

# APM

## CLIENT

National Child Research Center  
Mr. Scott Forrester  
301.255.0340

## ARCHITECT

Smolen-Emr Associates  
Architects  
Mr. James Emr  
301.770.0177

## GENERAL CONTRACTOR

Coakley & Williams  
Construction Inc.  
Mr. Terrance Coakley  
301.987.8324

**\$ 5.6 MILLION  
MASTER BUDGET**

**8 MONTHS OF CONSTRUCTION**

**8,000 SF RENOVATIONS  
9,600 SF ADDITIONS**

**HISTORIC RENOVATIONS; UPPER  
AND LOWER LEVEL ADDITIONS**



## National Child Research Center Washington, DC

The property is a large historic former residence in an historic residential neighborhood in N.W. Washington, DC. There are currently two structures on the lot: a main building, and a smaller one, known as the Playhouse. The main building is three stories in height plus a basement and includes six classrooms. The second structure, the Playhouse, is used for a variety of purposes, including a library/reading room, teacher/parent meeting space, a music room, and occupational and speech therapy spaces.



*Main Building, Side View of Addition*

- This project consists of an addition and renovation of the main building. An elevator, and new work areas for teachers and staff will be added. The proposed construction will also allow classrooms to be removed from the third floor of the main building and will permit a reconfiguration of the existing six classrooms among the ground and second floors. The new construction will also re-orientate the school's entrance to the center of the main building, in keeping with its original design.
- Challenges: There is a significant grade change of approximately 20 feet from the rear of the site to the street level. This will make bringing in construction materials and the maneuverability of vehicles limited. Due to the narrow community streets, utility location, and the grade change, it is too close to use equipment for bringing materials to the site. There are also the constraints of working within the District's historic renovation permit process, and the impact on existing neighbors.



*Challenging Grade and Utility Proximity*

- Status: Completed December 2008.