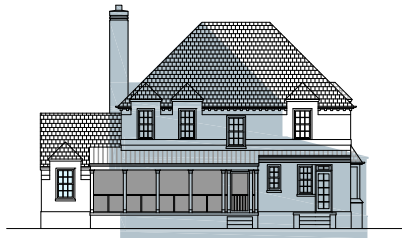


North Elevation w/ Sister House



North Elevation

Westmoreland Hills Residence is among the first Colonial Revival homes built in the neighborhood in the early 1930's. The home and its "sister" next door were believed to be built for the same family. Our goal was to preserve the character of the original home and maintain its relationship to the neighborhood. The project impact extends to the entire community, encouraging others to preserve the local history.



South Elevation Diagram



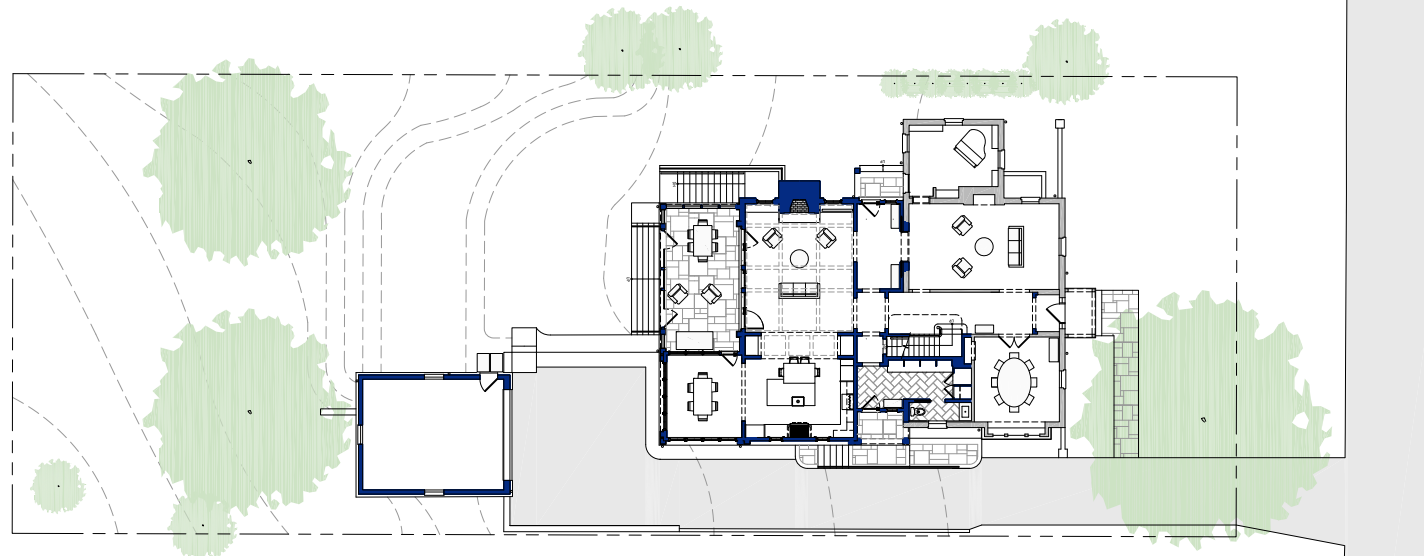
East Elevation



South Elevation



The original detached garage limited the ability of the home to be expanded into its generous rear yard. Our solution was to move the garage back, while maintaining the original driveway access. This allowed room for expansion and development of the informal side entry. The brick extension at the rear shown above, echoes the proportion and scale of the original house. By retaining, rather than rebuilding the original garage, the project is emblematic of sustainability and resilience.



First Floor Site Plan



Before: East Elevation



Mudroom



East Elevation



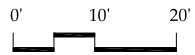
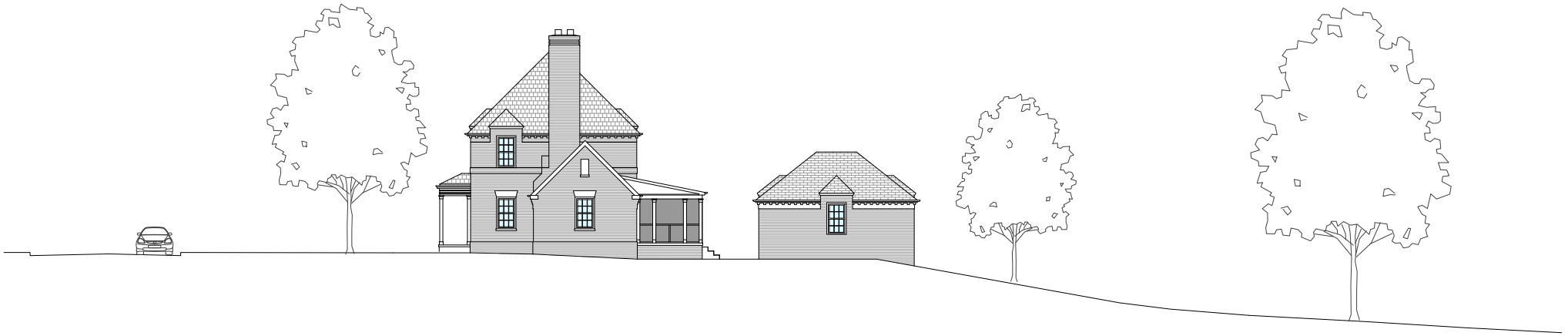
Before: South Elevation



South Yard Elevation



South Elevation



West Elevation



View toward Foyer North



View toward Foyer South

The original center hall was dark and cavernous with a dropped ceiling at the intermediate landing. Our solution was to celebrate the center hall and relocate the main stair adjoining the hall to enhance the connection to the rear addition. The new stair brings much needed light into the center of the home.



Before: Foyer





Living Room



View from Living Room



Before: Living Room



View from Mudroom Side Entry



New Cabinet replaced Kitchen Entry



View from Library toward New Stair



Family Room



Kitchen

The rear addition contains a new Family Room, open to the Kitchen, creating a large entertaining space facing south. The Breakfast Room is formed from an enclosed portion of the rear porch, while the Screen Porch recalls the former porch. The porches provide shade from the southern sun and provide a transition to the rear yard. The addition employs the design language of the original home, while providing a more open plan consistent with current lifestyle. Even portions of the original stair became sculpture on the mantel that remind one of the home's history.



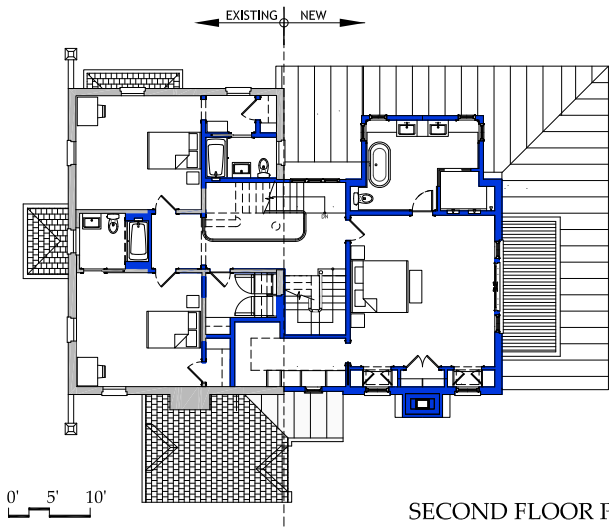
Kitchen & Breakfast Room



Screen Porch



Master Bathroom



SECOND FLOOR PLAN



Master Bedroom View

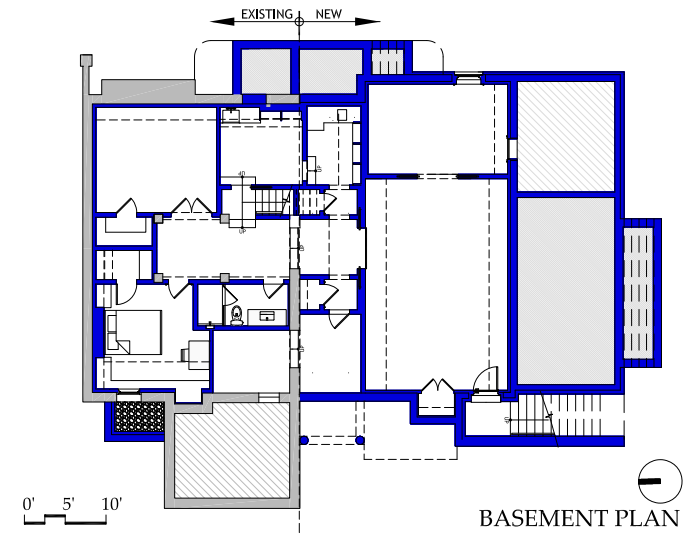


Renovated Existing Basement

The central hall organization of the upper floors is repeated on the basement level. The original kitchen cabinets were reused for the basement laundry room and the brick piers of the old cellar were exposed to view. To achieve greater height in the new recreation room and gym, the floor level steps down under the addition. The renovated portion of the basement contains a guest room and full bath, as well as a hobby room. The mechanical room in the basement contains state of the art energy efficient systems and a lighting control system that controls the LED lighting.



Basement Central Hall

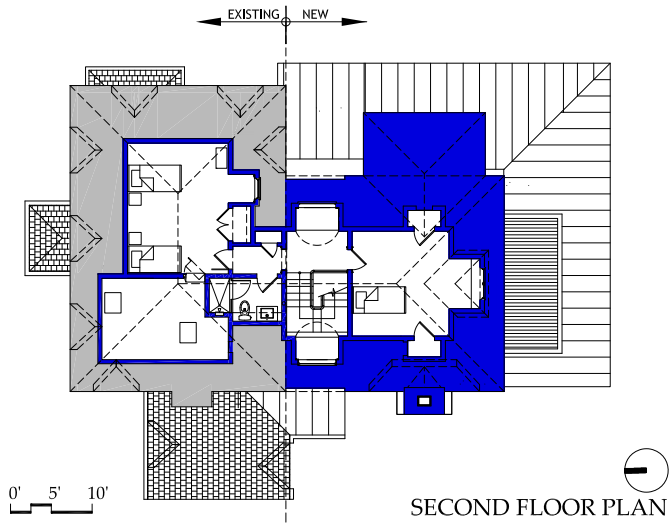




Stair Window Seat

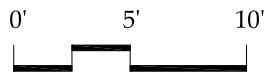


Second Floor Stair Hall



SECOND FLOOR PLAN

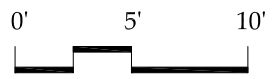




Transverse Section Through Side Entry



Longitudinal Section Through Entry Hall



Longitudinal Section Through Entry Hall