

## Bungalow Restored | Washington, DC



In 1925, five arts and crafts bungalows were built for young army officers and their families, who were associated with war games and munitions experiments in the Spring Valley / American University neighborhood in Washington, D.C. This project was the last of the storied bungalows to be modernized and updated. The condition of the home was poor; the aluminum siding was falling off the house, the porch was rotting, critical basement beams had termite damage, and the roof was leaking and structurally failing. As part of the renovation, the original siding was uncovered and restored. Upper portions of the building were clad in cement board lap siding and the main roof was clad in cedar shingles. Foam insulation and new insulated windows provide a tight building envelope. The paint scheme uses traditional arts and crafts colors, with bright, modern accent colors for the doors and fixtures.

In 2016, Washington, D.C. adopted an updated zoning code that permitted Accessory Dwelling Units (ADUs) in many single family neighborhoods, including American University Park. The ADU provision allowed this building to provide affordable housing in an upper scale neighborhood in Washington, with great accessibility to transit and the nearby university. This particular home lent itself to be separated into 2 units given its position on the sloping site, allowing for a generous outdoor space to be developed for the ADU. By reworking and upgrading all systems, replacing the boiler, radiators and associated piping, and window units with high-efficiency condition systems, headroom is created in the basement. Additional low-flow plumbing fixtures were incorporated to limit the incoming water service and diminish the tenant water service.

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