

Residential  
Lobby

Restaurant

YMCA

Distillery



Architectural Woodwork Institute

# design solutions

Spring 2021 | \$6.25







# Views.

Residential Building in Washington,  
DC Designed as World-Class Hotel.





In central Washington, DC, 1331 Maryland Avenue represents a new benchmark in residential communities. Every light-filled home feature premium finishes and magnificent views of the city, its iconic monuments and the Potomac — all with the services and amenities of a world-class hotel providing easy access to the District's most desirable and vital destinations. 1331 is described as a lifestyle made possible by a new paradigm — elegant modern residences where service, ease and access share the same address.

1331

A NEW  
BENCHMARK  
FOR LIVING



Architectural design work on this 617,000 square foot, two-acre residential community began in June 2014. Robert A.M. Stern Architects LLP of New York City was commissioned to design the project. Architectural woodwork for this AWI quality certified project was fabricated and installed by Gaithersburg Architectural Millwork, an AWI member firm located in Warrenton, Virginia.

### **Elegant Look**

“Our primary design goal was to create an elegant and timeless look, reminiscent of a grand hotel lobby but with details and warmth that lend a residential character,” explains Andy Jimison of Robert A.M. Stern Architects.

“Common spaces are spread across three floors, and a repeating theme of finishes and details was important to tie the designs together. The reception desk and other woodwork throughout the lobby spaces were meant to appear as fine pieces of furniture rather than built-in cabinetry. We wanted to use architecture to define space and add interest within the large main lobby and down the long corridor to the elevators.”

Design goals are accomplished through various designs of common spaces tied together with a consistent palette of painted and stained wood tone, he continues. “Subtle variations in the woodwork details between spaces gives each a special character. Woodwork pieces appear as pieces of furniture rather than standard built-ins as a result of their various wood finishes and intricate detailing that lend a unique quality to each piece. The main lobby fluted columns conceal structural columns and act as sculptural objects within the large space that define various seating and circulation areas. The cased openings articulate the long gallery leading to the elevators and help to transition between ceiling heights.”

# at a glance

AWI MANUFACTURING MEMBER:

**Gaithersburg Architectural Millwork**

LOCATION:

**Warrenton, Virginia**

ESTABLISHED:

**1981**

FACILITY:

**75,000 square feet**

**Licensed QCP Manufacturer**







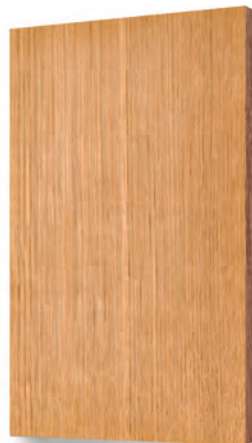
The exterior of the building takes inspiration from the stately and streamlined classical buildings of the early 20th century built in the neighborhood. Interiors expand upon the streamlined classical theme, with a mix of modern and traditional details, patterns, and finishes. The simplified woodwork profiles and reveals relate to the bevels and reveals featured on the building's exteriors.

### Woodwork Details

According to Roger Parker of Gaithersburg Architectural Millwork, the firm produced for the project grand fluted 32" columns of rift sawn White Oak; quartered European Chestnut unit entries; Walnut mailboxes with bronze accents; rift sawn White Oak ceiling beams fanned out across a large

span over the fitness room; grey dyed Walnut veneer library with custom art glass inserts; custom dyed Tay Koto veneer paneling in the amenity space; a multitude of paint grade trim of a huge variety including many radius crowns and accent trims throughout the whole building; 33 highly custom 3 1/2" paneled doors; and the rift White Oak reception desk.

Stained White Oak is used in the lobby and amenity spaces, notably on the fluted columns, reception desk, doors, and cased openings, notes Jimison. "The warm, mid-tone wood complements the cool, light walls and floors. The linear rift-cut wood grain accentuates the verticality of fluted columns and long lines of the reception desk. Quarter-sawn inset panels achieve a subtle extra detail on the reception desk."



RIFT SAWN WHITE OAK

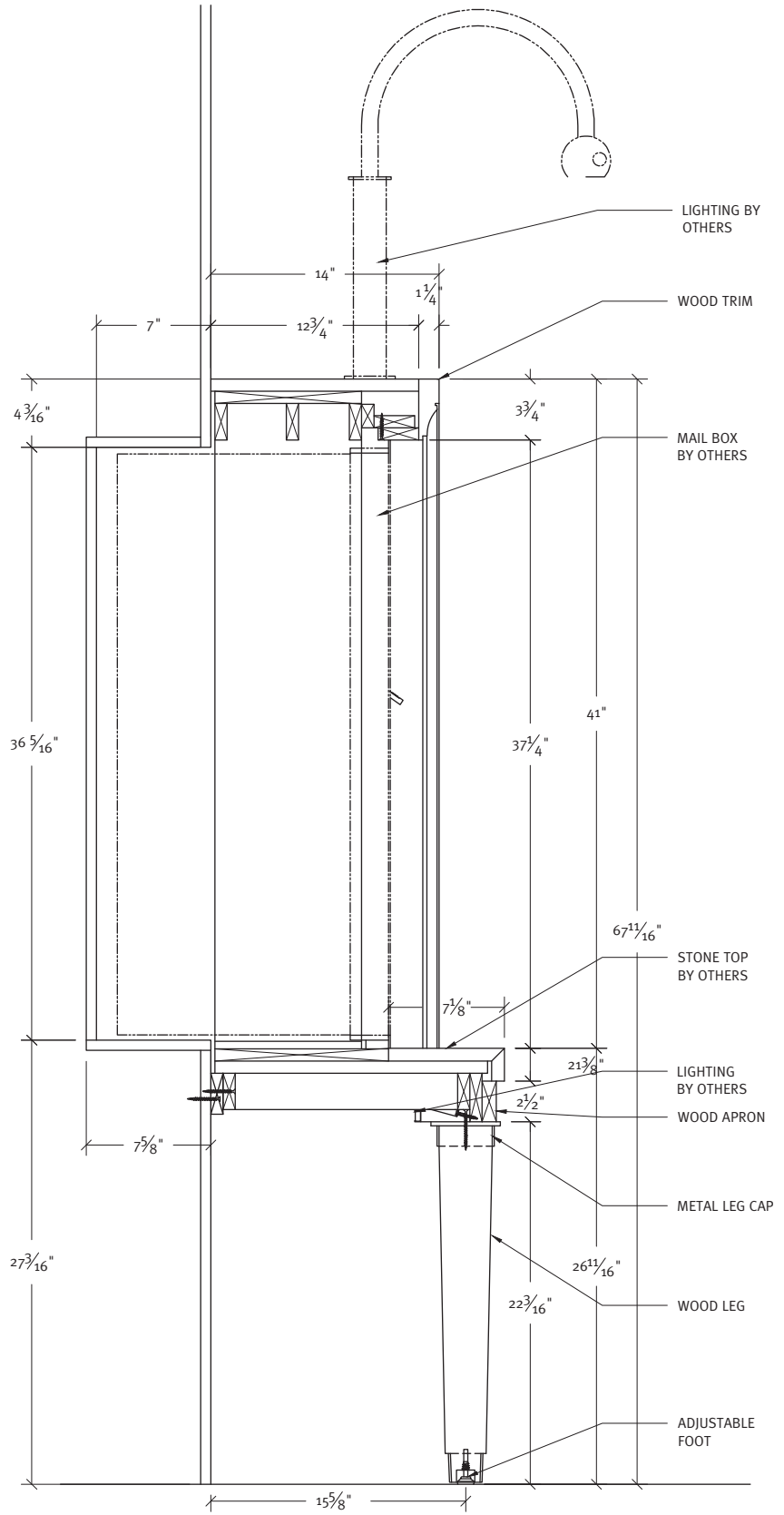


WALNUT

Stained Walnut is used in the mailrooms on mailboxes and credenzas. "The deep rich, warm tone is used for the intimate mailroom spaces. The quarter-sawn wood graining provides an expressive patterning on the woodwork. Stained, plain-sawn, White Oak is used on the library walls. This finish was selected for its high-figured grain pattern and similar tone to the main lobby woodwork but with a unique character. Paint-grade wood is used in the lobby for wall border trim and doors."

“ We are known for quality products and our strengths are in how we manage and engineer a project combined with our reliability in achieving the specified quality with on time delivery. ”

– Roger Parker,  
Project Manager,  
Gaithersburg  
Architectural Millwork

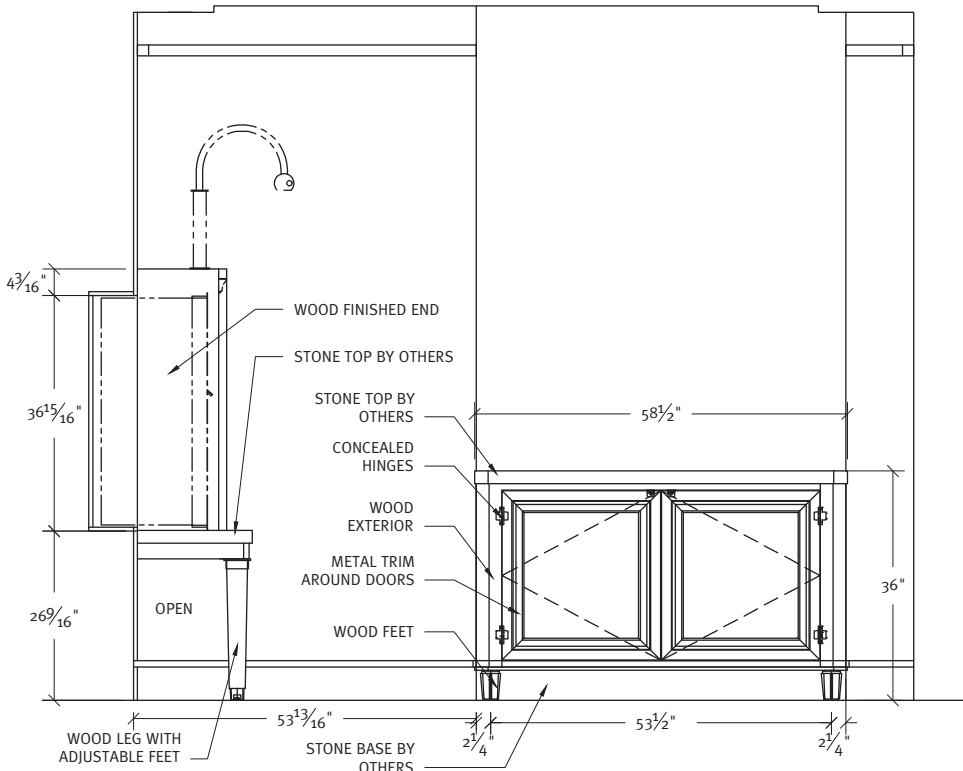


SECTION  
@ MAIL BOX









○ ELEVATION  
@ CREDENZA

The 32" x 14' tall White Oak fluted columns are particularly noteworthy, says Parker. "The architect insisted perfectly straight grain top to bottom. Carefully selected and utilized lumber required to cut multiple narrow ribs to glue and band with the correct angle to create the 32" diameter. These finished columns then needed to be cut in half to wrap existing structural columns in the field, glued and banded to create a seamless joint. Also, the 3 1/2" thick doors/frames were a challenge because they had to be engineered to operate and function with custom/modified hardware."

Gaithersburg Architectural Millwork brought back to the shop accurate dimensions and intricate layout and templating from the field to ultimately achieve a smooth and efficient installation in the field, adds Parker. "We



also spent countless hours preparing shop drawings working closely with the architects ensuring the design was buildable with specified materials and design intent.”


The fluted columns in the main lobby are noteworthy for their complexity due to their size and shape, says Jimison. “Multiple 13’ tall segments are glued together, then installed as four quarter-circle sections around the structural column. Once completely installed, the alignment of the rift-cut veneer wood grain conceals the joints, resulting in a monolithic appearance. The woodwork in the mailroom integrates metalwork, stonework, lighting, and standard mailbox product, resulting in highly-detailed pieces that appear as custom furniture.”

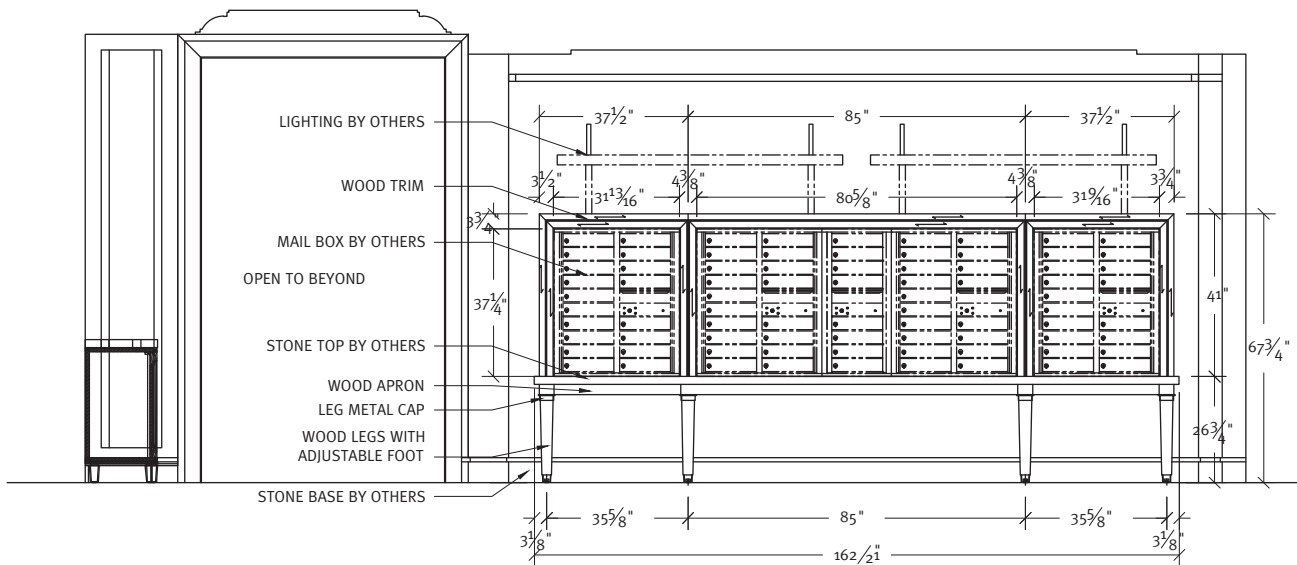
### Super Team

“We worked with Gaithersburg Architectural Millwork throughout the submittal process to select the wood species, determine acceptable flitch and stain range, and achieve approved shop drawings that matched our design intent,” recalls Jimison. “The process of matching samples to our control sample went through several rounds to achieve a final range of samples that met budgetary and design constraints. Once installation began, we met on-site to review progress and resolve issues arising from site conditions.”



“A designer/architect has the initial vision with the owner,” says Parker. “To ensure that vision is carried throughout a project it is imperative that we communicate often and make suggestions as to how we can streamline the process as well as add creative and structural elements.”

This collaborative effort contributed to 1331 winning the Washington Building Congress Star Award for Visual Excellence. 



 ELEVATION  
@ MAIL CABINET

**PROJECT:**  
1331 Maryland  
Avenue  
Washington, DC

**PROJECT OWNER:**  
Republic Properties  
Corporation  
Washington, DC

**WOODWORKER:**  
Gaithersburg  
Architectural  
Millwork  
Warrenton, VA

**ARCHITECT:**  
Robert A.M. Stern  
Architects LLP  
New York, NY

**GENERAL CONTRACTOR:**  
Balfour Beatty  
Falls Church, VA

**PHOTOGRAPHER:**  
Ulf Wallin  
Rockville, MD