

# AIA|DC WASHINGTONIAN Awards

**Project Title:** Collection at R Street

**Location:** 424- 442 R St NW, Washington, D.C.

**Date of Completion:** 2022

**Project Statement by Category (150 words max):**

Located in the historic Shaw neighborhood of Washington, DC, this project is a case study in missing middle typologies. The project provides a variety of housing choices, and a total of twenty-three units, all within one urban block. The site is well located to many walkable neighborhood amenities including restaurants, retail shops, library, and public transportation.

The gem of the project is the adaptive reuse of an 1880's surplus school building into a twelve-unit condominium apartment building. The schoolhouse had been converted in the 1980's to an office building for the Africare organization. A non-profit group that was merged with another organization and no longer needed the building.

Four new construction rowhouses are located on a former parking lot for the school building. The third development parcel is a free-standing duplex building located on a triangular lot at the corner of New Jersey Avenue and R Street.

**Design Narrative: How does this project address Design for Integration, Wellbeing, and Discovery? (150 words max)**

The creation of outdoor space was a central design consideration for each of the three buildings. Each unit in the Rowhouses has its own private roof deck, while duplexes feature generous patio space and yard at ground level.

**Community Engagement: How does this project address Design for Equitable Communities and Economy? (150 words max)**

Located in the historic Shaw neighborhood of Washington, DC, this project exemplifies equitable design through its diverse housing options and integration within the urban fabric. Featuring twenty-three units within one block, the project includes the adaptive reuse of an 1880s school building into twelve condominium apartments, preserving historical architecture while offering modern living spaces. Additionally, four newly constructed rowhouses on a former parking lot and a duplex on a triangular lot enhance housing diversity. Residents benefit from proximity to walkable amenities, fostering an inclusive community with access to restaurants, retail, libraries, and public transportation.

**Sustainability and Resilience: How does this project address Design for Ecosystems, Water, Energy, Resources, and Change? (150 words max)**

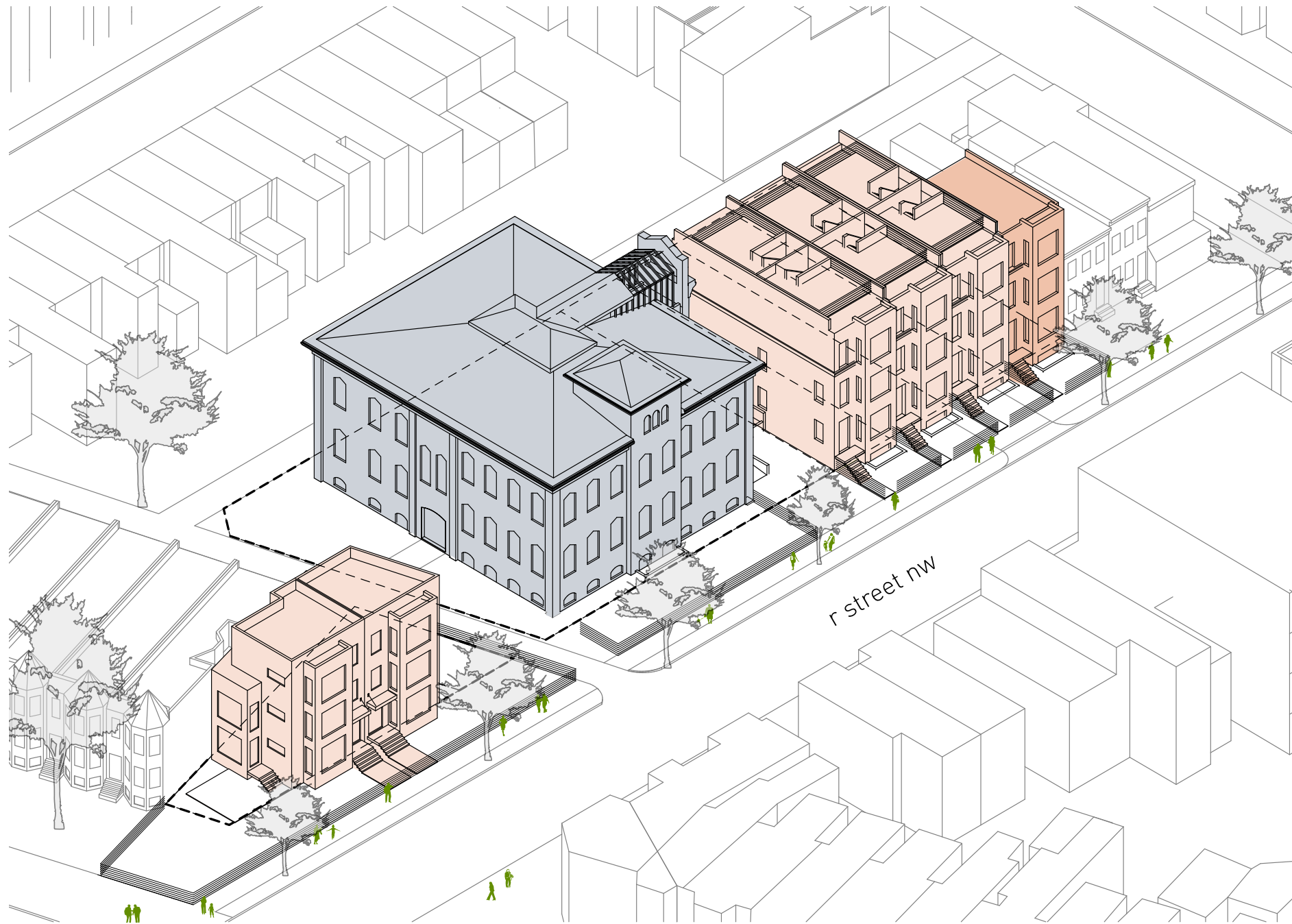
It has been said that the greenest building is one that already exists. This project utilizes an underused previous school building as an adaptive reuse project converting it to 12 housing units. The previous parking lots were also repurposed to provide much needed housing. In addition to that, the project incorporated new high performance mechanical systems, envelopes and robust stormwater management control features.



# the collection at r st

washington, dc





## project statement

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## design for integration, well-being, and discovery

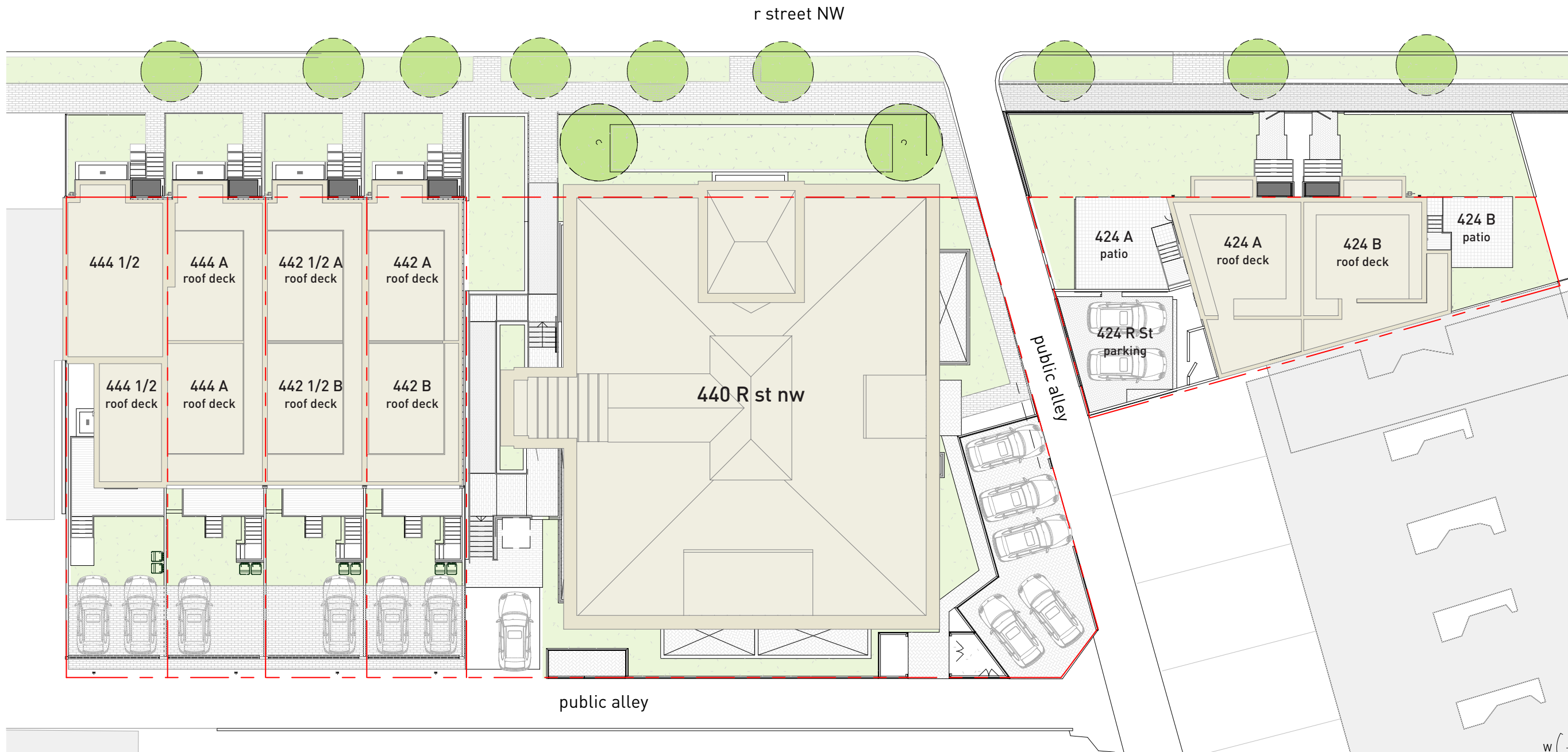
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## design for equitable communities and economy

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## design for ecosystems, water, energy, resources, and change

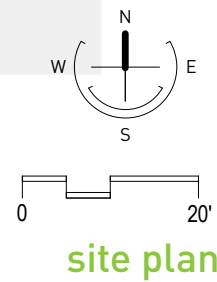
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**rowhouses**  
new construction  
rowhouses (7 units)

**school building**  
adaptive reuse  
condos (12 units)

**the wedge**  
new construction  
duplex (2 units)







the schoolhouse

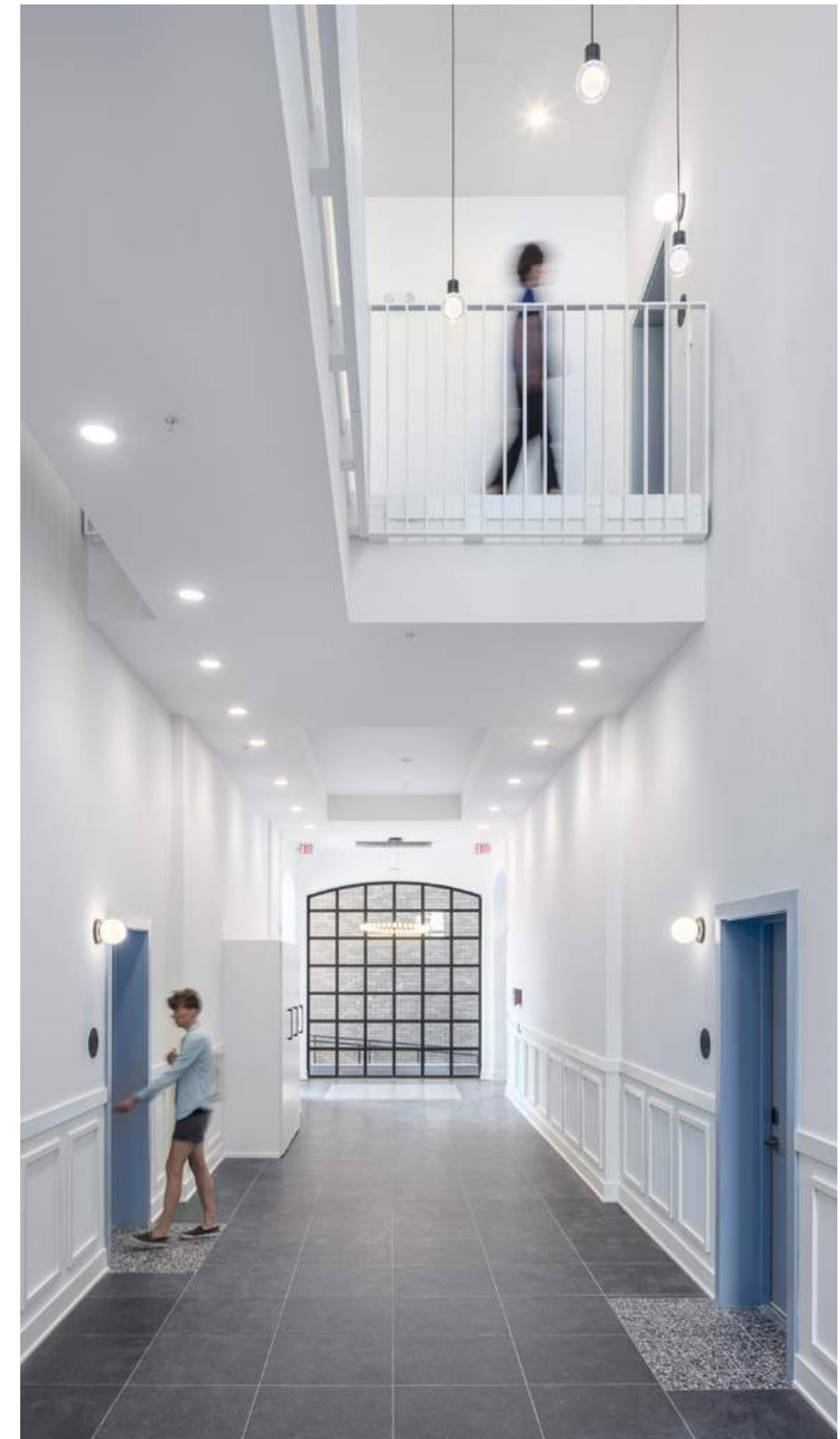








The former atrium of the schoolbuilding gave way to generous common space. A catwalk at the second floor maximizes natural light and accentuates the space's height.



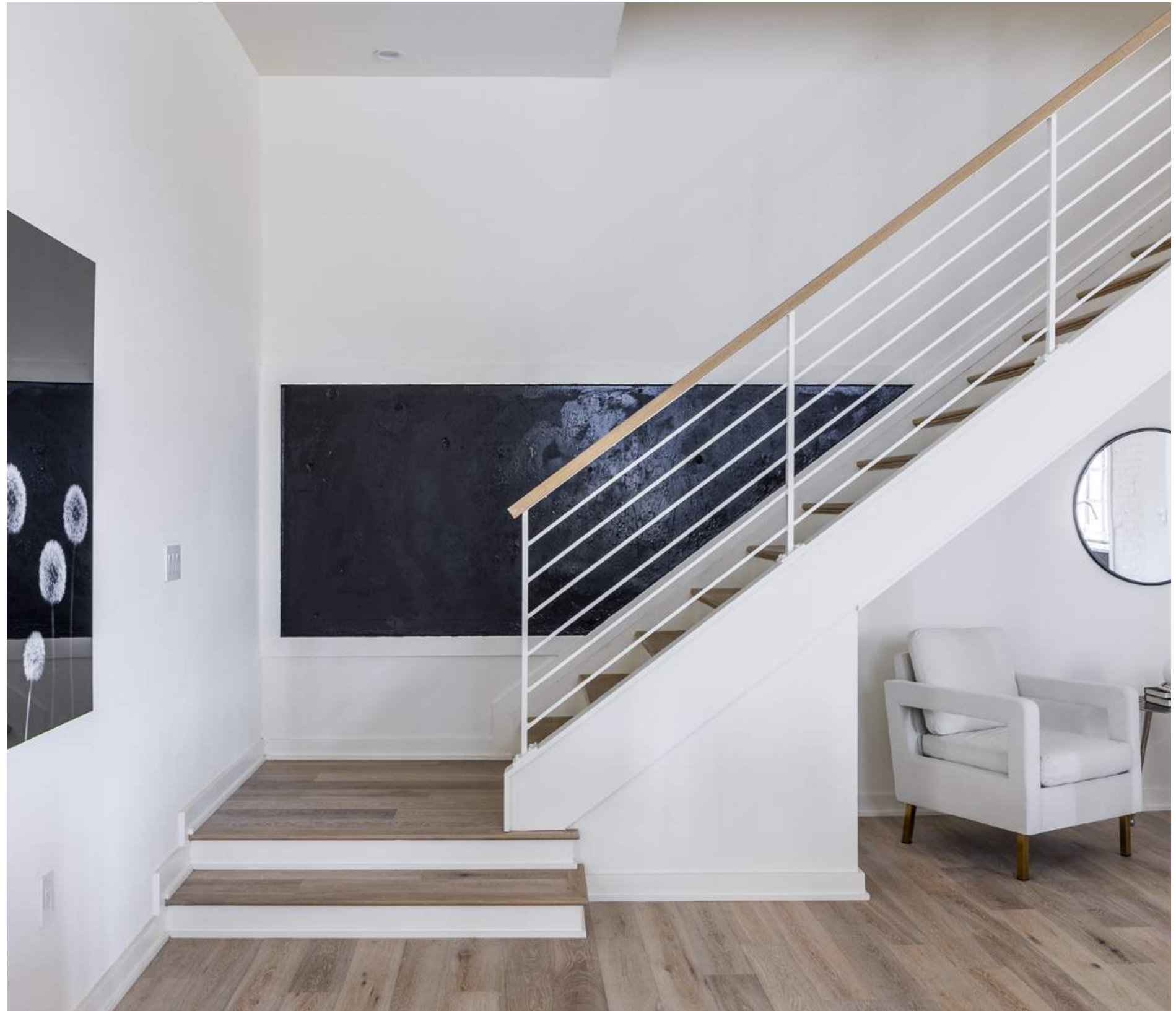




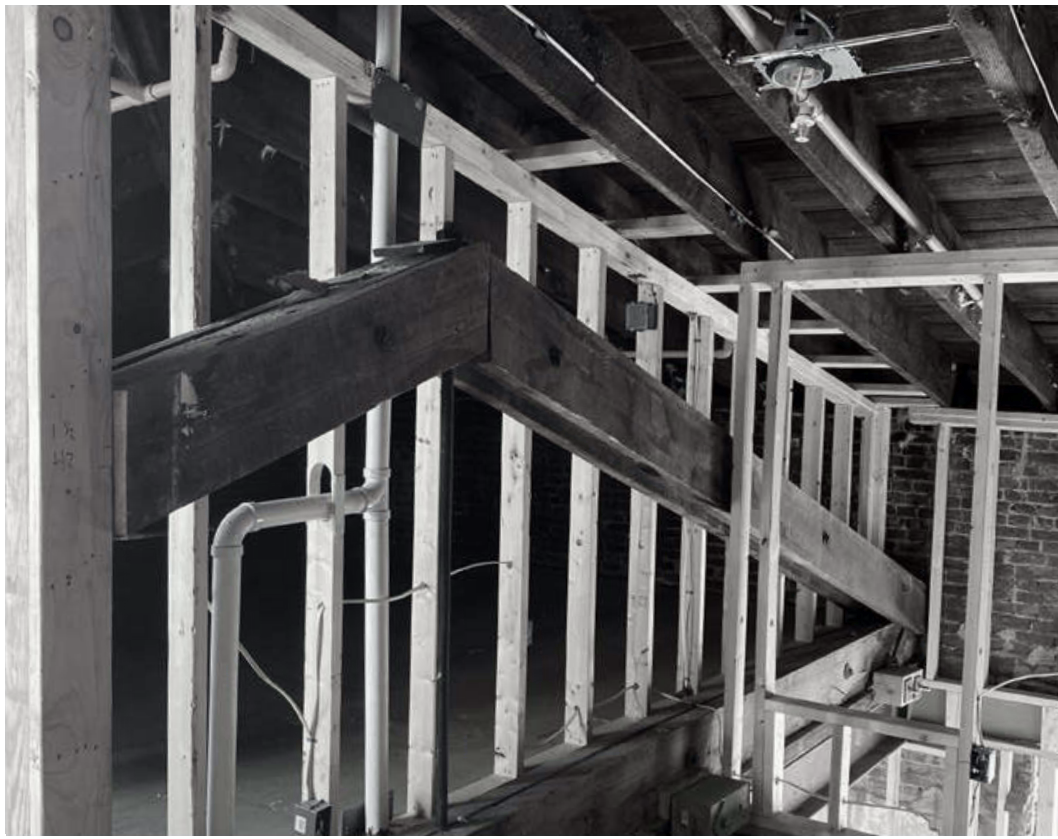




Where possible, original blackboard walls were preserved in the schoolbuilding units.







Existing roof trusses were exposed in the upper-floor units, where they frame out double-height spaces.







the rowhouses

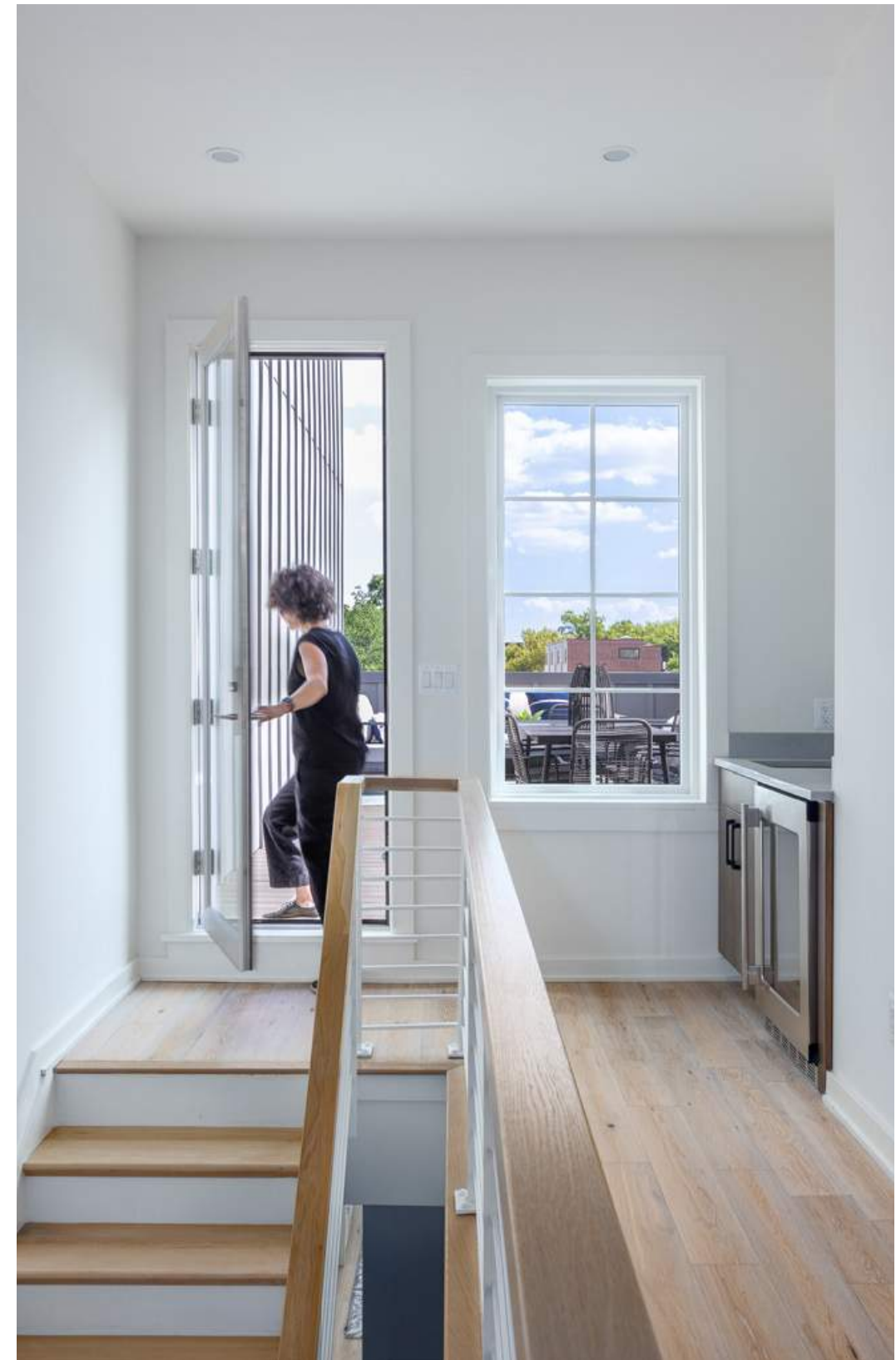




before and after,  
looking east along  
r street nw











424

UNTB

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424



