

# SKY HOUSE I + II

WASHINGTON D.C., SW  
RESIDENTIAL ARCHITECTURE

The two former Environmental Protection Agency buildings designed by prominent DC architect Chloethiel Woodard Smith made headlines in the 1980s when occupants began suffering from “sick building syndrome.” Clad with heavy pink precast with bronze-tinted and inoperable windows, the buildings were abandoned and became eyesores.

We re-skinned the buildings with covered slab edges and standard window systems. A hierarchy of horizontal banding breaks down the building scale and creates a tripartite facade. Multiple shades of blue and gray tinted glazing modulate the building, further emphasizing the horizontal while also creating vertical divisions as defined by colored glass and metal panels.

*Photography throughout by EricTaylorPhoto.com*

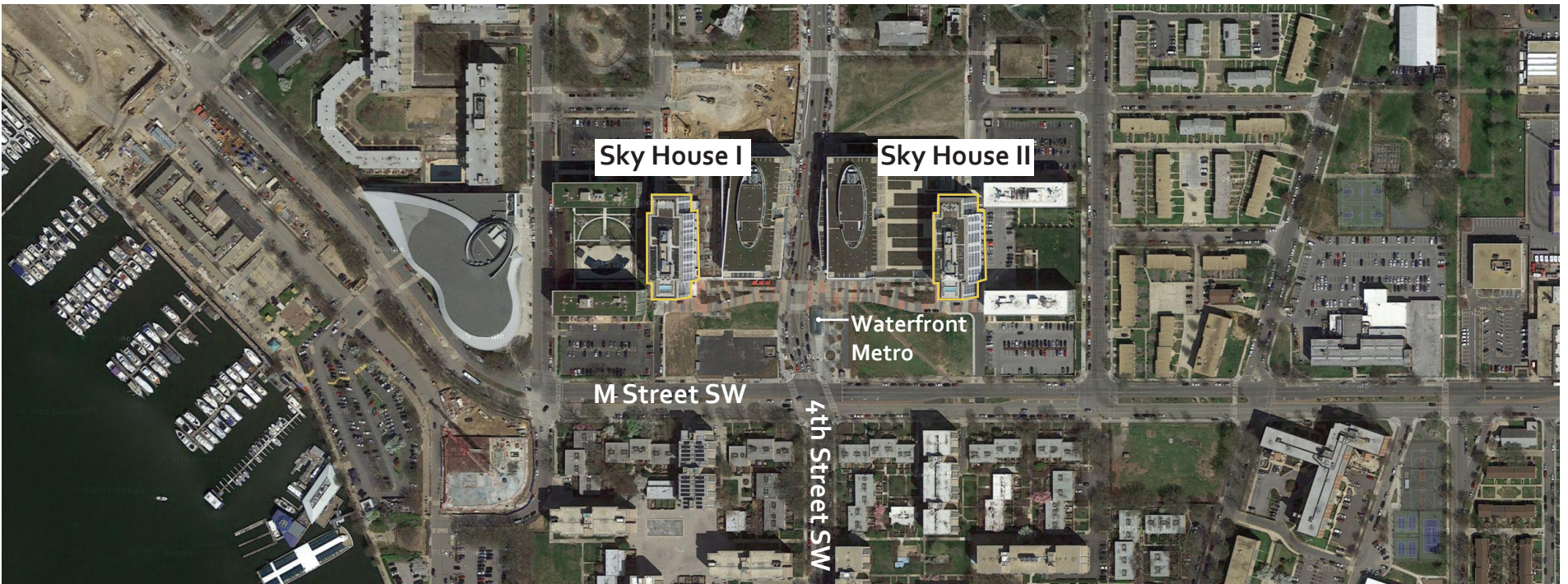






The initial design was composed of a pair of 12-story towers, intended to serve as the headquarters of the EPA. They flanked what was formerly Waterside Mall. Today, 4th Street SW has been extended through the mall site.

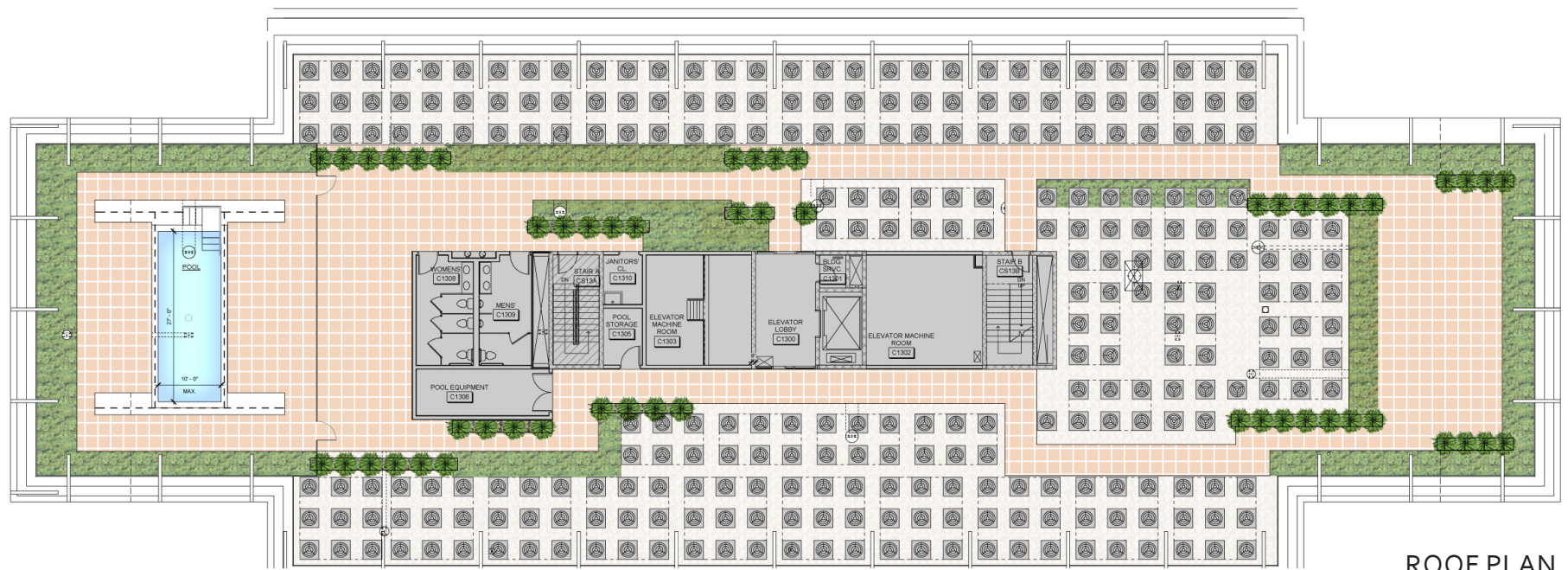
We have adapted these vacant office towers into mixed-income luxury flats, with 25% of the units set aside for low-income residents.







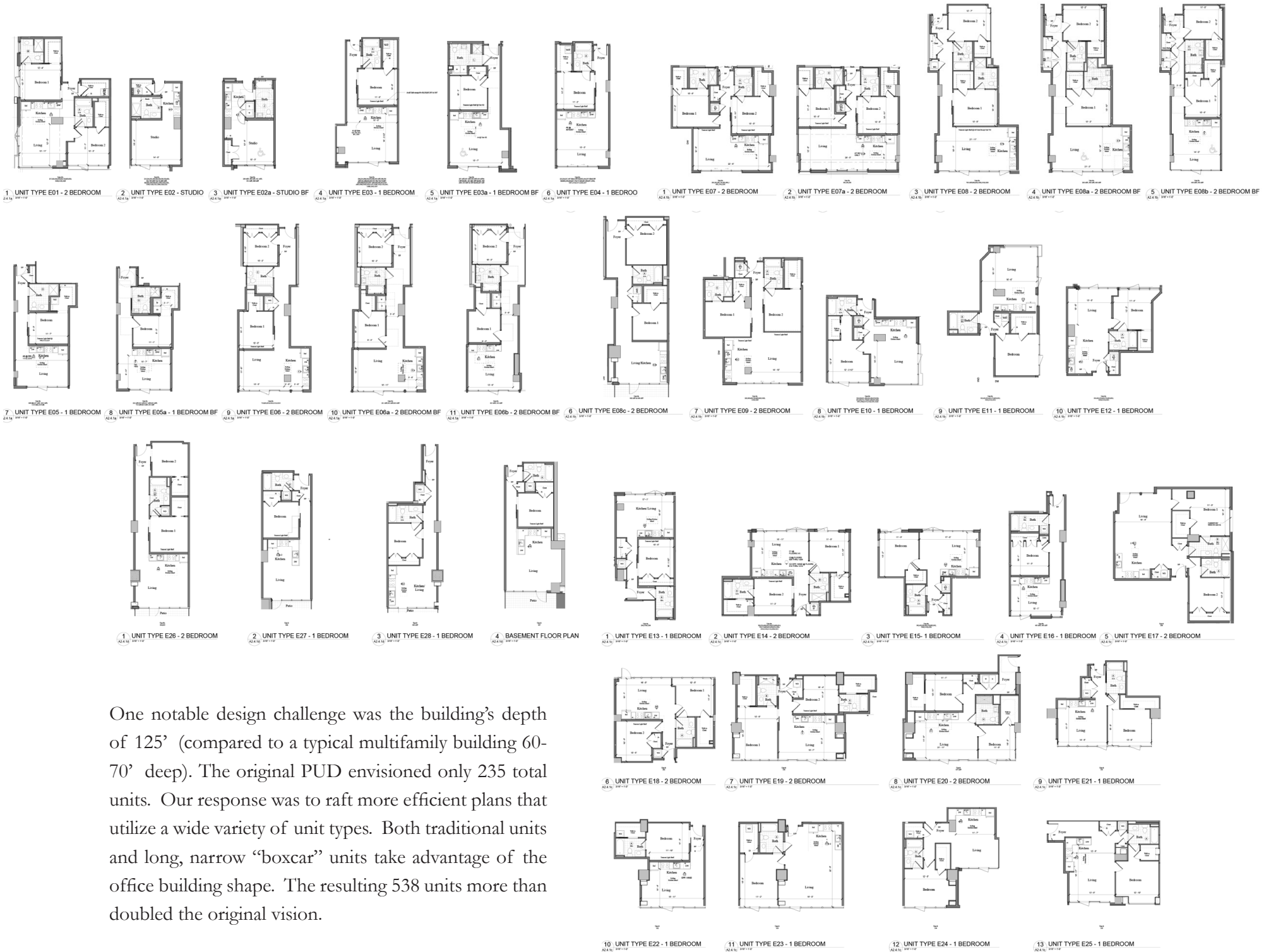




ROOF PLAN







One notable design challenge was the building's depth of 125' (compared to a typical multifamily building 60-70' deep). The original PUD envisioned only 235 total units. Our response was to raft more efficient plans that utilize a wide variety of unit types. Both traditional units and long, narrow "boxcar" units take advantage of the office building shape. The resulting 538 units more than doubled the original vision.



Transom windows and barn doors bring light and openness to the inboard bedroom space while maximizing the layout of the long boxcar units.





