



The Ivy
Washington, DC
18,000 square feet

Multi-Family Residential
Historic District
Underground Parking

Creating this 14-unit condominium in the emerging Columbia Heights neighborhood required an historically significant townhouse façade to be carefully retained and restored, and a contemporary but compatible façade fronting the expanded structure. The combination of old and new elements creates a visual dialogue between similar materials in contrasting colors. Nine flats and five duplexes are organized around a rear courtyard providing a green roof over the lower level garage. All units have access to private terraces, cantilevered balconies and roof decks. The building is situated such that all units receive direct sunlight, important considering the substantial depth of its footprint.