



GGLO

CLOCKWISE FROM TOP LEFT: Exterior of The Workshop; Aerial view of 123 West; 123 West Alley; Interior view of The Workshop.

A Working Place Near Home

Two residential designs informed by contexts of “work”
The Workshop and 123 West

The Workshop

Schemata Workshop designed this life/work building for a Capitol Hill infill site; once built, it will house the firm on the lower level and provide a home above for two partners and daughter. This live/work design won the unbuilt category in the AIA/EPA 2008 Lifecycle Building Challenge in Washington D.C. in late October.

Sitework is limited to six concrete piers and utilities. Components are prefabricated off-site and delivered in “chunks,” including two “smart modules” containing bathroom and kitchen. Insulated metal panels provide prefinished walls and ceilings. A modular floor system with recessed receptacles plugs in to the smart modules, and a hydronic loop heats fin tube radiators at the glazed curtainwall.

Owners anticipate moving the building within five years and so designed for its disassembly. Each building system can be removed, re-used/recycled, or upgraded as technology and materials advance (goal of “Living Building”). The open plan provides flexibility. A schematic diagram of the building is engraved on a steel panel as a prominent “owner’s manual” for future generations.

For more information on this and other winners, please visit www.lifecyclebuilding.org.

123 West

Sensitive response to a historic setting is a particularly challenging context in which to design for new development. GGLO took on that challenge for Tukang LLC’s seven-unit mixed-use project, 123 West, above Friday Harbor’s working waterfront.

The 123 West site is a steep slope separating the waterfront from uptown. The owner wanted a pedestrian link to connect the two—emulating the town’s existing pedestrian alleyways—and give access to the project’s housing, retail and restaurants. Flat roofs and stepped-down buildings preserve and provide new water views. Parapets, divided windows, ipe siding and corrugated metal panels give a stylistic nod to the historic buildings along the harbor.

Because San Juan Island is in the rain shadow of the Olympic Mountains, water is precious. So the team designed a rainwater catchment system to funnel 80% of runoff into a “stream” that winds along a central stairway, filling a 7,500 gallon tank tapped for landscape irrigation. 123 West is on track to become the first LEED Silver certified project in the San Juan Islands. ■