



## Avenue Suites Hotel

Washington DC

Given its location on "The Nation's Main Street," Pennsylvania Avenue, a mere 9 blocks from the White House, this hotel completely failed to live up to its location. Its brooding dark brick hulk did not welcome visitors from the street, nor did the plan open up public spaces within the main floor or make connections to the garden beyond.

On the exterior, the brick has been painted white, and a new granite rain screen facade has been added as a street-level base. New stairs, signage, ADA ramps and landscaping establish a now-modern presence on the Avenue.

Through the judicious elimination of several ground floor rooms, a public realm of Lobby, Bar, Conference Rooms and Library was created within the plan, and the front and rear facades were removed as needed to connect interior and exterior—street to interior to garden. These spaces are organized through a series of small room-like volumes, dubbed "pods" during construction. Their dimensions were determined by the locations of wet-wall plumbing walls from 8 stories of guest rooms above.

Carefully crafted wood walls articulate these pods, and provide intimate seating and work areas in contrast to the larger rooms and garden beyond.































Before >





