

# Best Addresses, A Century of Washington's Distinguished Apartment Houses

## Preface to the Second Impression

By James M. Goode

A third new apartment house with abundant light is the completely modern condo at 1300 13th Street, N.W. Its predominant features are living room bays of floor-to-ceiling glass that project over the first floor level. The rear is even more spectacular with circular balconies again faced with floor-to-ceiling glass walls, looking out on a hidden courtyard that is landscaped with two fountains and five massive copper and lead planters containing bamboo trees four stories high. Named the SoLo Piazza for its location south of Logan Circle, the apartment house was developed by the Italian-born Giorgio Furiuso and Philip Abraham. The architect was Bonstra Architects of Washington, D.C.

The interior was designed by Furiuso, and the landscaping along both the front two facades on the northwest corner of 13th and N Streets and the courtyard were designed by Furiuso and the talented landscape architect Michael Bartlett.

Most of the seventy-six en units contain one bedroom and a den or two bedrooms with an average unit size of 1,130 square feet plus a 90-square-foot balcony. In 2002, when the building was completed, the units had an average initial price of \$410,000. Parking for fifty-six cars is provided on two underground levels.

The kitchens all open into the living rooms, which have abundant light from their curtain wall windows. Many of the living rooms contain structural steel columns that have various finishes, including faux marble. The floors are all wood, laid in maple, oak, or bamboo, with Turkish marble in the bathroom and Indian marble in the kitchens. All units have gas fireplaces enclosed in a steel or marble case, and the top floor units also have an additional wood fireplace.

Attention to detail is apparent throughout the building. To add interest, thirty-eight different materials were used on the facade in a refined, unified manner. The floors are fourteen inches thick—double the normal thickness for insulation from noise. The apartment front doors are made of warm pickled maple with steel handles on which the apartment number is incised. The dividers separating the balconies on the inner courtyard are made of hosted glass. Many of the courtyard apartments have views of the Gothic Revival Mount Olivet Lutheran Church and the neoclassical National City Christian Church, both of which face nearby Thomas Circle.



Interior courtyard of the SoLo with its elegant balconies and four story high bamboo trees (Courtesy of SoLo Piazza)



This rendering of the SoLo Piazza shows the modern design with floor-to-ceiling glass windows in the living rooms with their adjoining balconies.