

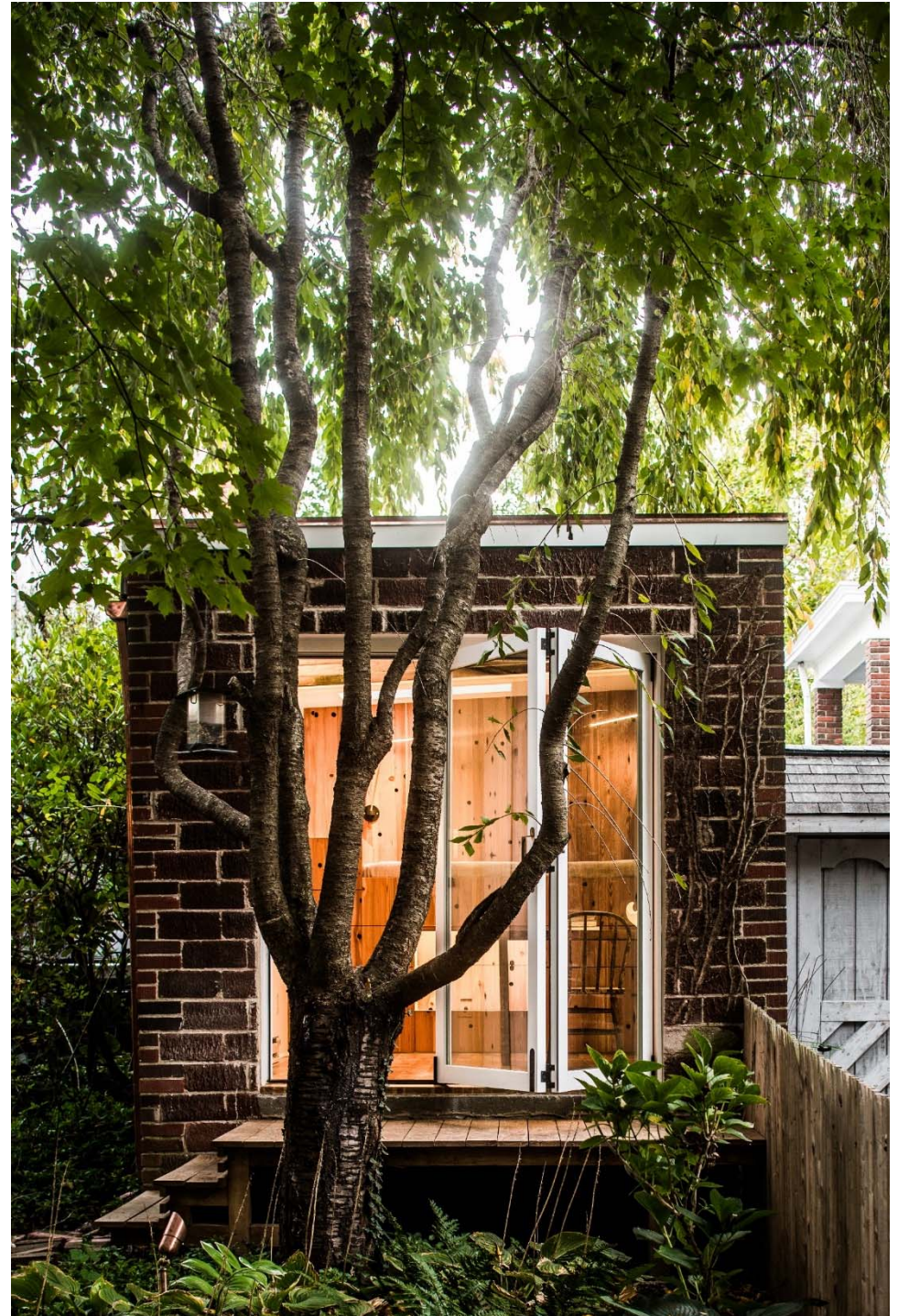
Backyard Retreat Washington DC Small Projects

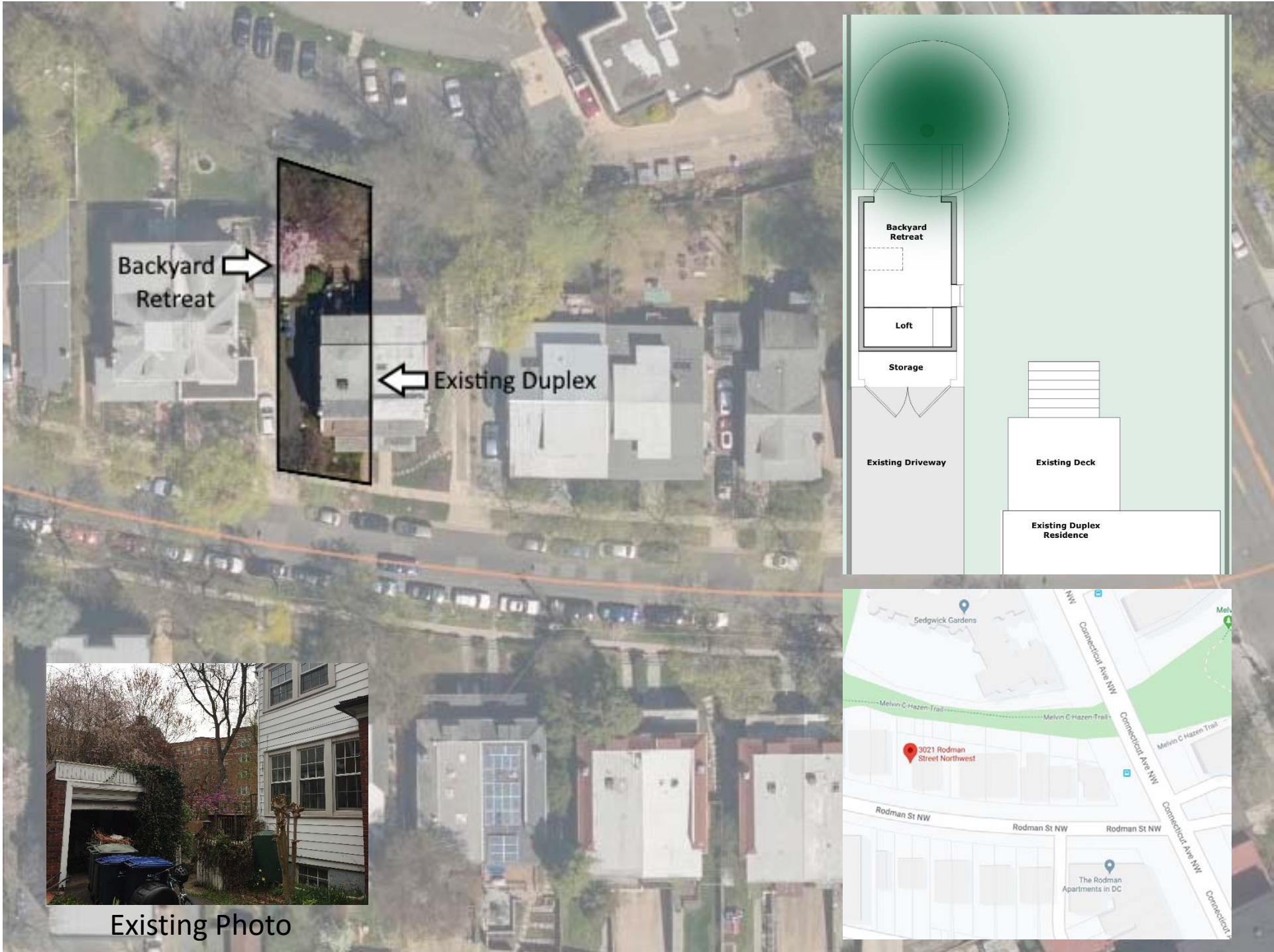
Located in the Cleveland Park Historic District in Washington DC, this block features duplex homes with detached accessory structures, typically serving as garages, setback from the street. The home was built in 1925 and the detached garage space, an approximately 10' x 18' footprint, was too small for parking of the owner's vehicles. As such, it served as an underutilized storage shed and had become an eyesore for the Homeowners and the neighborhood in its unkempt state.

Recognizing that the existing garage was never going to be used to park a car, the idea for this adaptive reuse at a residential scale was to use the existing space to create a much-needed ancillary space for respite and mindfulness that is separate from the existing home. The new space became a serene retreat that serves as a home yoga studio, office and an area of rest. Separating these uses from the home allows a true retreat from the everyday found in a typical bustling family home. An oasis, hidden in plain sight, now serves the family in a way that the garage never did.

A small storage area at the driveway side of the existing building maintains the character of a detached garage, in keeping with the neighborhood, while accommodating yard maintenance equipment.

By working within the framework of the existing structure on the property, the physical footprint was not altered, but the setting was improved. What was once an element to ignore and hide became something to embrace and enjoy.





Backyard Retreat

Existing Duplex

Backyard Retreat

Loft

Storage

Existing Driveway

Existing Deck

Existing Duplex Residence

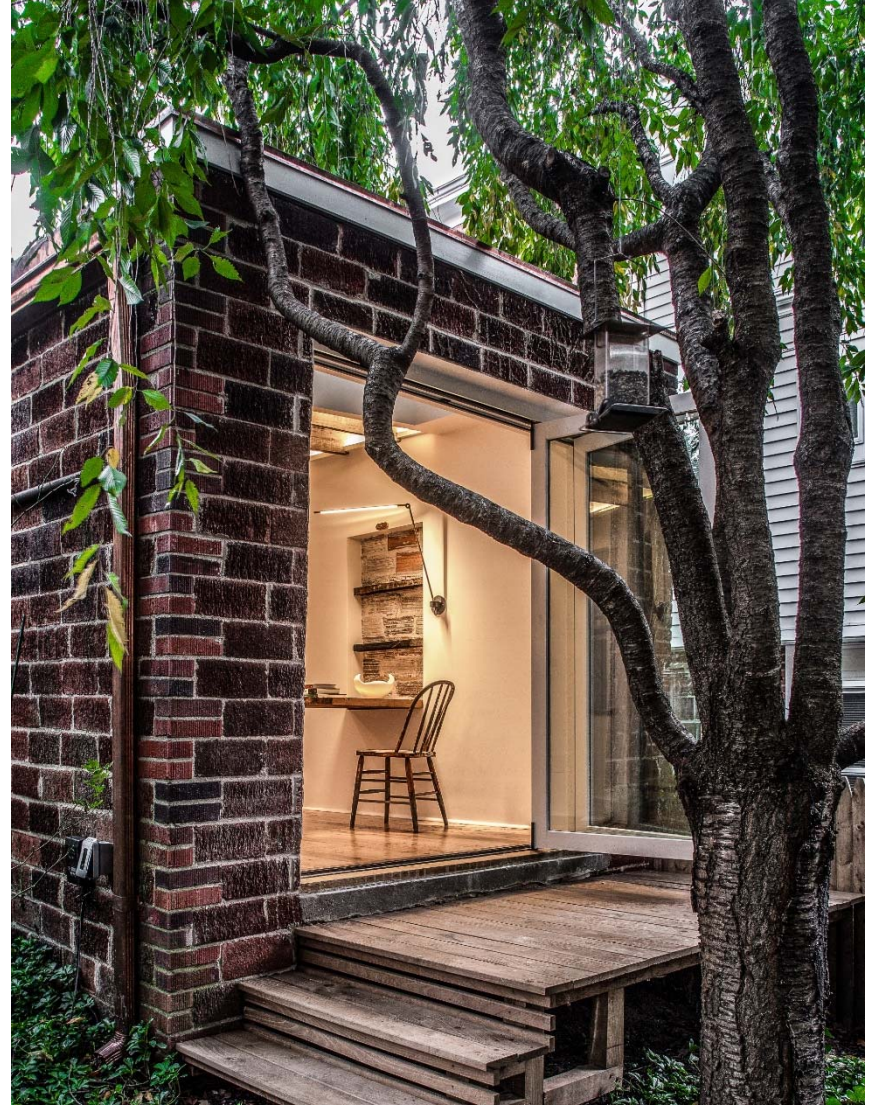
3021 Rodman Street Northwest

The Rodman Apartments in DC

Existing Photo



Custom carriage style doors at the driveway side offer access to storage space for outdoor maintenance equipment.



Folding glass doors at a new opening at the rear of the structure create an indoor/outdoor connection and easy access to the new retreat space.



Skylights were added within the existing roof structure to provide daylighting. Interior furred walls with spray foam insulation at the retreat space maintain a more comfortable occupiable space and gave the opportunity for unique features to make this small space multi-functional. Foot holes within the wall aid entry onto a raised loft lounge area. A fold down table can be used as an office space or hidden in the wall to allow for more space as a home yoga studio.

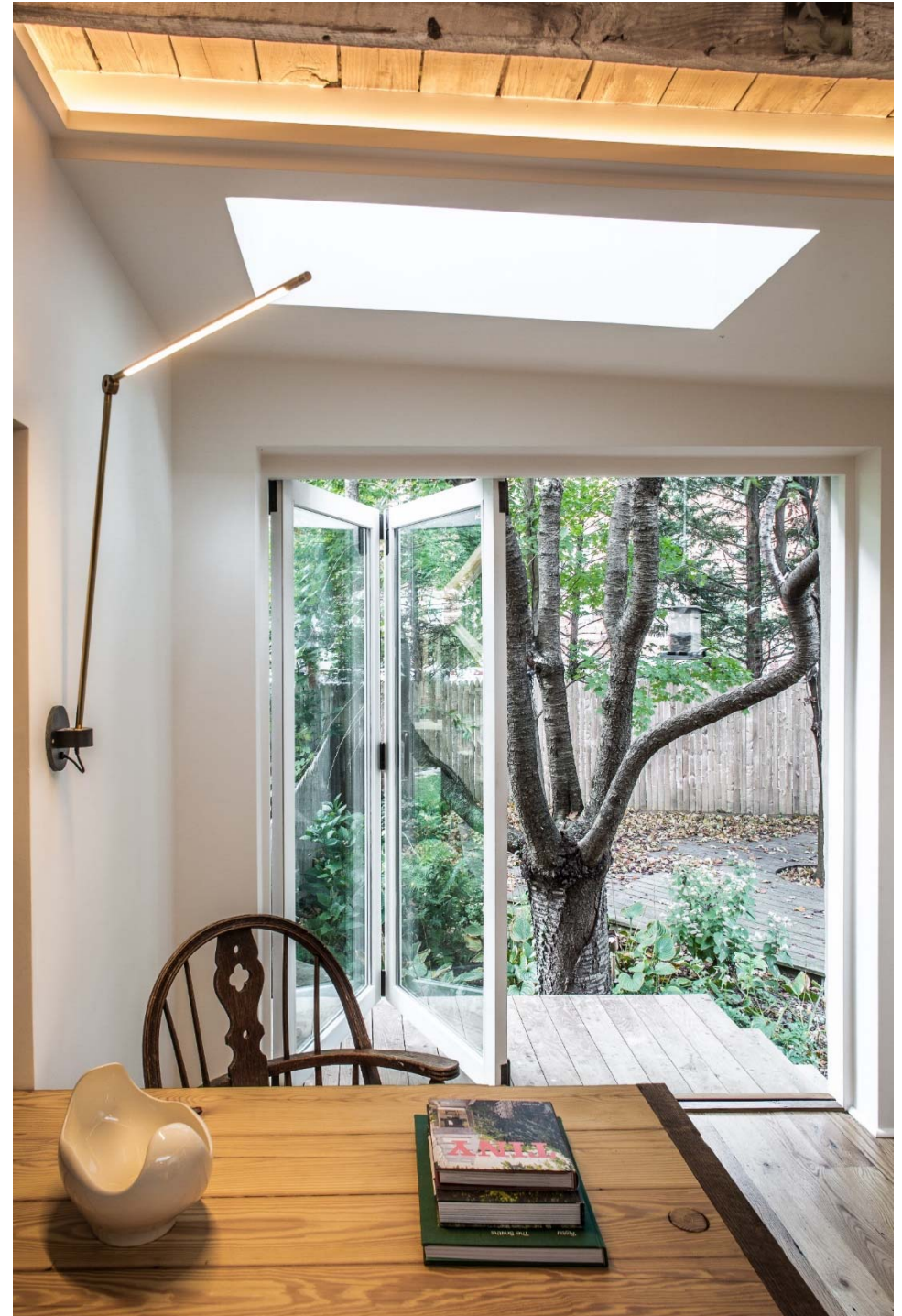
A loft area at the rear of the retreat serves as a natural lounge area, while allowing both concealed and open storage below.

The built-ins were created with salvaged antique heart pine from previous jobs the General Contractor had worked on. Wood was finished with Osmo Polyx Oils, a low-VOC environmentally friendly hardwax-oil finishing system.

The original exterior masonry structure of the garage was kept but cleaned. Custom carriage style doors at the driveway side are in keeping with the historic guidelines set forth by the Preservation office, replacing the non-original overhead steel garage door.

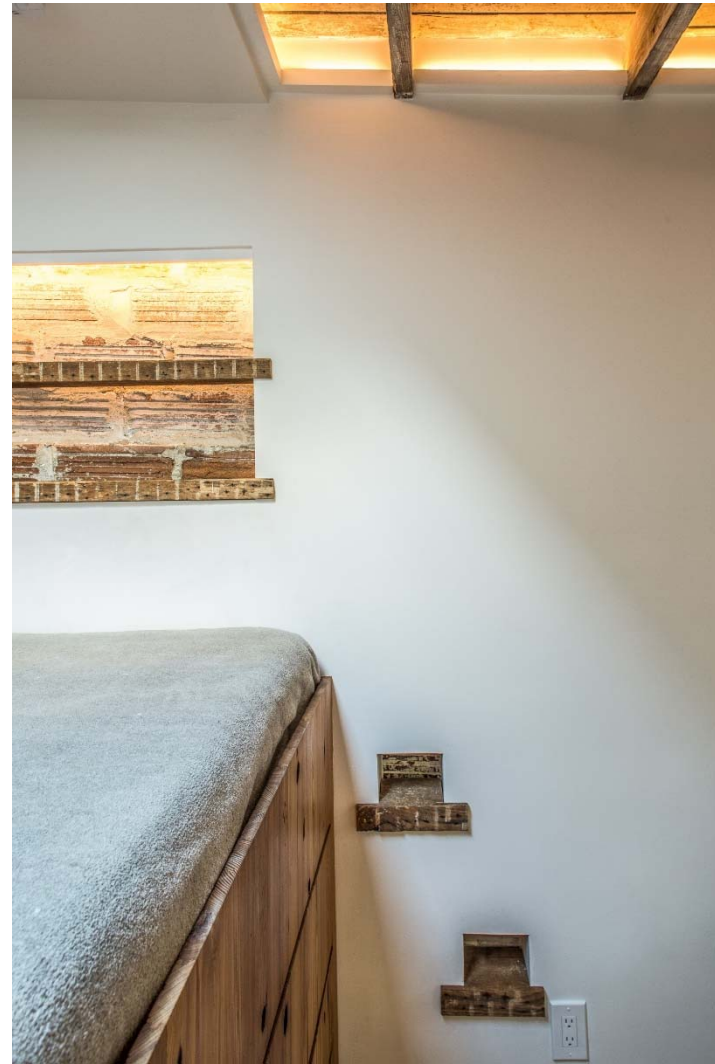
A new folding glass doorway was added at the rear for access to the new retreat space. When open, it provides a seamless integration with the yard behind, which backs up to a park trail, helping to further the oasis feel despite being in an urban area.

All photos except Existing and Carriage doors at driveway are copyright Erik Kvalsvik





Reclaimed wood shelves at the window offer storage and tie in to other details in the space.



Foot holds and shelving in the furred wall allow for easier access to the loft area and storage opportunities. Reclaimed wood was also used for these elements.



A fold up table made of reclaimed wood allows for flexible functionality in a small space.