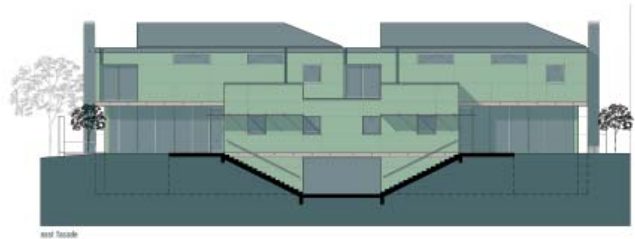




Exterior view



Program + Context

The developers program called for two speculative townhomes of a contemporary architectural style near downtown Dallas, Texas. The site is a narrow corner parcel of 8,550 sf, the longer side of which faces west and fronts a busy tree lined street with houses townhouses of various periods. 3,200 sf of living space and three enclosed parking places were required for each unit along with a large flexible storage area.

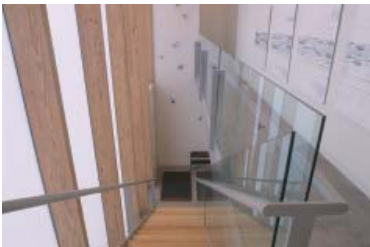
URBAN VILLAS 4300/4310 ABBOTT

Approach + Development

The site orientation, setbacks, and program dictated a compact, intensely utilized volume to achieve an open flow within the interior spaces but also maintain a high degree of privacy and separation. The design response is based on the idea of a classic urban villa — strong street edge and public presence with a progression of spaces opening to an private urban scale garden — and adapts it to both the site and the pair of dwellings. Facing the street are large translucent 'bay windows', providing both softened natural daylight throughout most of the interior and the framing for an open stairwell. Beyond the stair, the living/dining areas

Materials + Assemblies

Both the wall and floor structures are poured concrete incorporating (ICF) insulated concrete forms for high thermal and acoustic performance. The bay window is extruded polycarbonate with UV/low emissive coatings and a prismatic diffusion layer which creates the characteristic glow throughout the interior. Exterior finish materials include poured concrete and stucco walls, slate roofing, and gal-poured concrete and stucco walls, slate roofing, and galvanized steel fittings and trim — all selected to weather with a compatible chromatic character.



Stairwell view



Night view of patio



Reflecting pool



Entry

AIA/Dallas Honor Award, 2003

