

This renovation of an existing townhouse in Washington, DC's Capitol Hill neighborhood focused on creating generous, inviting spaces on the lower level, while adding an additional, fourth, room on the upper level. On the first floor, an existing light well was reclaimed, allowing for expansion of the kitchen. A small adjacent closet and niche off of the dining room will one day be converted into a stair, reconnecting the basement as a living area. With the new layout, the kitchen remains closely associated with the family room, while also defined as a separate environment. Inclusion of a wet bar makes this area the focus of family life and informal entertaining.

On the second floor, the owner's need for an additional room dictated the overall layout. A home office was added just outside the existing master bedroom. Pocket doors at either side allow various privacy configurations. The existing light well was only partially infilled, allowing windows into the adjacent rooms – home office and guest bedroom. Reorganized service spaces along the corridor house a new laundry room and walk-in master closet.

To complete the renovation and unify new and old spaces, existing and new wood floors were stained and refinished throughout the home, and a fresh coat of paint completed the makeover.

Project Data

Project Type: Residential renovation / addition

Size: 2,500 sf

Construction cost: > \$200,000

Completed: October 2011

