

FALL 2019
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ARCHITECTURE DC

New Heights The Annual AIA | DC Awards Issue



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Downtown Office Building Incorporates Public Space
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Washingtonian Residential Design Award

House on the Intracoastal Waterway

Rehoboth, DE

Gardner Architects LLC

Kitchen Designers: Jennifer Gilmer Kitchen & Bath

Landscape Architects: Jordan Honeyman
Landscape Architecture

Structural Engineers: 1200 Architectural Engineers

Geotechnical Engineers: John D. Hynes & Associates, Inc.

General Contractor: Beachwood, Inc.

This house in Rehoboth, Delaware, has a similar program to the Wildcat Mountain Residence, but reflects a more informal, beachier vibe. For example, the guest accommodations are called the “Bunk Room.” The geometries are somewhat more playful, mixing traditional and modernist forms.

Gardner Architects focused on environmental aspects of the project, particularly appropriate for a low-lying site facing across the Intracoastal Waterway toward protected wetlands. On the surface, one sees an appealing work of architecture, but underlying every move is an effort to enhance its sustainability and livability. The shape of the house, for example, deliberately puts outdoor spaces in shade for key periods of the day—appropriate for a house primarily used in the summer—and catches prevailing breezes to reduce dependence on mechanical HVAC. The skylight at the top of the stair hall is operable, creating natural stack ventilation when opened; the stair hall itself is positioned within the house to make the most of this energy-saving feature.

The house has a geothermal well system, which uses the constant temperature of the earth to provide highly-efficient heating and cooling, as well as an ERV (energy recovery ventilator), which pulls heat (or lack of heat, in the summer) out of exhaust air, transferring it to supply air. The building envelope is highly insulated, including high-performance windows. The architects provided shading devices—sliding wood slats at the bunk house wing, pull-down shades at the living room’s porch—to deal with the worst of the afternoon sun.

In the surrounding area, many of the houses are raised an entire story above grade to deal with storm surge potential. This conveniently allows car parking and storage to go below the house, but it separates the house from its site and nature. For this house, the architects positioned it several feet above grade (sufficient for storm surges), with gentle, almost imperceptible terraces in the yard and decks to maintain a strong connection to the earth.

This project was previously featured in the Summer 2018 issue of ARCHITECTUREDC.



Waterfront façade of the House on the Intracoastal Waterway. Photo © John Cole Photography



View from the porch toward the water.

Photo © John Cole Photography

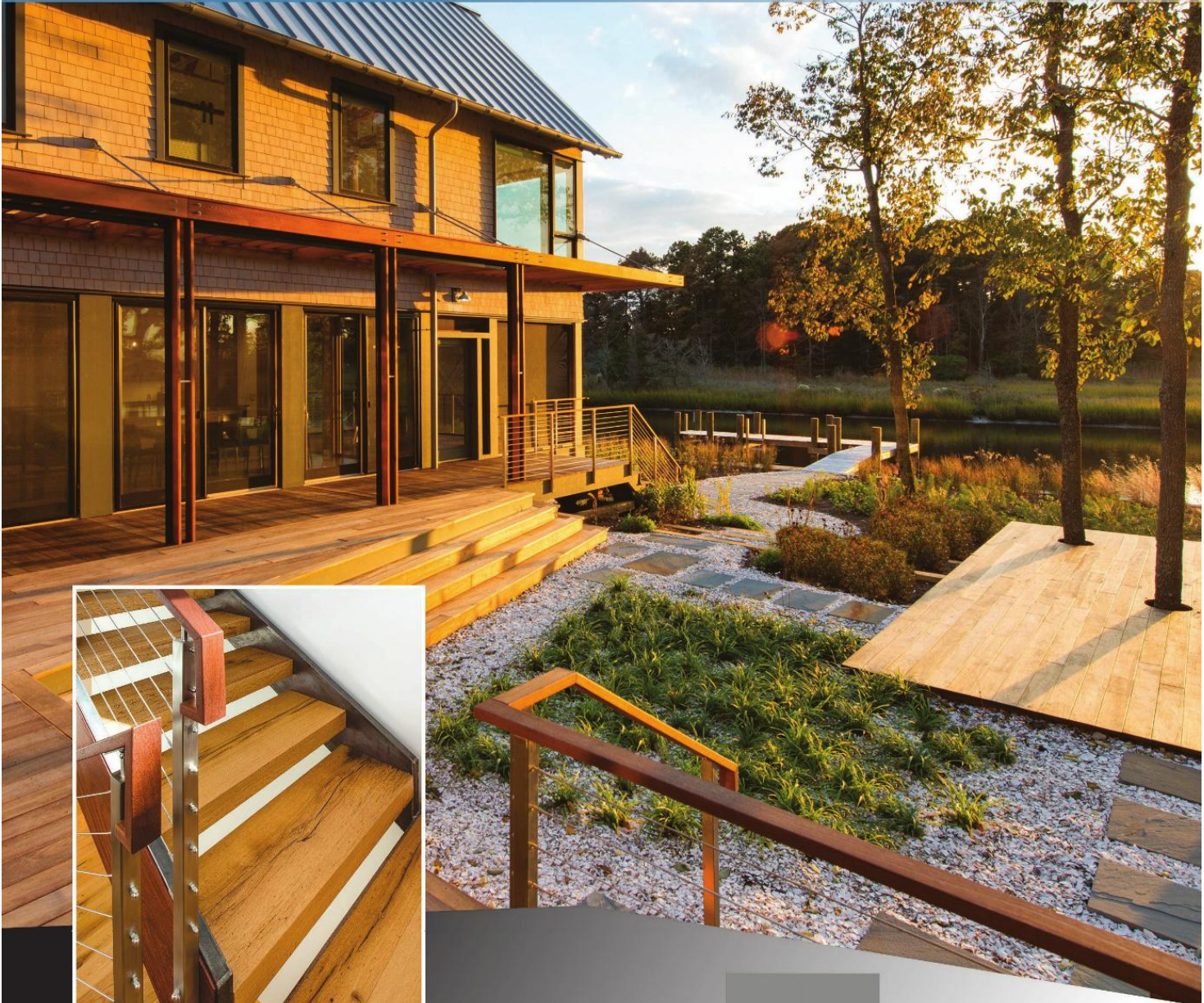


Kitchen and dining area.

Photo © John Cole Photography

Congratulations to

Amy Gardner, FAIA LEED AP and Brittany Williams, FAIA, LEED AP
of Gardner Architects LP on their Award Winning project!



Project: House on the Intercoastal Waterway, Rehoboth Beach, DE.

Architect: Gardner Architects, LLC.

Builder: Beachwood, Inc.

Image: John Cole Photography

Custom Railings: AGS Stainless



To learn more on the advantages of having your project's custom railings fabricated 100% offsite, visit us at DesignDC Sept 16 & 17th or online at AGSStainless.com.

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