



The Boyd Condominium
1212 M Street Loft
Washington, DC

Designed as an addition to a 5 story, 1940's era, apartment building, the design of this rooftop condominium unit is an exciting counterpoint to the otherwise conventional architecture of the existing building. The diagonal orientation of the plan and corner glazing takes advantage of oblique views and creates a unique architectural form in contrast with its taller surroundings.

As a focal point for the interior double height living areas, a glass bridge "floats" across the space and reinforces the spiral movement of the communicating stair. At the lower level, a two-sided fireplace is "suspended" within the extensive glazing and links the interior with the exterior deck beyond. The corrugated steel cladding, the bright colors of the stucco, the neutral aluminum window frames and standing seam metal roofs create a rich vocabulary that compliments the unit's modern design.