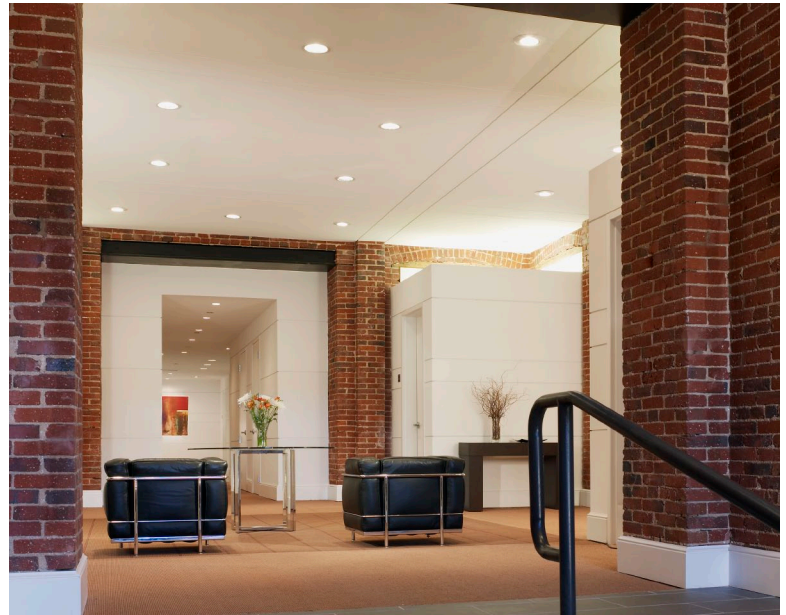
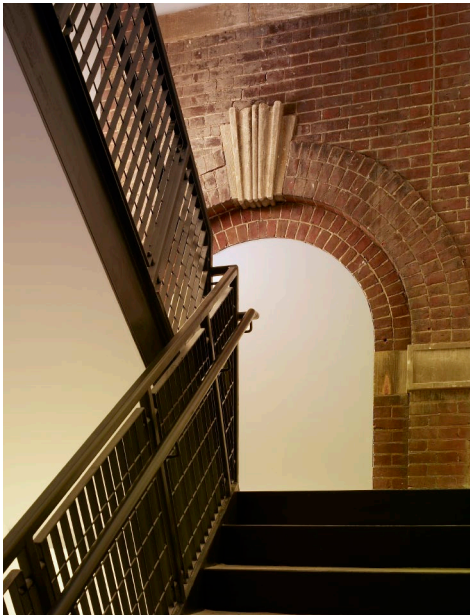


Parker Flats at Gage School
Washington, DC
90,000 square feet

Located in the Bloomingdale neighborhood of Washington, DC, 1903 historic landmark Gage School was abandoned for 30 years. To support restoration, a new three building, 92-unit complex sits above 2 levels of below-grade parking and a landscaped courtyard/green roof. Gage School (45,000 SF) is flanked by two new buildings (60,000 SF and 15,000 SF respectively) that recall the early 20th century style apartment and row house materiality and massing. The restored school, adapted to residential use, includes partial framing and standing seam roof replacement, re-pointing existing masonry, new historically correct wood windows and doors, partially reconstructed metal cornice, new dormer windows and mechanical exhaust cupola, and widened "hyphen" housing a new fire exit, elevator and additional residential space.



Parker Flats at Gage School
Washington, DC



Flagler Place



2nd & V

Parker Flats at Gage School
Washington, DC