



1612 16th Street, NW
“Tapies Condominium”
Washington, DC

10,000 square feet
Multi-Family Residential
Duplex Residential Units

Located on a unique 21 feet wide site between two early twentieth century apartment buildings, this 9-story multifamily project features floor to ceiling glass and aluminum framing uniquely angled and incorporating exterior balconies. Steel “hoops” complete the curtain wall and crown the building, and create texture and shadow within this modern composition of materials. Internally, a high-speed hydraulic elevator opens directly into the living areas of each duplex unit while an internal stair allows access to the mezzanine level above. Across the rear of the building floor to ceiling glass with glass doors allow access to full width balconies. The project, located within the Sixteenth Street Historic district, and although striking in its modern appearance received approval based on its architectural merit and was deemed appropriate to its varied historic context.