



**Parker Flats at Gage School**  
Washington, DC  
90,000 square feet

Located on the western edge of the Bloomingdale section of Washington, DC adjacent to LeDroit Park, this 90,000 SF condominium complex is comprised of 92 residential flats, 2 levels of underground parking and an intimately landscaped courtyard. The development includes the restoration of the long abandoned historic landmark Gage School, with two new flanking buildings that respond to early 20th century apartment building and row house vernacular. The new buildings simultaneously celebrate Gage School and embrace the neighborhood in their materiality and massing, while maintaining clearly contemporary detailing. The complete restoration of Gage School includes new custom windows and doors, and a reconstructed roof with contemporary dormer windows. The school's interior design respects the primacy of its central public space, while flats retain soaring 12 foot ceiling heights.